



Quality, Consistency...
Every Home

BURGESS INSPECTION GROUP, INC.

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Phone: 972-690-3838 Fax: 972-690-1616



PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Client)

Concerning: _____
(Address or Other Identification of Inspected Property)

By: _____ 04/05/2017
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General

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

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

PROPERTY FACES: North	WEATHER WAS: Partly Cloudy
STRUCTURE WAS: Single-Story	OUTSIDE TEMP: Above 60
PROPERTY WAS: Occupied	REPORT NUMBER: 10040517-1
WDI REPORT NUMBER: T10040517-1	INSPECTION FEE: \$479.95
PARTIES PRESENT AT INSPECTION: Buyer	

RIGHT/LEFT AND FRONT/REAR may be used as orientation terms (from a front view perspective) for location of specific areas or items described in the report.

AGREEMENTS AND LIMITATIONS

This report was written in accordance with the **Standards of Practice 535.227-535.233** of the *Texas Real Estate Commission* by which we are regulated. These standards are on the "Helpful Hints" CD given to you at the time of the inspection or available on our website - www.burgessinspection.com.

Scope of Inspection: This is a visual inspection only. We inspect only what we see. We do not disassemble anything. We do not inspect for any environmental issues such as lead paint, asbestos, mold, etc. No intrusive, moisture, and/or Indoor Air Quality (IAQ) tests are performed as they are beyond the scope of the inspection. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency size, value, flood plain location, pollution or habitability. Please remember that older houses do not meet the same standards as newer houses, even though items in both might be performing the function for which they are intended. We do not hold ourselves to be specialists for any particular item; nor are we engineers. We are a general real estate inspection company. This inspection report covers only the items listed in the report which are reasonably observable, and are based only on the present condition of those items. For example, we do not move furniture, rugs, paintings, or other furnishings. There is no responsibility expressed or implied for latent defects, or for defects not reasonably observable at the time of the inspection, or for defects that would require the removal of major or permanent coverings for observation. No representation is made concerning any condition other than the operability of any item. No representation is made as to the future performance of any item. There are no warranties, either expressed or implied. If you would like a warranty or guarantee you must obtain it from a warranty company. *When an item is noted as deficient, not functioning or in need of repair, replacement or further evaluation by a specialist, the Purchaser agrees to contact a qualified specialist to make further evaluations of the item before you purchase the home.*

Limitation of Liability: By signing this agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Additionally, the Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

360 Home Connect: Burgess Inspection Group partners with "360 Home Connect" who will contact Client by phone or email regarding their complimentary no-cost services. They are a single point of contact to connect all utilities, arrange for movers, painters and additional home service providers at the best rates and plans that Client may choose. If Client chooses to utilize "360 Home Connect", Burgess Inspection Group receives a nominal fees for referring Client to "360 Home Connect". At any time Client may opt out of the "360 Home Connect" program as it is completely optional.

Dispute Resolution: In the event a dispute arises regarding this inspection that has been performed under this agreement, the Client agrees to notify Burgess Inspection Group, Inc. within ten (10) days of the date the Client discovers the basis of the dispute so as to give a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property. In the event a dispute cannot be resolved by the Client and Burgess Inspection Group, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (AAA) pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

Defense Costs: In the event the purchaser files suit against Burgess Inspection Group, Inc. or its inspector, the purchaser agrees to pay all the company's legal fees, costs of expert witnesses, court costs, costs of depositions and all other such expenses incurred by Burgess Inspection Group, Inc. if the purchaser fails to prevail in the lawsuit.

Exclusivity: The report is prepared exclusively for the Client(s) named and is not transferable to anyone in any form. Client(s) gives permission for Burgess Inspection Group, Inc. to discuss report findings with real estate agents, specialists or repair persons for the sake of clarification.

By my signature below or the acceptance of the report, I acknowledge that I have read these "Agreements and Limitations", that I understand the terms and conditions, and that I agree to be bound by them. I have also been sent a "Helpful Hints" book by email or our website link - www.burgessinspection.com to access this book. The "Helpful Hints" book further describes the inspection process and offers useful information for the purchaser.

THIS REPORT IS OUR INVOICE

Fee: \$479.95 Report #: 10040517-1 Inspector/TREC License #: _____

Buy: _____ Inspection Date: 04/05/2017

Client Not Present Emailed Report to Client

Called Client/Reviewed Report Emailed Report to Realtor

I. STRUCTURAL SYSTEMS

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A. Foundations

Note: Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

Type of Foundation(s): Pier & Beam

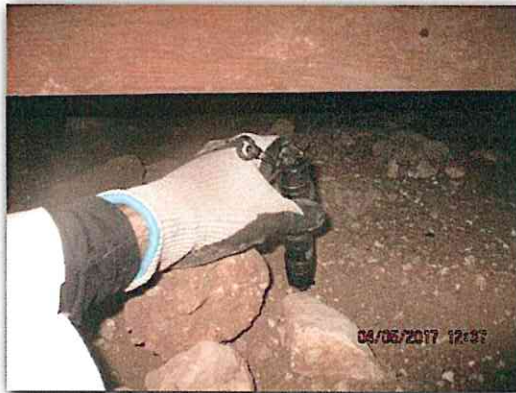
Comments:

Inspector Note:

- ✓ No evidence of excessive movement or structural failure observed at this time. Small random cracks, separations, and other similar signs indicate some movement due to type of foundation, age, consolidation, and soil and drainage characteristics.

Deficient Item(s): Foundation

- ✗ Some of the foundation members are too close to crawlspace soil (front side of the house). Generally the floor joists should be 18 inches and girders should be at least 12 inches above soil. Low supports hamper inspections, workers, and can lead to higher moisture exposure.
- ✗ Observed some wood debris in the crawl space. Wood debris is conducive to WDI infestation.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



B. Grading and Drainage

Note: Foundation area surface and/or subsurface drains are not inspected.

Type of Drainage: Grade/Gutters

Comments:

Inspector Notes:

- ✓ Proper drainage is defined as grass and landscaping in place in such a way as to move water away from foundation and have no low spots to allow pooling next to foundation.
- ✓ Soil drainage slope appears to be away from the house, with no signs of water pooling near the slab.

Deficient Item(s): Grading and Drainage

- X The soil line is too high at the front right side. There should be at least 3 to 4 inches (4 to 6 preferred) of the slab or beam wall visible below the brick veneer or other exterior siding.

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C. Roof Covering Materials

Note: Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather, and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, etc.) affect all roofing materials from day to day. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

Types of Roof Covering: Composition
Viewed From: Walked entire roof
If not inspected from roof level: N/A

Comments:

Inspector Notes:

- ✓ Note: Composition roofing over wood shingles (detached garage). There are known instances where insurance companies have refused insurance on this type of roof arrangement. Suggest calling your agent to see if this will cause problems insuring the home.
- ✓ No evidence of ongoing water penetration observed in the attic or on interior ceiling.

Deficient Item(s): Roof Covering Material

- ✗ Exposed nail heads and/or staples at ridges and/or flashing areas need to be sealed with caulk.
- ✗ Trees near the structure need to be trimmed at least 5 feet away from the roof.
- ✗ Previous patching or repair of the roof at the right side and at the rear side.
- ✗ Observed what appears to be wood shingles used as decking for composition shingles above the detached garage, this is no longer the common practice and it may have insurability issue.
- ✗ The roof appears to be showing signs of age, the shingles feel brittle when walked on..
- ✗ Observed a few damaged shingles at the left side (tree contact).
- ✗ Observed a few damaged shingles above detached garage (ridge area).
- ✗ Recommend having the roof evaluated for condition and/or to discover the cost of possible repairs by a qualified roof specialist.



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D. Roof Structures and Attics

Type of Framing: Conventional

Viewed Attic: From attic access to A/C decks and attic storage area(s)

Approximate Average Depth of Insulation: Blown/4-6 inches

Type of Insulation: Fiberglass

Attic Ventilation: Gable Vents/Wind Turbines

Comments:

Inspector Notes:

- ✓ The roof decking appears reasonably level, which indicates the present attic bracing for the roof is performing adequately at this time.
- ✓ Entered attic and performed a visual inspection. Note - areas where decking is not present or where physical egress may result in accidental/ incidental damage were not physically accessed but were viewed with a flashlight from an accessible area.
- ✓ A part of the attic and attic floor was not visible and/or accessible due to normal attic conditions (framing, ductwork, insulation, storage, inaccessible areas, etc.). There is the possibility that defects or other problems are present but not visible due to conditions. Note that attic insulation is never moved or otherwise disturbed, so anything under the insulation was not inspected or otherwise examined. Condition of attic and interior ceilings and walls seemed to indicate that there were no major defects relating to the attic or roof at the time of the inspection.

Deficient Item(s): Roof Structure & Attic

- ✗ Less than 4 inches of insulation in some areas of the attic. The addition of extra insulation would probably offer increased energy savings.

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E. Walls (Interior and Exterior)

Note: Not all interior walls are visible/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc...

Type of Exterior Walls: Brick Veneer

Comments:

Inspector Notes:

✓ No structurally significant damages or deficiencies observed in accessible areas at this time.

Deficient Item(s): Walls (Interior & Exterior)

X Keep vegetation away from exterior walls; these are highways for insect and pest infiltration (hedges should be trimmed at least 1 foot away from exterior walls).

X Rot at window trim (left side).

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I NI NP D



F. Ceilings and Floors

Note: Not all interior floors are visible/accessible as they may be obstructed by floor coverings, furniture, stored items, insulation, etc...

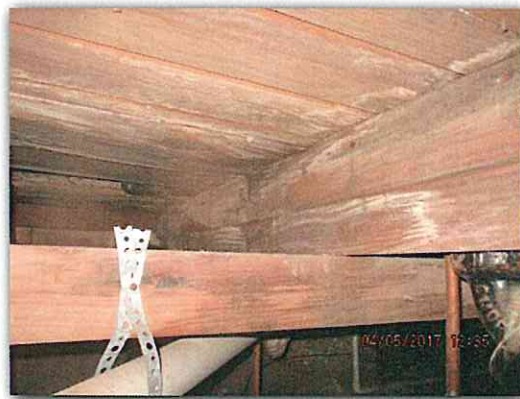
Comments:

Inspector Notes:

✓ No signs of water stains to indicate active or ongoing leaks.

Deficient Item(s): Ceilings & Floors

✗ Water stained sub-floor with some possible deterioration of the wood under bathrooms.



G. Doors (Interior and Exterior)

Comments:

Inspector Notes:

Deficient Item(s): Doors (Interior & Exterior)

✗ Exit doors with keyed deadbolt, can be hazardous in emergencies. Example: interior fire and cannot find key.

✗ Door is binding on door trim at the hallway and exterior door (family room leading to patio).

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I NI NP D

- X Door(s) not latching (misaligned with striker plate) at both bedrooms, hall closet.
- X With front & rear door closed, light can be seen around weather-stripping.
- X The glazing in the side exterior door is cracked/broken (family room leading to patio).
- X Dead bolt on rear exterior door is loose.

H. Windows

Note: Only accessible windows are inspected. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days, solar screens, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.

Type of Windows: Wood

Type of Glazing: Single Glazed

Comments:

Inspector Notes:

Deficient Item(s): Windows

- X Windows are painted / nailed shut. At least one window in each bedroom should open fully, with free access to the exterior, for safety reasons.

I. Stairways (Interior and Exterior)

Comments:

Inspector Notes:

J. Fireplaces and Chimneys

Location/Type of Fireplace: Fireplace #1/Family Room/Masonry/Gas Logs

Comments:

Inspector Notes:

- ✓ Fireplace firebox appears to be in good condition.
- ✓ Gas log unit responds to control and no gas leaks detected.

Deficient Item(s): Fireplaces and Chimneys

- X Damper is missing.
- X Chimney rain cap is missing.

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I NI NP D



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K. Porches, Balconies, Decks, and Carports

Note: For safety reasons, wood decks and stairs should be checked frequently for loose boards, screws and/or nails.

Comments:

Inspector Notes:

✓ The patio appears to be in reasonable condition.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Panel Location: Exterior

AFCl's Location: None in Place

Comments:

Inspector Notes:

✓ Main panel appears to be properly wired and grounded at this time.

Deficient Items: Service Entrance and Panels

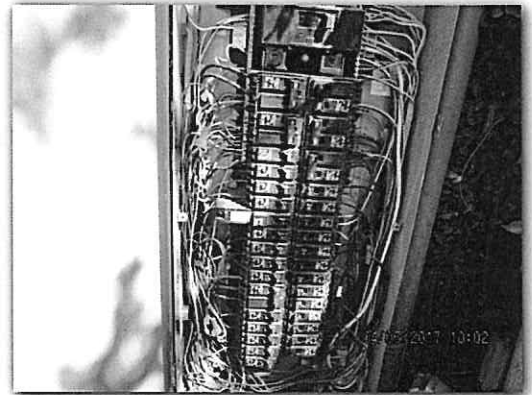
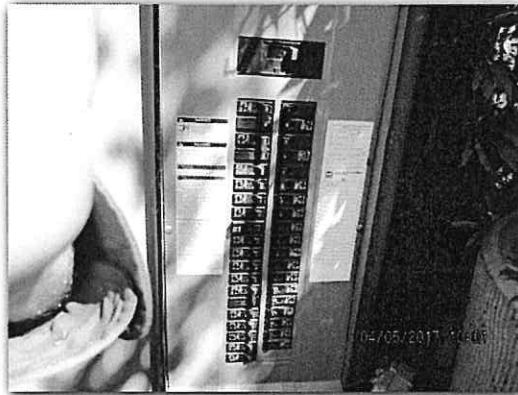
X Some white wires (normally the neutral color) are being used as hot wires (normally black or red) and are not re-identified as hot wires with a black marking of some type (black tape or black marker); miss identified wires can be hazardous to workmen.

X The circuit locations are not completely marked.

X Splices observed in the panel.

X Observed at least two wires "doubled tapped" (two wires under one connection) at a neutral and ground bars.

X Did not observe an exterior grounding electrode rod, (as is now commonly installed) which limits the potential damage or danger to electrical equipment from lightning, line surges, or high voltage crossover. Electrodes also help reduce noise on electrical equipment. (See attached TREC Form OP-I)



B. Branch Circuits, Connected Devices, and Fixtures

Note: Lights and equipment activated by photocell switches are not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection.

Note: Smoke alarms are not checked when a security system is in place.

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Type of Wiring: Copper
GFCI's Located at: Kitchen & Bathrooms
Smoke Alarms Located at: Halls Only

Comments:

Inspector Notes:

Deficient Item(s): Branch Circuits, Connected Devices and Fixtures

- X Some lights are not responding, replace bulbs and recheck.
- X Exterior receptacles in wet locations do not have an in-use cover, (cord can be plugged in while cover is closed).
- X No smoke alarms in place at the following locations: Each bedroom and outside sleeping areas. Alarms may not have been required in all these locations when the house was built. (See attached TREC Form OP-1)
- X Did not observe 3 prong 240V dryer outlet.
- X Tester indicates that some of the 3 prong receptacles are not electrically grounded; see sticker dots for location.
- X Outlet at the family room and in the master bedroom closet has no power; indicator did not light up with the tester, see sticker dot for location.
- X Outlet at the front exterior has no power; indicator did not light up with the tester.
- X Observed cut wire cable spliced together, but not in a protective junction box at attic & crawlspace.
- X Observed junction box(es) with no cover(s) in the attic and crawlspace.
- X Plug / switch plate(s) missing (garage).
- X No Ground Fault Circuit Interrupter (GFCI's) receptacle(s) in place at the following locations: Garage & Exterior. GFCI's may not have existed or may not have been required in all of these locations when the house was built. (See attached TREC Form No. OP-1)
- X The weatherproof cover on the switch and outlet at the rear is damaged and needs to be replaced.
- X Unable to turn exterior ceiling fan on.
- X I recommend having the above items checked/repared by a qualified, licensed electrician.

C. Door Bells/Chimes

Comments:

Inspector Notes:

- ✓ The doorbell did respond to test and made an audible noise.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Note: We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and proper airflow is not included in this inspection. Only the Emergency Heat mode is checked on heat pump systems when the outside temperature is above 80 degrees.

Type of Systems: Central- Forced Air System

Energy Sources: Gas

Comments:

Inspector Notes:

- ✓ Gas heating units responded to control and produced over 100 degrees of hot air at supply registers.
- ✓ Inspection of the gas heat exchanger is beyond the scope of this inspection. Exchanger inspection requires disassembling of heating unit by Qualified Heating Specialist.

Deficient Item(s): Heating Equipment

- X The heating unit vent pipe does not have the proper clearance from combustibles where it passes through the roof's wood sheathing and/or wood shingles. A minimum of 1 inch clearance is required.



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B. Cooling Equipment

Note: We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 degrees because of possible damage to the compressor.

Type of Systems: Central- Forced Air System

Comments:

Inspector Notes:

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D=Deficient

I NI NP D

✓ The cooling unit responded to control; supply air and return air was measured within the acceptable temperature differential range of 15 to 22 °F.

Deficient Item(s): Cooling Equipment

✗ The A/C condensate line empties, at the exterior, within one foot of the foundation and the drain appears to be clogged, this creates a wet spot that is conducive for termites, insects, and creates a wet spot next to the foundation.



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C. Duct Systems, Chases, and Vents

Type of HVAC Ductwork: Flex

Comments:

Inspector Notes:

✓ Consistent temperatures readings at supply registers.

Deficient Item(s): Duct System, Chases and Vents

✗ A duct in the attic (return plenum) is separated/ disconnected/ losing some air and need sealing.

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I	NI	NP	D
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I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Note: Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. . the pipes and plumbing in walls in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems and on demand hot water systems are not inspected. Laundry equipment is not operated to check the drain system.

Location of water meter: Front Curb

Location of main water supply valve: Unable to locate

Static water pressure reading: 100-110 PSI

Number of Bathrooms: 2

Comments:

Inspector Notes:

- ✓ No dial movement was observed with a 1 minute check at the water meter.
- ✓ All fixtures were run for 1 minute to look for leaks.
- ✓ Shower(s) checked for 5-10 minutes for the possibility of leaks.
- ✓ Note: Laundry connection faucets and drain are given a visual inspection only. Faucets are not operated. Tub overflows are not inspected.
- ✓ Refrigerator water supply lines and valves are not inspected.
- ✓ Water softening and water filtering units are not inspected.
- ✓ Water flowed normally.

Deficient Item(s): Plumbing Supply, Distribution System & Fixtures

- X Above 80 psi is considered high; the static water pressure reading was 110 psi.
- X Exterior hose faucets (some/all) are not equipped with backflow prevention devices that insure water only flows out and cannot siphoned back into the home. (See attached TREC Form No. OP-1)
- X The kitchen faucet will not go into spray mode (diverter damaged).
- X Master bath commode "runs" (water not completely shutting off all the time), ballcock and flapper should be checked.
- X No sink drain stopper in place at the laundry room.



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NP=Not Present

D=Deficient

I NI NP D

B. Drains, Wastes, and Vents

Note: Only visible and accessible waste lines are checked.

Comments:

Inspector Notes:

- ✓ Exterior cleanout ports in the ground are not inspected.
- ✓ Water flowed normally.
- ✓ Observed some older type cast iron plumbing in place; recommend regular observations of the visible plumbing.

Deficient Item(s): Drains, Wastes and Ventilation

- X Water seen dripping from the floor, in the crawlspace under the master bathroom.
- X Leak at the drain pipe under master bathroom sink (left sink), leak will only present itself when filling the sink with stopper.
- X Recommend having the plumbing checked/repared by a qualified, licensed plumber.



C. Water Heating Equipment

Energy Sources: 2/Gas/Water Heaters/Attic/Utility Room

Capacity: 50 Gallons/Each

Comments:

Inspector Notes:

- ✓ The lever on the Temperature and Pressure (known as T & P valve) relief valve(s) was not operated manually because of the possibility of damage to personal property.
- ✓ Water heater(s) is operating and delivering hot water to all fixtures at this time.

Deficient Item(s): Water Heating Equipment

- X No manufacturer recommended safety pan (utility room), which drains to the exterior, under the unit for possible leaks.
- X Temperature and Pressure (T&P) relief valve is terminating in the crawl space. The drain line should run to the exterior of the structure and terminate within 6 inches of the ground.
- X Unable to locate the termination point for the safety drain pan.
- X No water heater vent pipe firestop/support collar in place at the ceiling penetration (laundry room).

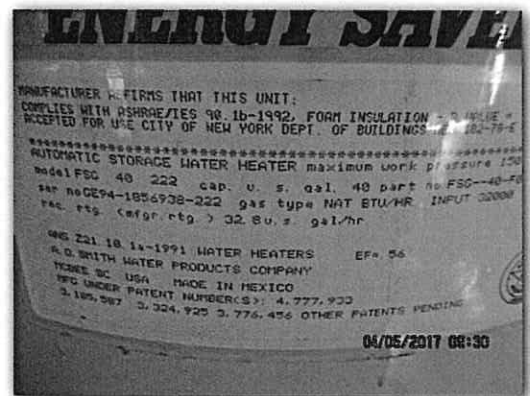
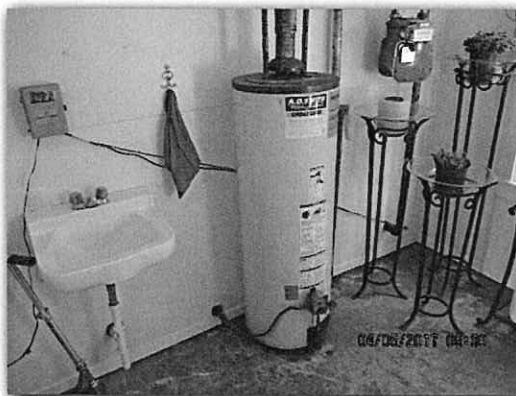
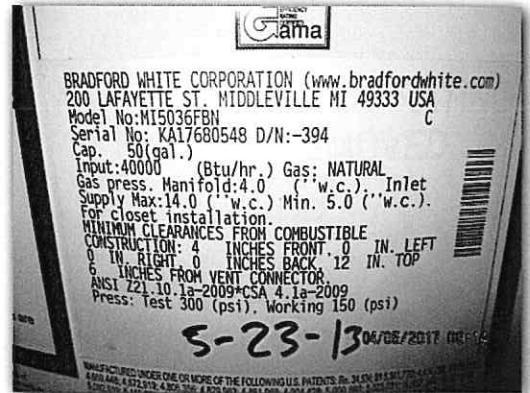
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



D. Hydro-Massage Therapy Equipment

Pump was: N/A
GFCI Protected: N/A

Comments:
Inspector Notes:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

Inspector Notes:

- ✓ The dishwasher operated to control, the soap dispenser appeared to function properly, and there were no signs of leaks.

B. Food Waste Disposers

Comments:

Inspector Notes:

- ✓ Disposer operated without excessive noise or vibration and no leaks or damages noted.

C. Range Hood and Exhaust Systems

Type: None

Comments:

Inspector Notes:

- ✓ No hood or downdraft exhaust in place.

D. Ranges, Cooktops, and Ovens

Type of Cooking Appliance: Gas Cooktop/Built-In Oven/Double Electric

Comments:

Inspector Notes:

- ✓ Burners/elements are properly responding.
- ✓ The upper oven produced a reading of 330 °F at a 350 °F setting in BAKE mode. This is within the acceptable range of ±25 °F.
- ✓ The lower oven produced a reading of 325 °F at a 350 °F setting in BAKE mode. This is within the acceptable range of ±25 °F.

Deficient Item(s): Ranges, Cooktops & Ovens

- X The gas shutoff valve for the cooktop is not readily accessible; this usually means it is installed behind a drawer.

E. Microwave Ovens

Note: Microwave ovens are not checked for radiation leakage.

Comments:

Inspector Notes:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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✓ The unit responded to control and passed the water heat test.

F. Mechanical Exhaust Vents and Bathroom Heaters

Types Present: Exhaust Fan

Comments:

Inspector Notes:

✓ Exhaust fans responded to control without excessive noise or vibration.

Deficient Item(s): Mechanical Exhaust Vents & Bathroom Heaters

X Exhaust vent fans are venting into the attic. Current standards call for the vents to remove moisture from the bathroom to the exterior.

G. Garage Door Operators

Comments:

Inspector Notes:

✓ Opener(s) did respond to control, did open and close the garage door(s), and did auto-reverse as designed.

Deficient Item(s): Garage Door Operators

X The edge-sensor reversing mechanism on the garage door did not automatically reverse the door with hand resistance to the closing.

H. Dryer Exhaust Systems

Note: Laundry equipment is not moved to check vents.

Comments:

Inspector Notes:

✓ Dryer appears to be properly vented to the exterior.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Backflow Preventer In Place: Yes

Number of Zones: 6

Comments:

Inspector Notes:

✓ All stations responded to manual control and all areas of the lawn/landscape appear to be getting adequate coverage at this time.

Deficient Item(s): Landscape Irrigation (Sprinkler) Systems

✗ Did not observe any type of rain sensor/ freeze sensor which disables scheduled watering programs when it has been raining or in freezing temperatures.



B. Gas Line Inspection

Comments:

Inspector Notes:

✓ With all pilot lights off, no dial movement observed with a 5 to 10 minute check at the gas meter.

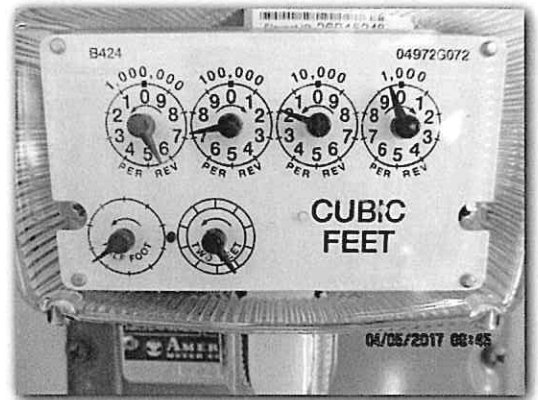
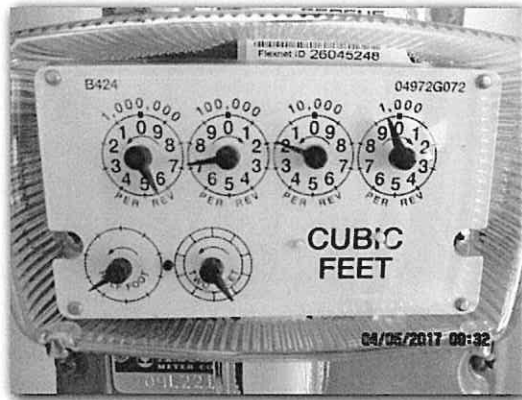
I=Inspected

NI=Not Inspected

NP=Not Present

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I NI NP D



SUMMARY OF DEFICIENT ITEMS

This list of deficient items or corrective action should be viewed as supplemental to the main report. Other important and useful information is found there. When an item is noted as not functioning, in need of repair, replacement, or further evaluation by a specialist, the Purchaser agrees to contact a qualified specialist to make further evaluations of the item before the home is purchased.

FOUNDATIONS

- X Some of the foundation members are too close to crawlspace soil (front side of the house). Generally the floor joists should be 18 inches and girders should be at least 12 inches above soil. Low supports hamper inspections, workers, and can lead to higher moisture exposure.
- X Observed some wood debris in the crawl space. Wood debris is conducive to WDI infestation.

GRADING AND DRAINAGE

- X The soil line is too high at the front right side. There should be at least 3 to 4 inches (4 to 6 preferred) of the slab or beam wall visible below the brick veneer or other exterior siding.

ROOF COVERING MATERIALS

- X Exposed nail heads and/or staples at ridges and/or flashing areas need to be sealed with caulk.
- X Trees near the structure need to be trimmed at least 5 feet away from the roof.
- X Previous patching or repair of the roof at the right side and at the rear side.
- X Observed what appears to be wood shingles used as decking for composition shingles above the detached garage, this is no longer the common practice and it may have insurability issue.
- X The roof appears to be showing signs of age, the shingles feel brittle when walked on..
- X Observed a few damaged shingles at the left side (tree contact).
- X Observed a few damaged shingles above detached garage (ridge area).
- X Recommend having the roof evaluated for condition and/or to discover the cost of possible repairs by a qualified roof specialist.

ROOF STRUCTURES AND ATTICS

- X Less than 4 inches of insulation in some areas of the attic. The addition of extra insulation would probably offer increased energy savings.

WALLS (INTERIOR AND EXTERIOR)

- X Keep vegetation away from exterior walls; these are highways for insect and pest infiltration (hedges should be trimmed at least 1 foot away from exterior walls).
- X Rot at window trim (left side).

CEILING AND FLOORS

- X Water stained sub-floor with some possible deterioration of the wood under bathrooms.

DOORS (INTERIOR AND EXTERIOR)

- X Exit doors with keyed deadbolt, can be hazardous in emergencies. Example: interior fire and cannot find key.
- X Door is binding on door trim at the hallway and exterior door (family room leading to patio).
- X Door(s) not latching (misaligned with striker plate) at both bedrooms, hall closet.
- X With front & rear door closed, light can be seen around weather-stripping.
- X The glazing in the side exterior door is cracked/broken (family room leading to patio).
- X Dead bolt on rear exterior door is loose.

WINDOWS

- X Windows are painted / nailed shut. At least one window in each bedroom should open fully, with free access to the exterior, for safety reasons.

FIREPLACES AND CHIMNEYS

- X Damper is missing.
- X Chimney rain cap is missing.

SERVICE ENTRANCE AND PANELS

- X Some white wires (normally the neutral color) are being used as hot wires (normally black or red) and are not re-identified as hot wires with a black marking of some type (black tape or black marker); miss identified wires can be hazardous to workmen.
- X The circuit locations are not completely marked.
- X Splices observed in the panel.
- X Observed at least two wires "doubled tapped" (two wires under one connection) at a neutral and ground bars.
- X Did not observe an exterior grounding electrode rod, (as is now commonly installed) which limits the potential damage or danger to electrical equipment from lightning, line surges, or high voltage crossover. Electrodes also help reduce noise on electrical equipment. (See attached TREC Form OP-I)

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- X Some lights are not responding, replace bulbs and recheck.
- X Exterior receptacles in wet locations do not have an in-use cover, (cord can be plugged in while cover is closed).
- X No smoke alarms in place at the following locations: Each bedroom and outside sleeping areas. Alarms may not have been required in all these locations when the house was built. (See attached TREC Form OP-I)
- X Did not observe 3 prong 240V dryer outlet.
- X Tester indicates that some of the 3 prong receptacles are not electrically grounded; see sticker dots for location.
- X Outlet at the family room and in the master bedroom closet has no power; indicator did not light up with the tester, see sticker dot for location.
- X Outlet at the front exterior has no power; indicator did not light up with the tester.
- X Observed cut wire cable spliced together, but not in a protective junction box at attic & crawlspace.
- X Observed junction box(es) with no cover(s) in the attic and crawlspace.

- X Plug / switch plate(s) missing (garage).
- X No Ground Fault Circuit Interrupter (GFCI's) receptacle(s) in place at the following locations: Garage & Exterior. GFCI's may not have existed or may not have been required in all of these locations when the house was built. (See attached TREC Form No. OP-1)
- X The weatherproof cover on the switchand outlet at the rear is damaged and needs to be replaced.
- X Unable to turn exterior ceiling fan on.
- X I recommend having the above items checked/repared by a qualified, licensed electrician.

HEATING EQUIPMENT

- X The heating unit vent pipe does not have the proper clearance from combustibles where it passes through the roof's wood sheathing and/or wood shingles. A minimum of 1 inch clearance is required.

COOLING EQUIPMENT

- X The A/C condensate line empties, at the exterior, within one foot of the foundation and the drain appears to be clogged, this creates a wet spot that is conducive for termites, insects, and creates a wet spot next to the foundation.

DUCT SYSTEMS, CHASES, AND VENTS

- X A duct in the attic (return plenum) is separated/ disconnected/ losing some air and need sealing.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- X Above 80 psi is considered high; the static water pressure reading was 110 psi.
- X Exterior hose faucets (some/all) are not equipped with backflow prevention devices that insure water only flows out and cannot siphoned back into the home. (See attached TREC Form No. OP-1)
- X The kitchen faucet will not go into spray mode (diverter damaged).
- X Master bath commode "runs" (water not completely shutting off all the time), ballcock and flapper should be checked.
- X No sink drain stopper in place at the laundry room.

DRAINS, WASTES, AND VENTS

- X Water seen dripping from the floor, in the crawlspace under the master bathroom.
- X Leak at the drain pipe under master bathroom sink (left sink), leak will only present itself when filling the sink with stopper.
- X Recommend having the plumbing checked/repared by a qualified, licensed plumber.

WATER HEATING EQUIPMENT

- X No manufacturer recommended safety pan (utility room), which drains to the exterior, under the unit for possible leaks.
- X Temperature and Pressure (T&P) relief valve is terminating in the crawl space. The drain line should run to the exterior of the structure and terminate within 6 inches of the ground.
- X Unable to locate the termination point for the safety drain pan.
- X No water heater vent pipe firestop/support collar in place at the ceiling penetration (laundry room).

RANGES, COOKTOPS, AND OVENS

X The gas shutoff valve for the cooktop is not readily accessible; this usually means it is installed behind a drawer.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

X Exhaust vent fans are venting into the attic. Current standards call for the vents to remove moisture from the bathroom to the exterior.

GARAGE DOOR OPERATORS

X The edge-sensor reversing mechanism on the garage door did not automatically reverse the door with hand resistance to the closing.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

X Did not observe any type of rain sensor/ freeze sensor which disables scheduled watering programs when it has been raining or in freezing temperatures.