Total Home Inspection
Property Inspection Report

1234 Anywhere, Houston, TX 77777
Inspection prepared for: John Total
Real Estate Agent: -

Date of Inspection: 3/1/2019 Time: 1:00-5:30 pm
Age of Home: 1950 Size: 7757
Weather: 60's light mist to clear
Order ID: 942
Home was occupied at the time of inspection, with furnishings, shelving, and pictures, stored and personal items, which obstruct full view of any active or potential discrepancies. We advise our clients to do a walk through once the home is vacated and prior to closing.
Directional statements are from the perspective of standing at the front door looking in.
This home generally faces East.

Inspector: Anthony Cavaliero
TREC #20473
610 Ames Street, Spring , TX 77373

Email: info@total-home-inspection.com

TOTAL HOME INSPECTION

PROPERTY INSPECTION REPORT

Prepared For: John Total
(Name of Client)

Concerning: 1234 Anywhere, Houston TX, 77777
(Address or Other Identification of Inspected Property)

By: Travis Freethy #22393 3/1/2019
(Name and License Number of Inspector) (Date)

Anthony Cavaliero, TREC #20473
(Name and 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.

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

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

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THIS INSPECTION AND REPORT WERE PREPARED FOR YOUR EXCLUSIVE USE. USE OF THIS REPORT BY, OR LIABILITY TO THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT BUYERS IS SPECIFICALLY EXCLUDED. RELIANCE ON THIS REPORT BY THIRD PARTIES, PRESENT OR FUTURE OWNERS AND SUBSEQUENT OWNERS IS AT THEIR PERIL. NO WARRANTIES OR GUARANTIES TO THIRD PARTIES, PRESENT OWNERS OR FUTURE OWNERS ARE IMPLIED OR SHOULD BE ASSUMED.

It is the intention and purpose of the inspection and of this report to INFORM YOU EXCLUSIVELY of the observations and opinions of the inspector, made on the day and at the time of the inspection, as to the condition and performance of the structure inspected. Use of this report by third parties is unauthorized and unintended. Opinions of the inspector are subjective based on his education and experience and should not be considered conclusive.

SCOPE:
This inspection is limited to observations of only those components of the structure and those portions of the roof framing and surface readily accessible and visible without moving or the removal of any item or object that would obstruct visual observation. The comment of “inspected” noted by any section of this report means that, at a minimum, all parts and components of that section listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. These standards are treated as minimums and they do not limit the ability of the inspector to inspect or comment on the property as the inspector deems appropriate. Any item not capable of being seen at the time of the inspection, that is concealed by objects, vegetation or the finishes of the structure is specifically excluded as being beyond the scope of this inspection. Conditions not readily and visually apparent at the time of the inspection, were not considered in reaching the conclusions or rendering the opinions contained in this report.

Specifically excluded from the inspection and this report are:
1) boring, digging or probing the soil or structure
2) location or effects of geological faults or of any underground structure or object
3) location of gas lines and/or systems
4) presence of asbestos and/or radon gas
5) lead based paint and/or products made from or containing lead
6) adequacy of site drainage
7) opinions relating to compliance with any specifications, legal and/or code requirements or restrictions of any kind, and
8) determination of the presence or health effects of molds, mildew, etc.
9) additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, excessive moisture, foreign or chinese or defective drywall or foreign or chinese or defective building materials.

NOTE: No environmental inspections of any kind were performed during this inspection. Even if comments are made regarding certain aspects or issues, inspections and/or any determination of the presence or possible dangers of materials organisms or microbial organisms including, but not limited to asbestos, lead, formaldehyde, mildew, molds, fungi, etc. are specifically excluded from the inspection and from this report. If you have any concerns over the presence or possible future growth of any of these type items, you should, as part of your due diligence, have the environmental inspections of your choice performed on the house prior to closing.

Items not specifically noted as “inspected” in the following report are not cover by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by the lack of notation. No verbal statements by the inspector are to be considered a part of the inspection or of this report. It is again emphasized that this is a limited visual inspection made in a limited amount of time. Some defects may not be apparent during the time of the inspection. This is not intended to be an exhaustive evaluation of the structure, nor is it intended to be a total list of defects, existing or potential. No inspection or advice is given regarding the need for continuing or future maintenance of the structure or grounds. The inspector does not take care, custody or control of the structure at any time. If the house is occupied at the time of the inspection, it

is possible that visible defects may have been concealed or covered by furniture, fixtures, appliances and/or clothing, etc. Once the owner/occupant vacates the property, any visible defect that becomes apparent should be reported to you via an updated seller's disclosure form. The photographs included in this report are intended to be used to illustrate some, but not all, of the defects and to clarify the text information in the report. All photographs taken at the subject property may not be included in the report. The photographs are not intended to be all inclusive or to describe all conditions noted on the property.

STRUCTURAL INSPECTION

The purpose of a structural inspection is to perform a visual inspection, in a limited period of time, of the structural components of the building and to express an opinion as to whether, in the sole opinion of the inspector, they are performing satisfactorily or are in need of immediate repair. The main objective of the inspection and of this report is to better appraise you, our client, of the conditions existing at the time of the inspection. We cannot and do not represent or warrant that the structure, or any of its parts or components, will continue to perform satisfactorily in a manner that will be acceptable to you or that they will continue to perform the function for which they were intended. We do not represent or warrant that the future life of any item will extend beyond the time of this inspection.

MECHANICAL REPORT

This limited visual inspection was performed, for the exclusive use of the client, with the intent of observing and reporting deficiencies apparent at the time of the inspection without disassembly of any unit or item inspected. This inspection was made of the physical condition of electrical switches, cover plates and convenience outlets that were accessible without moving furniture or fixtures. All functional equipment, in operable condition, was operated in at least one, but not necessarily every, mode to demonstrate its condition. Compliance with codes and/or adequacy of wiring and circuitry is beyond the scope of this inspection and report and is specifically excluded. If more in-depth information is desired or required on the electrical system or systems, it is recommended that a qualified electrician be consulted. It is emphasized that this is a limited visual inspection made in a limited amount of time. Some defects may not be apparent during the time of the inspection.

This inspection is not intended to be an exhaustive evaluation of all the systems and appliances in the structure, nor is it intended to be a total list of defects, existing or potential. Items marked as "inspected" mean that, at a minimum, all parts and components of that section or item listed in the Minimum Standards of Inspections as published by the Texas Real Estate Commission were inspected. Items not noted as "inspected" in the following report are not covered by the report and should not be assumed to be good, bad, performing the function for which they were intended or in need of repair by lack of notation. The term "No Comments" indicates that the unit was performing the function for which it was intended without the apparent need of immediate repair at the time of the inspection. No verbal statements by the inspector are to be considered a part of the inspection or of this report.

INSPECTIONS OF GAS LINES AND/OR SYSTEMS OR FOR THE PRESENCE OF ASBESTOS, LEAD PAINT, PRODUCTS CONTAINING LEAD, RADON GAS OR OTHER ENVIRONMENTAL HAZARDS, INCLUDING MOLDS, MILDEWS OR FUNGI, ARE SPECIFICALLY EXCLUDED.

This inspection report is made under prevailing conditions of the items indicated at the time of the inspection, and no warranty or guarantee of subsequent performance of condition of said items is being made by the inspector. The inspector is limited solely to those items specifically indicated herein above and is also limited to patents, open and obvious defects which are readily ascertainable by the visual inspection without the need to disassemble any items or remove wall coverings or other areas hidden from view. This inspection report does not guarantee concurrence with city building and electrical codes.

By acceptance of this inspection report, the client paying for the inspection waives any and all claims

for damages, costs, expenses, repairs, or other liabilities against Total Home Inspection or Anthony Cavaliero #20473 (the inspector) rising out of or in any way related to this inspection and the failure to report any defects in the items inspected unless caused by gross and willful negligence. Our intent is to reduce the clients risk associated with this transaction however we cannot eliminate all risk nor will the company assume the clients risk. An inspector is a generalist and does not claim to be an expert in any one area or field. The inspection is to provide an opinion on specific items and their function during the time of the inspection only. In the event that a qualified licensed contractor or expert disagrees with statement(s) in this report, it is suggested they provide written documentation supporting their opposition and sign their name to it.

This inspection report is the sole property of the person requesting and paying for it and will only be distributed to other persons as third party for inspection purposes and the inspector assumes no liability for such use. No other person or entity may rely on the report issued persuant to this Agreement. Any person, not a party to this inspection report and this Agreement, cannot make a claim against the company, its employees or agents, arising out of the services performed under this Agreement and agrees to indemnify, defend and hold harmless the company, its employees or agents, from any any and all damages, costs and attorneys fees arising from such a claim.
The client should notify the company within 24 hours of discovery, of any items or items in question considered to have been overlooked, underreported, etc. due to gross and willful negligence by the inspector. If a repair is needed for the item in question the repair must be delayed to give the company time to reexamine the item(s) or the item(s) will not be considered as a valid complaint and render this contract null and void between the client and the company. If the repair item(s) in question must be resolved prior to an inspector from the company being present then a minimum of 5 different, clear, digital photos must be taken, including a time and date stamp affixed to the photos, of each item in question or the terms in this inspection contract agreement will be considered violated. If any term(s)in this agreement is/are violated this contract is null and void and the company assumes no responsibility for
the home listed in this inspection report.

Notwithstanding any provision in this agreement to the contrary, any dispute, controversy, or lawsuit between any of the parties to this agreement about any matter arising out of this agreement shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (“AAA”) pursuant to the Texas General Arbitration Act and in accordance with this arbitration agreement and the Commercial Arbitration Rules of the AAA. To the extent that any inconsistency exists between this arbitration agreement and such statutes and rules, this arbitration agreement shall control. Judgment upon the award rendered by the arbitrators may be entered in, and enforced by, any court having jurisdiction and in accordance with the practice of such court.

Recovery for any claim arising from this inspection for whatever cause is strictly limited to the total amount of the fee paid to the inspector or this company by you, our client. Acceptance of this report confirms your acceptance of all the conditions contained in this report.

In any dispute, controversy, or lawsuit arising from this agreement, the prevailing party shall be entitled to recover from the unsuccessful party, reasonable and necessary attorney’s fees incurred in connection with such dispute, controversy, or lawsuit. This agreement is entered into in Harris County, Texas and shall be construed and interpreted in accordance with the laws of the State of Texas. Venue for any action brought to enforce this agreement shall lie in Harris County, Texas.

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

I	NI	NP	D

I. Structural Systems

I	NI	NP	D	A. Foundations
X			X	

Type of Foundation(s):
Comments:
• Not all areas of this foundation were accessible.
Opinion: Pier and beam foundation constructed of concrete piers with a stem wall perimeter supporting wood beams and 2x12 floor joists on 16" centers.
It is our opinion that some evidence existed to indicate foundation settlement.
Home had floor differential through the center of the home of approximately 1 1/4 across a 20 foot span and 1" across 3ft in the master bedroom closet (hers).
There were cracks of the drywall or ceilings in the yellow room. These measurements were taken using a laser level.

After a thorough visual inspection of the foundation including the crawl space, it appeared that the foundation was performing as intended at the time of inspection however repairs are necessary.
Replace hollow block supports observed in the crawlspace.
Support wiring off the ground.
Remove abandoned plumbing pipes.
Remove ventilation motor if not operational.
Add appropriate access.
Replace shim stock with solid block or steel plates.
Add joist brackets where joists butt into beams.

It is not uncommon for foundations to reveal some symptoms of differential movement. Inspector did not observe evidence or consequences of critical differential movement for a home of this age and construction type.

This opinion would not be applicable to future changing conditions. No accurate prediction can be made of future foundation movement.
• Replace hollow block supports observed in the crawlspace.
Support wiring off the ground.
Remove abandoned plumbing pipes.
Remove ventilation motor if not operational.
Replace shim stock with solid block or steel plates.
Add joist brackets where joists butt into beams.

• Screening at ventilation openings for the foundation was damaged in multiple areas and may allow pests to enter.
• A cold joint was noted at the north wall.
• Crawl space was not properly accessible. Some areas appeared to have inadequate clearance. Per common building code, there should be a minimum 18" x 24" opening to enter the crawl space. There should be at least 12" of clearance from the ground to the bottom of the beams. There should be at least 18" of clearance from the ground to the floor joists.

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

I	NI	NP	D

A cold joint was noted at the north wall.

Screening at ventilation openings for the foundation was damaged in multiple areas and may allow pests to enter.

Much of the the under floor insulation was hanging down in several areas of the crawl space.

Construction of the wall.

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

I	NI	NP	D

Plumbing leak at toilet bend master bathroom.

Crawl space was not properly accessible. Some areas appeared to have inadequate clearance. Per common building code, there should be a minimum 18" x 24" opening to enter the crawl space. There should be at least 12" of clearance from the ground to the bottom of the beams. There should be at least 18" of clearance from the ground to the floor joists.

Structural Systems Foundations

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

I	NI	NP	D

Replace hollow block supports observed in the crawlspace.

Terminated drain pipe.

Support wiring off the ground.

Replace shim stock with solid block or steel plates.

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

I	NI	NP	D

Replace shim stock with solid block or steel plates.

Unknown material on insulation, central area.

Support wiring off the ground.

Add joist brackets where joists butt into beams.

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

I	NI	NP	D	
X			X	B. Grading & Drainage

Comments:
• About Grading and Drainage:
Proper grading and drainage away from the structure is vital to the performance of the foundation. Water intrusion can cause wood rot, attract insects and encourage mold growth. As a general rule gutter down pipes should drain away from the house and terminate at least 5 feet from the foundation and the ground should slope 6" in the first 10' away from the house. Clearance to wall siding should be at least 4" for brick and 6" for siding. Grading and drainage is inspected visually around the site. Any adverse conditions will be noted. Flood plain research, soil and topographical studies are not performed as a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Foundation exposure at some areas should be increased. Common building code calls for 4" exposure to brick and 6" exposure to siding.
• Excessive vegetation was noted in some areas of the home. In our opinion vegetation should be cleared at least 12" from the exterior walls.
• Muddy areas were noted at all sides of the structure. Consideration should be given to the installation or modification of the existing drainage system and gutter system to maintain an even level of moisture in the soil surrounding the foundation.
• Deteriorated grout joints were noted in the front walk at the entry.
• Water was observed in gutters, damage was observed at the South side gutters. Gutters should be properly secured and pitched, joints should be sealed to prevent leakage and gutters cleared to promote water flow.
• Gutter termination was missing from the gutter downspout adjacent to the garage.

Deteriorated grout joints were noted in the front walk at the entry.

Excessive vegetation was noted in some areas of the home. In our opinion vegetation should be cleared at least 12" from the exterior walls.

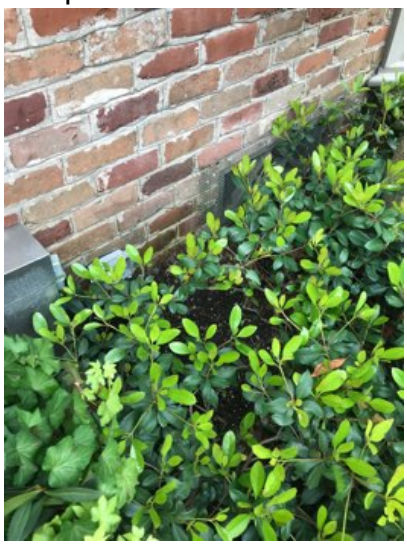
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Water was observed in gutters, damage was observed at the South side gutters. Gutters should be properly secured and pitched, joints should be sealed to prevent leakage and gutters cleared to promote water flow.

Water was observed in gutters, damage was observed at the South side gutters. Gutters should be properly secured and pitched, joints should be sealed to prevent leakage and gutters cleared to promote water flow.

Foundation exposure at some areas should be increased. Common building code calls for 4" exposure to brick and 6" exposure to siding.



Excessive vegetation was noted in some areas of the home. In our opinion vegetation should be cleared at least 12" from the exterior walls.

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

I	NI	NP	D

Gutter termination was missing from the gutter downspout adjacent to the garage.

Muddy areas were noted at all sides of the structure. Consideration should be given to the installation or modification of the existing drainage system and gutter system to maintain an even level of moisture in the soil surrounding the foundation.

Water was observed in gutters. Gutters should be properly secured and pitched, joints should be sealed to prevent leakage and gutters cleared to promote water flow.

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

I	NI	NP	D
X			X

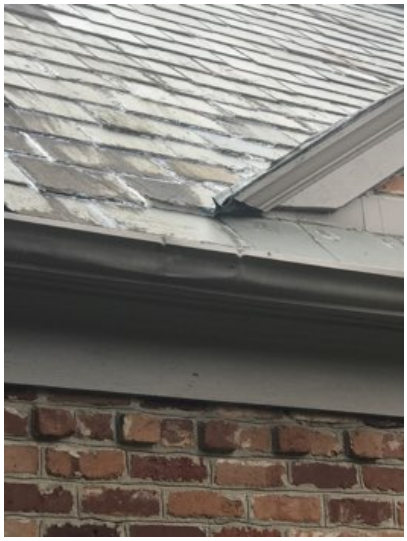
C. Roof Covering Materials

Type(s) of Roof Covering: Slate • Slate
Viewed From: Remote Piloted Drone
Comments:
• About Roof Coverings:
The roof consists of many different systems and layers that come together to keep water from penetrating the structure. These systems include the actual roof covering, underlayment, metal flashing, sheathing and rafters. The roof is inspected visually and is limited to visual and accessible areas of the roof. Many elements of the roof are hidden and there is no guarantee that all damage, installation defects and leaks can be detected. We always recommend consultation with a qualified roofing professional if there are any concerns or a need to determine insurability, life expectancy or the potential for future problems. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Shingle surface showed a minor degree in some areas but showed a moderate degree of deterioration in other areas but is still functioning as intended. Maintenence is required on areas of the roof. For futher evaluation we recommend consulting with a qualified slate roofing contractor.
• Evidence of previous roof repair observed at front left corner and valley.
• Some areas of the roof surface appeared to be uneven.
• Black algae stains on roofs tend to be fairly common, appearing more on shaded and damp roof slopes. Stains on the roof surface are generally more uniform in pattern and cover a wider area and do not originate at one or more single pinpoints in the roof surface.
• South east corner valley contained repaired area silicone and is not a permanent repair.
• Siding was touching the roof surface at the at some gabled areas. In our opinion, siding should be at least 1" from the roof surface.
• Damage/cracked/scarred shingles were noted in random places. Recommend evaluation by a qualified slate roofing contractor.
• Trees were contacting the roof surface. Tree limbs and vegetation may prematurely wear or damage shingles.
• Missing shingle was observed at roof ridge.

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

I	NI	NP	D



South east corner valley contained repaired area silicone and is not a permanent repair.

Damage/cracked/scarred shingles were noted in random places. Recommend evaluation by a qualified slate roofing contractor.

Siding was touching the roof surface at the . In our opinion, siding should be at least 1" from the roof surface.

Damage/cracked/scarred shingles were noted in random places. Recommend evaluation by a qualified slate roofing contractor.

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

I	NI	NP	D

Structural Systems Roof Covering Materials

Structural Systems Roof Covering Materials

Siding was touching the roof surface at the at some gabled areas. In our opinion, siding should be at least 1" from the roof surface.

Trees were contacting the roof surface. Tree limbs and vegetation may prematurely wear or damage shingles.

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

I	NI	NP	D

Missing shingle was observed at roof ridge.

Black algae stains on roofs tend to be fairly common, appearing more on shaded and damp roof slopes. Stains on the roof surface are generally more uniform in pattern and cover a wider area and do not originate at one or more single pinpoints in the roof surface.

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

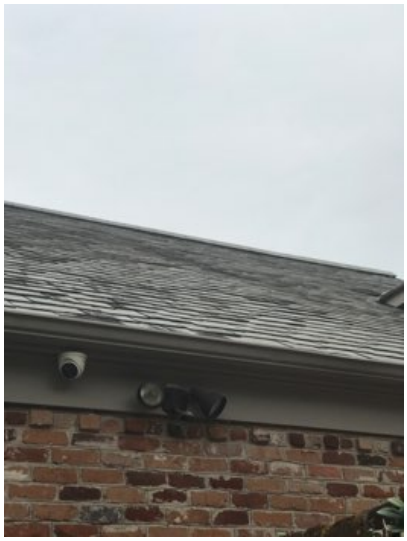
I	NI	NP	D	
X			X	D. Roof Structure and Attic

Approximate Average Depth of Insulation: Insulation is approximately 8 inches deep, approximately rated at R-19
Approximate Average Thickness of Vertical Insulation: Insulation is 4 inches deep
Comments:
• About Roof Structure and Attic:
The attic is important for many reasons, the attic is the key to having an energy efficient house. Insulation in the attic should be a minimum of R30. There should be sufficient air flow or some sort of humidity control in all confined areas of a home. Net opening should be approximately 1/150th of vented area, however, no measurements were taken as a part of the inspection. Also visible in the attic are the structural components and decking of the roof. Inspectors can visibly inspect these components in areas that are accessible and safe to enter. Many elements of the roof and attic are hidden or inaccessible and there is no guarantee that all damage, installation defects and leaks can be detected. Inspections are limited to accessible areas. Any deficiencies found could be an indication of a more serious condition. We recommend a qualified professional for further evaluation and diagnosis if there are concerns.
• Note: Methods for framing the roof system can at times be very complex. and there are often isolated areas of mis-fit rafters or other framing members (associated with workmanship or the quality of materials used) that do not substantially affect the over all structure integrity of the roof frame. It has been the experience of the inspector that roofs are seldom constructed exactly as they should be or to a universally accepted standard and isolated deficiencies do not threaten the structural integrity of the roof.
• Loose fill Fiberglass insulation is rated at approximately R-25 based on visual inspection.
• Some parts of the attic were not inspected due to lack of access.
• Roof structure was stick framed with 2x6 rafters on 16" centers with 2x6 purlin and 2x8 ridge boards with Plywood decking.
• Hollow Core door was noted at the left side and right side walk through attic access. These doors should be solid core and self closing as a fire separation issue.
• Low level of insulation and in need of improvement for better efficiency. 12+ inches of insulation or an R38 or higher is recommended.
• A high area was noted on the roof framing between the front dormers.
• There was missing and displaced insulation in multiple locations.
• Not all paths to equipment were decked.

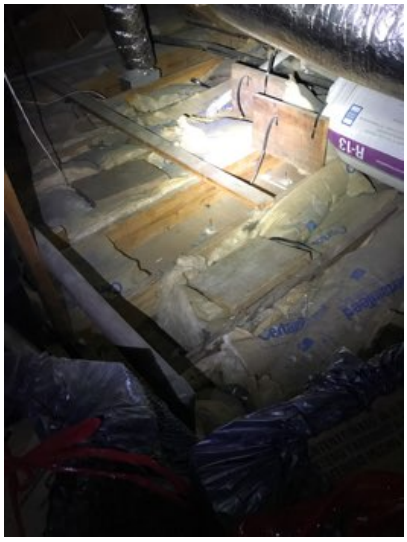
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

A high area was noted on the roof framing between the front dormers.



A high area was noted on the roof framing between the front dormers.



There was missing and displaced insulation in multiple locations.

Hollow Core door was noted at the left side walk through attic access.

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

I	NI	NP	D

Not all paths to equipment were decked.

Structural Systems Roof Structure and Attic

Structural Systems Roof Structure and Attic

Low level of insulation and in need of improvement for better efficiency. 12+ inches of insulation or an R38 or higher is recommended.

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

I	NI	NP	D
X			X

E. Walls (Interior and Exterior)

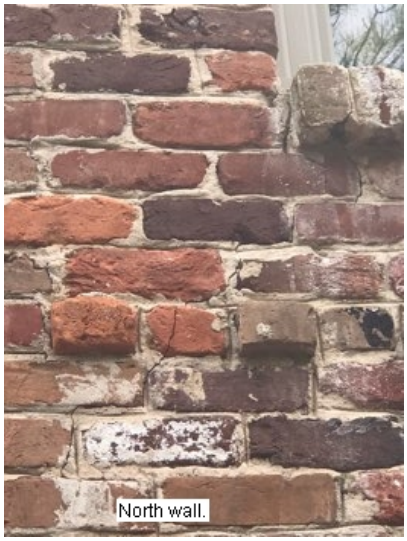
Wall Materials: Exterior walls were wood frame with brick veneer and wood siding and trim at windows and fascia.. Interior walls are covered with painted drywall.
Comments:
• About Interior and Exterior Walls:
Walls will be visually inspected for moisture penetration and general structural performance. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed within the wall and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations, personal items and landscaping will be considered inaccessible and are not a part of the inspection. Inspectors will note any accessible and visible problems that could indicate a more serious issue. There is no additional testing included for environmental factors such as, but not limited to: air quality, mold, insects, excessive moisture, foreign or defective drywall or foreign or defective building materials. If there are any concerns regarding environmental factors the client should consult with a certified professional in these areas. Texas law does not allow an inspector to identify and report on things such as mold, insects or other environmental factors. This inspection is not a pest or wood destroying insect inspection and we do not assume any responsibility for damage to the dwelling caused by pests or insects. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Some areas were not accessible or visible due to personal items.
• Cosmetic discrepancies including small gaps at mitered corners of base and case moldings and some separation of base and wall joints in some areas. These types of minor damages are expected and may be resealed and painted as required
• Some mortar/brick cracks were observed around house. Most notably by the north wall. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed.
• Gaps were noted at some service penetrations. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion.
• Wood rot was noted at the front bay type window trim.

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

I	NI	NP	D

Some mortar/brick cracks were observed around house. Most notably by the north wall. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed.



Some mortar/brick cracks were observed around house. Most notably by the north wall. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed.

Some mortar/brick cracks were observed around house. Most notably by the north wall. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed.

Some mortar/brick cracks were observed around house. Most notably by the north wall. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed.

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

I	NI	NP	D

Some mortar/brick cracks were observed around house. Most notably by the north wall. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed.

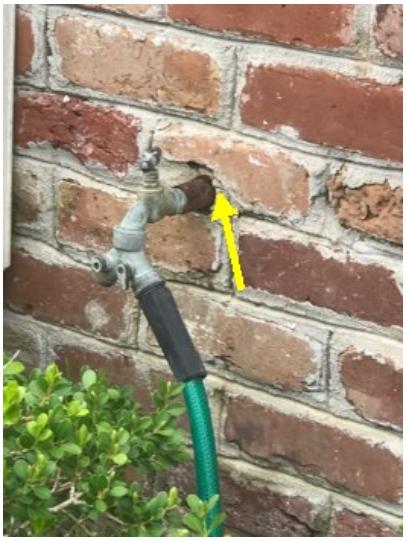
Some mortar/brick cracks were observed around house. Most notably by the north wall. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed.

Wood rot was noted at the front bay type window trim.

Soft word was noted at the front living room windows.

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

I	NI	NP	D



Gaps were noted at some service penetrations. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion.

X			X	F. Ceilings and Floors

Ceiling Materials: Ceiling is covered with painted drywall. Floor surfaces were wood veneer, carpet, stone veneer and slate.
Comments:
• About Ceilings and Floors:
Ceilings and floors will be visually inspected for moisture penetration and general structural performance. Condition of surface finishes and cosmetic imperfections that do not indicate a more serious problem are not noted. Any area that is enclosed or inaccessible and is not visible cannot be inspected. Areas that are obstructed by things such as furniture, decorations and personal items will be considered inaccessible and are not a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Cosmetic discrepancies including small gaps at mitered corners of base and case moldings and some separation of floor and wall/trim joints in some areas. These types of minor conditions are expected and can be sealed.
• Cosmetic discrepancies including small gaps at corners of trim and moldings and some separation of ceiling and wall/trim joints in some areas. These types of minor conditions are expected and can be sealed.
• Some floor differential was noted; dip was observed outside the centrally located half bathroom area and half bathroom at 1.5 inches. Differential in master bedroom closet was measured at 1 inch.
• Upper floors were noisy in some areas. This may be due to loose sub flooring under the floor coverings.
• Minor ceiling cracks were noted in the 2nd level yellow bedroom. In our opinion, there did not appear to be excessive deflection or settlement in these areas.
• Much of the the under floor insulation was hanging down in several areas of the crawl space.

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

I	NI	NP	D

One inch drop across 3 feet in the master closet. Hers.

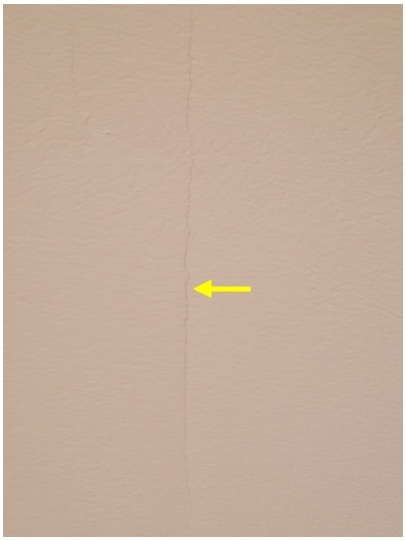
Some floor differential was noted around the home , however in our opinion, random measurements did not indicate excessive variations. (for bulging in hallway between wine cellars) (floor drop was observed outside butler's area and half bathroom)

Some floor differential was noted; dip was observed outside the centrally located half bathroom area and half bathroom at 1.5 inches. Differential in master bedroom closet was measured at 1 inch.

Upper floors were noisy in some areas. This may be due to loose sub flooring under the floor coverings.

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

I	NI	NP	D



Minor ceiling cracks were noted in the 2nd level yellow bedroom. In our opinion, there did not appear to be excessive deflection or settlement in these areas.

X			X	G. Doors (Interior and Exterior)

Comments:
• About Doors:
Interior and exterior doors are inspected for functionality. Doors should open and close properly. Locks and latches should work as well. Garage doors should operate smoothly and safely. Automatic reversing devices and photo eyes are checked as a part of the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Door inside 2nd level hallway closet was locked and not accessible.
• Hardware at the front door is loose and requires repair as the bolt twists and, dead bolt thumb turn was missing.
• The breakfast room closet; butler's half bathroom; foyer closet; his master bathroom; 2nd level left closet; was not latching properly and should be adjusted.
• Some courtyard doors in family room were not square and contacting the frame and may require adjustment.
• Door hardware was loose at some doors around home.
• Hardware not functioning properly at bar area half bathroom.
• Master shower door handle was loose.
• Some doors were contacting and rubbing the carpet in the 2nd level media room. This will cause wear or damage on the carpet in these areas.
• Double doors in 2nd level hallway do not have doors knobs.
• Deterioration of door and frame and adjacent wood trim noted at the rear entry door.

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

I	NI	NP	D

Garage side doors

Deterioration of door and frame and adjacent wood trim noted at the rear entry door.

Deterioration of door and frame and adjacent wood trim noted at the rear entry door.

Deterioration of door and frame and adjacent wood trim noted at the rear entry door.

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

I	NI	NP	D

Deterioration of door and frame and adjacent wood trim noted at the rear entry door.

Hardware at the front door is loose and requires repair as the bolt twists.

Hardware at the front door is loose and requires repair as the bolt twists and, dead bolt thumb turn was missing.

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

I	NI	NP	D

The breakfast room closet door was not latching properly and should be adjusted.

Some courtyard doors in family room were not square and contacting the frame and may require adjustment.

Hardware not functioning properly at bar area half bathroom.

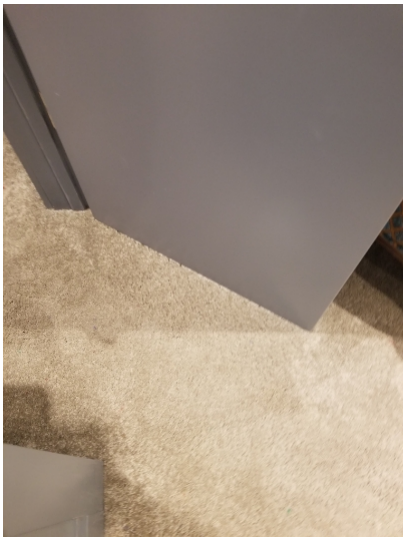
Master shower door handle was loose.

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

I	NI	NP	D

Double doors in 2nd level hallway do not have doors knobs.

Door inside 2nd level hallway closet was locked and not accessible.



Some doors were contacting and rubbing the carpet in the 2nd level media room. This will cause wear or damage on the carpet in these areas.

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

I	NI	NP	D

X | | | X H. Windows

Window Types: Windows are made of vinyl and wood with single hung spring mechanisms with single and double pane glazing. Casement and Fixed glass units were also observed.
Comments:
• About Windows:
Accessible windows are inspected for general functionality. Windows are examined for broken seals, weather stripping and safety glass in proper locations. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional if there are concerns.
• Some windows were not accessible due to personal items and furnishings limiting access.
• Casement handle on some windows was missing.
• Some wood windows were painted shut and would not open.

Casement handle on some windows was missing.

Some wood windows were painted shut and would not open. (Livingroom courtyard)

X | | | X I. Stairways (Interior and Exterior)

Comments:
• About Stairs:
Stairs are inspected for functionality and compliance with common building practices. Safety concerns of risers, steps and rails are noted in the inspection. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Handrails are required where four or risers are present.
• Handrail was loose.
• According to common building code: The guardrail atop stairwell should be 36 inches high and was measured at 34 inches.
• Maximum differential between shortest and tallest step should be 3/8 inches. Differential measured at 1.5 inches.

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

I	NI	NP	D

Handrails are required where four or risers are present.

Handrails are required where four or risers are present.

Handrails are required where four or risers are present.

Handrail was loose.

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

I	NI	NP	D

According to common building code: The guardrail atop stairwell should be 36 inches high and was measured at 34 inches.

Maximum differential between shortest and tallest step should be 3/8 inches. Differential measured at 1.5 inches.

X			X	J. Fireplace/Chimney

Locations: Fireplaces are located in the morning room, family room.
Types: Fireplaces are mason built with gas starters.
Comments:
• About Chimneys:
Visible and accessible portions of the chimney are inspected. Any observed defects are noted in the inspection report. Examples of inspected parts include the firebox, flue, lintel, fuel source, combustion air, hearth extension, combustibles and attic penetration. Exterior parts include the chimney extension, spark arrestor, chimney cap and crown. Drafting of the chimney is not tested. We always recommend a complete examination and cleaning (if needed) by a qualified and licensed chimney sweep prior to using the fireplace or any of its accessories. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Handle type of gas valve was installed. In our opinion, valve should be keyed for safety purposes. (family room)
• Gas could not be tested in library. Key requirement was too long.
• Creosote buildup in fireplace. Recommend a cleaning and inspection by a qualified chimney sweep before using the fireplace. (living room and library)
• Gas starters were present and dampers should be blocked open with the presence of gas accessories.

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

I	NI	NP	D

Gas starters were present and dampers should be blocked open with the presence of gas accessories.

Creosote buildup in fireplace. Recommend a cleaning and inspection by a qualified chimney sweep before using the fireplace. (living room)

Handle type of gas valve was installed. In our opinion, valve should be keyed for safety purposes. (family room)

X			X	K. Porches, Balconies, Decks, and Carports

Comments:
• Rear porch steps lack railings and may be a fall hazard.
• Exterior doors at the south side living area and rear courtyard do not have steps.

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

I	NI	NP	D

Rear porch steps lack railings and may be a fall hazard.

Rear porch steps lack railings and may be a fall hazard.

Exterior doors at the south side living area do not have steps.

Rear porch steps lack railings and may be a fall hazard.

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

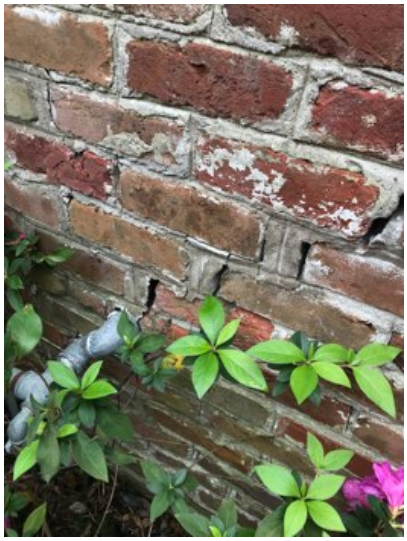
I	NI	NP	D

Exterior doors at the south side living area and rear courtyard do not have steps.

Exterior doors at the south side living area and rear courtyard do not have steps.

X			X	L. Other

Materials:
Comments:
• Intersections between counters and tile/wall contained gaps. Caulking improvements should be made to prevent water from entering these areas. (kitchen)
• 2nd level office room bathroom tub door did not swing and was contacting the tub.
• Rear wall at the master bathroom has cracked and separated from the home.
• Left side outside gate did not close adequately.
• Drive way entry gate was damaged and may have been impacted by a vehicle.

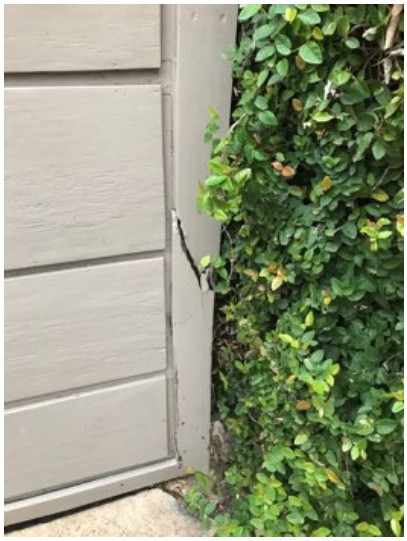


Rear wall at the master bathroom has cracked and separated from the home.

Left side outside gate did not close adequately.

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

I	NI	NP	D



Drive way entry gate was damaged and may have been impacted by a vehicle.

Drive way entry gate was damaged and may have been impacted by a vehicle.

Intersections between counters and tile/wall contained gaps. Caulking improvements should be made to prevent water from entering these areas.

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

I	NI	NP	D

2nd level office room bathroom tub door did not swing and was contacting the tub. (dragonfly wallpaper)

II. Electrical Systems

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

I	NI	NP	D	
X			X	A. Service Entrance and Panels

Panel Locations: Four Electrical distribution panels were located in the mud room.
Materials & Amp Rating: Copper wiring • Stranded aluminum wiring feed • 600 amp total.
Comments:
• About Electric Panels: Visible and accessible portions of the electrical service system are included in the inspection. The electrical service system includes components such as the service drop, mast, meter and service panel. Branch and service wiring can be partially observed in the service panel. Inspectors may attempt to remove the cover if deemed safe by the inspector to do so. Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector in no way assesses the present or future capacity of the electrical system or accuracy of the device labeling. The inspector also does not verify the effectiveness of or operate any overcurrent devices. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.
• Panel A was a Square D sub panel fed from a direct connection #2 copper at panel B.
Panels B, C and D were 3 wire 120/240v panels with 4/0 AWG stranded aluminum wire which is rated for 200 amps. The main disconnect breakers were 200 amps each. The GE cabinets (rated for 200 amps) appeared to be grounded and neutrals/grounds bonded.
• Bonding jumper is not installed on gas piping and hot/cold water supply piping at water heater. NOTE: Bonding is installed for safety reasons and should be included on metal piping systems, including gas piping, to ensure electrical continuity and to prevent accidental shocks by anyone coming in contact with metal material, which has become charged.
• AFCI breakers were not installed due to original construction practices. Per the 2008 NEC (National Electric Code) AFCI breakers are required in all 15 and 20 amp circuits supplying power to household outlets.
•
• Neutral and ground wires were bonded in the electrical sub panel. Common practice requires that these be separated in any sub panels. This should be further evaluated and by a qualified electrician.
• There were missing knockouts in the dead front cover. Interior of panel was exposed.
• There were breakers installed in A And B panel that were not rated for this manufacturer.
• Panel A sub panel fed from panel B and without a main breaker. We believe this panel should be protected either at the sub panel or at the main panel that feeds the sub panel.
• Access is limited at the panels due to cabinetry.

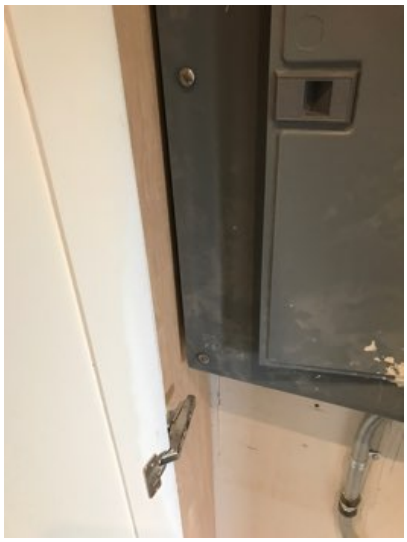
• Improperly terminated wires were noted in panels and should have wire nuts.
• It did not appear that there were anti-oxidants used on the aluminum wire

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

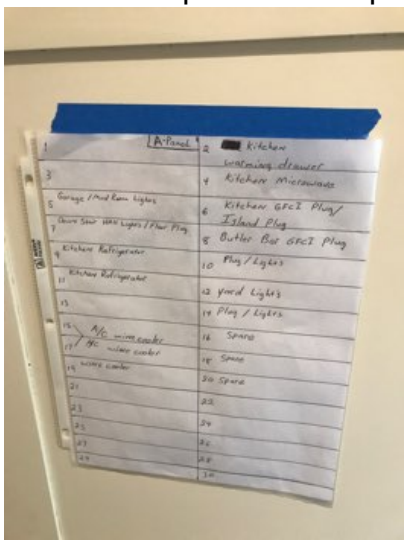
I	NI	NP	D

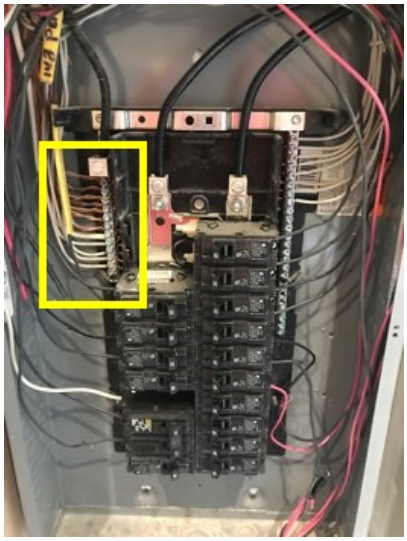
connections.
• There were neutral wires in the panel that were sharing terminals on the bus bar. One neutral wire per terminal screw is permitted.
• Pointed screw fasteners installed to secure metal “dead-front” cover on electrical panel box which is an “electrical-hazard” and screws can penetrate wiring inside box (replace with blunted-end type screws).

There were missing knockouts in the dead front cover. Interior of panel was exposed.



Access is limited at the panels due to cabinetry.

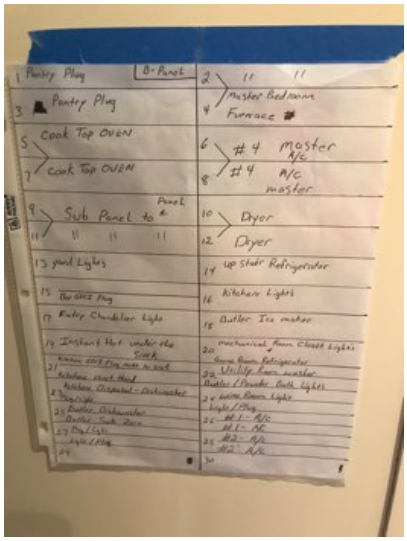


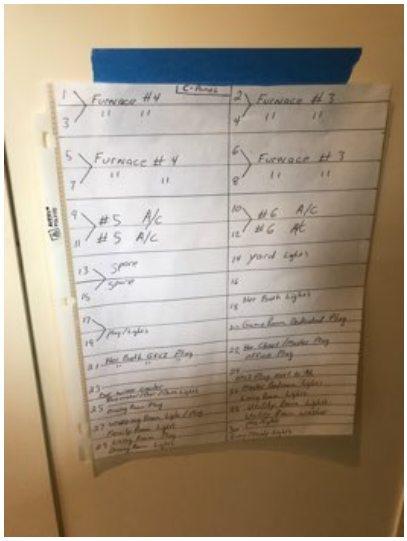


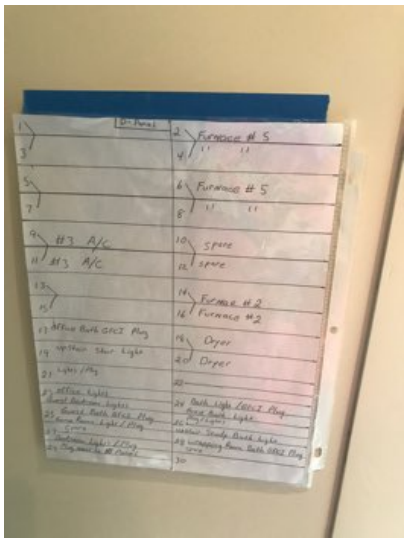
Panel A sub panel fed from panel B and without a main breaker. We believe this panel should be protected either at the sub panel or at the main panel that feeds the sub panel.

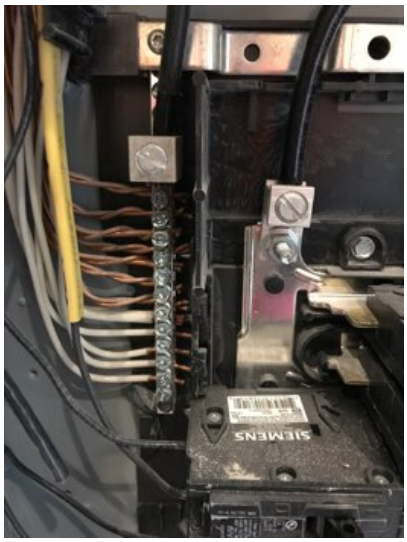
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D







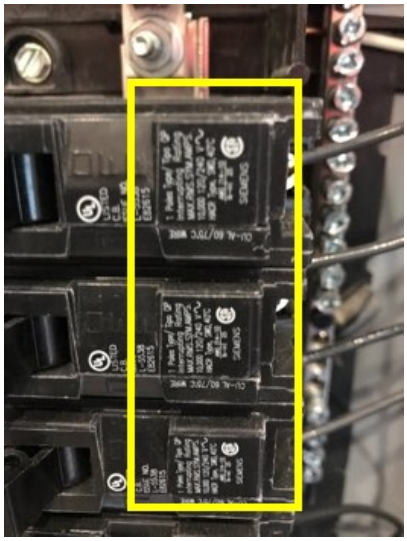


Neutral and ground wires were bonded in the electrical sub panel. Common practice requires that these be separated in any sub panels. This should be further evaluated and by a qualified electrician.

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

I	NI	NP	D

Improperly terminated wires were noted in panels and should have wire nuts.



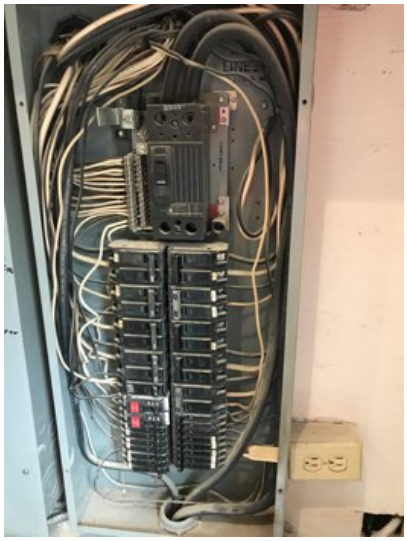
There were breakers installed in A And B panel that were not rated for this manufacturer.

There were breakers installed in A And B panel that were not rated for this manufacturer.

Electrical Systems Service Entrance and Panels

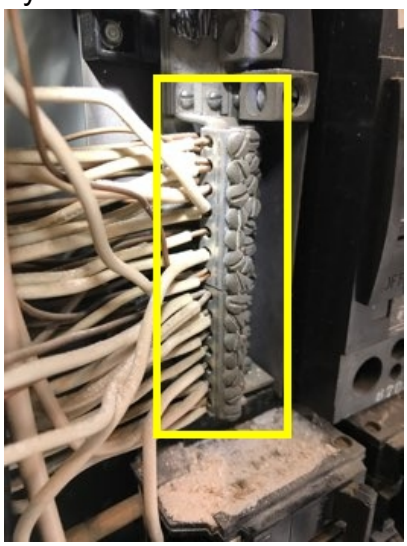
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



Electrical Systems Service Entrance and Panels

Electrical Systems Service Entrance and Panels

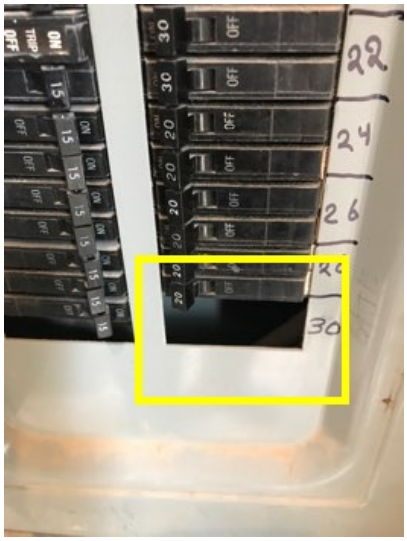


There were neutral wires in the panel that were sharing terminals on the bus bar. One neutral wire per terminal screw is permitted.

Pointed screw fasteners installed to secure metal “dead-front” cover on electrical panel box which is an “electrical-hazard” and screws can penetrate wiring inside box (replace with blunted-end type screws).

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

I	NI	NP	D



There were missing knockouts in the dead front cover. Interior of panel was exposed.

Main disconnect and meter box.

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

I	NI	NP	D	
X			X	B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• Copper wiring
Comments:
• About Branch Circuits, Connected Devices and Fixtures:
Visible and accessible portions of the electrical system are included in the inspection. The electrical system includes components such as wiring, switches, outlets and fixtures. Much of the electrical system in not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. GFCI and AFI protection devices are inspected and reported by the inspector. Though general locations and power sources for smoke alarms are noted; their effectiveness, interconnectivity or suitability for the hearing impaired are not inspected. Low voltage systems and disassembly of mechanical appliances are not included in the inspection. We always recommend further assessment by a licensed electrician if the client has any concerns with the electrical system or its insurability. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Some outlets were not accessible due to furniture and personal items.
• GFCI outlets were present and functioning in the kitchen, bathrooms, garage and exterior.
• We do not inspect or analyze the operation and condition of any exterior lighting (security, yard landscaping, trees, etc.). We suggest consulting with current owner for detailed information on location and operation/maintenance of these fixtures.
• GFCI resets for undercabinet outlet strips were located.
• Outlet covers was missing in the kitchen sink cabinet.
• Open junction box was located in the mudroom sink cabinet, kitchen pantry, and the upper attic area.
• Smoke alarms were not present and functioning on all levels and in all bedrooms and adjacent areas.
• Fixture was not functioning in the 2nd level middle bedroom closet; 2nd level hallway closet. Light bulbs were not tested.
• The glass lense in the coach light at the driveway entrance was damaged.

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

I	NI	NP	D

Open junction box was located in the mudroom sink cabinet, kitchen pantry, and the upper attic area.

Outlet covers was missing in the kitchen sink cabinet.

Open junction box was located in the mudroom sink cabinet.

Smoke alarms were not present and functioning on all levels and in all bedrooms and adjacent areas.

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

I	NI	NP	D

Fixture was not functioning in the 2nd level middle bedroom closet. Light bulbs were not tested.

III. Heating, Ventilation and Air Conditioning Systems

X			X	A. Heating Equipment

Type of System: AC evaporator units were located in the attic. • AC condensing units were located on the exterior.
Energy Source: Furnaces were electric.
Comments:
• An electric powered furnace was manufactured by Trane in 2010. Furnace serviced the home with approximately 5 kw. Furnace was operated. Unit appeared to be functioning as intended.
• An electric powered furnace was manufactured by Goodman in 2014. Furnace serviced the right side of the home with approximately 10 kw. Furnace was operated. Unit appeared to be functioning as intended.
• An electric powered furnace was manufactured by Goodman in 2014. Furnace serviced the master bedroom with approximately 10 kw. Furnace was operated. Unit appeared to be functioning as intended.

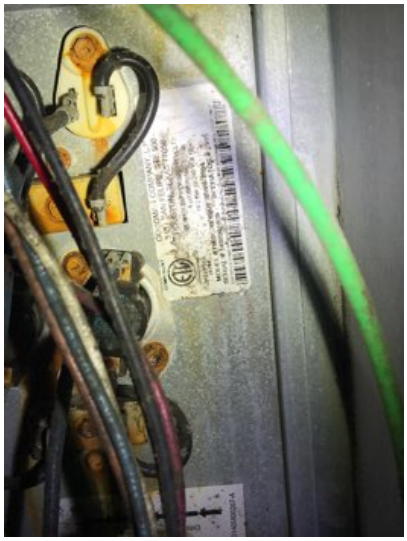
An electric powered furnace #3, was manufactured by American Standard in 2008. Furnace serviced the upper bedrooms approximately 10 kw. Furnace was operated. Unit appeared to be functioning as intended.

An electric powered furnace #4, was manufactured by American Standard in 2008. Furnace serviced the upper bedrooms approximately 10 kw. Furnace was operated. Unit appeared to be functioning as intended.
• Central unit in the upper level attic contained rust in the furnace housing.
• Furnace at the right side of the home did not operate and may be control related.

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

I	NI	NP	D

Central unit in the upper level attic contained rust in the furnace housing.



Central unit in the upper level attic contained rust in the furnace housing.

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

I	NI	NP	D
X			X

B. Cooling Equipment

Type of System: AC evaporator units were located in the attic. • AC condensing units were located on the exterior.
Comments:
• About Cooling Equipment:
The cooling unit is designed to cool and circulate the inside air throughout the house. Central air conditioning units often work in conjunction with central heating systems. The inspector will operate the cooling equipment if it is safe to do so and it is greater than 60 degrees outside. Inspectors will visually inspect the cooling unit for general operation and safety issues. Inspectors are not authorized to disassemble heating or cooling units. Inspectors do not verify compatibility of components, accuracy of the thermostat, sizing of the unit, uniformity of the air supply, types of insulation, proper refrigerant charge or leaks in the system. We always recommend an annual evaluation and cleaning by a qualified HVAC professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• WEST Side
Condensing unit 4 manufactured by Trane in 2018 . Unit appeared to be 4 ton, 16 SEER, using 410a refrigerant. Per the manufacturer's label, max amps on breaker should be 40.

Master bedroom area condensing/heat pump unit 3 manufactured by Goodman in 2014. Unit appeared to be 3 ton, 16 SEER, using 410a refrigerant. Per the manufacturer's label, max amps on breaker should be 30.

Condensing unit 2 manufactured by Concord in 2014. Unit appeared to be 5 ton, using 410a refrigerant. Per the manufacturer's label, max amps on breaker should be 60.

Living Area 1st floor condensing unit 1 manufactured by Trane in 2008 . Unit appeared to be 4 ton, 14 SEER, using 410a refrigerant. Per the manufacturer's label, max amps on breaker should be 60.

NORTH EAST

Condensing/heatpump unit 5 manufactured by Goodman in 2014 . Unit appeared to be 3 ton, 16 SEER, using 410a refrigerant. Per the manufacturer's label, max amps on breaker should be 30.

Condensing unit 6 manufactured by American Standard in 2010. Unit appeared to be 3 ton, 14 SEER, using 410a refrigerant. Per the manufacturer's label, max amps on breaker should be 30.
• Evaporator units matched the condenser age and tonnage.
• Wine room cooler was not identified. Manufacturers id plate was not located.
• AC appeared to be cooling properly. Temperature differential measured 72-51 to 55=17 to 21 between air supply and registers in 5 zones. Typical range should be 15 to 20 degrees.
• We recommend regular seasonal maintenance including cleaning coils and drains, leveling equipment and sealing leakages in duct work; performing heater

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

I	NI	NP	D

service before each cooling or heating season.
• Condensing unit is not elevated. Common building code requires condensers to the elevated at least 3" from the ground.
• Central unit in the upper level attic contained rust in the furnace housing and organic growth on the exterior. This may be due to lack of ventilation in the attic area or condensate leakage or sweating at this unit.
• Electrical conduit was not secured at the master bedroom unit at the West side of the home.
• Wall should be sealed at the AC line entry point on the west side.
• Typical spacing around AC condensing units is 12 inches, or 24 inches between units for most efficient operation.
• Wood blocking should be replaced for furnace in the upper center of the attic.
• Right side upper lower level AC and furnace unit did not operate.

Heating, Ventilation and Air Conditioning Systems Cooling Equipment

Condensing unit is not elevated. Common building code requires condensers to the elevated at least 3" from the ground.

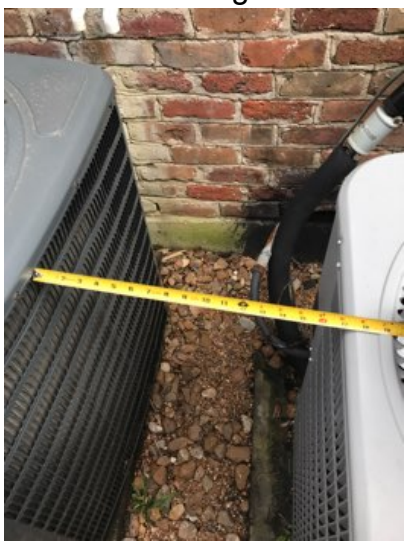
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Electrical conduit was not secured at the master bedroom unit at the West side of the home.

Condensing unit is not elevated. Common building code requires condensers to the elevated at least 3" from the ground.

Wine room cooler was not identified. Manufacturers id plate was not located.



Typical spacing around AC condensing units is 12 inches, or 24 inches between units for most efficient operation.

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

I	NI	NP	D

Typical spacing around AC condensing units is 12 inches, or 24 inches between units for most efficient operation.

Typical spacing around AC condensing units is 12 inches, or 24 inches between units for most efficient operation.

Typical spacing around AC condensing units is 12 inches, or 24 inches between units for most efficient operation.

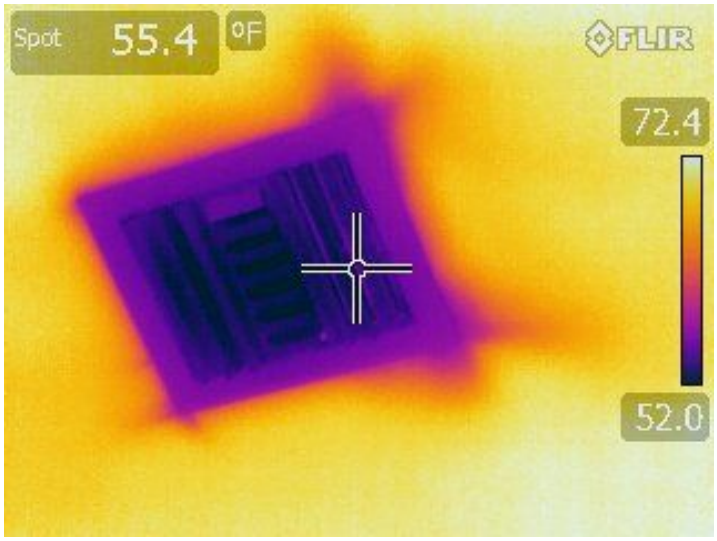
East side condensers.

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

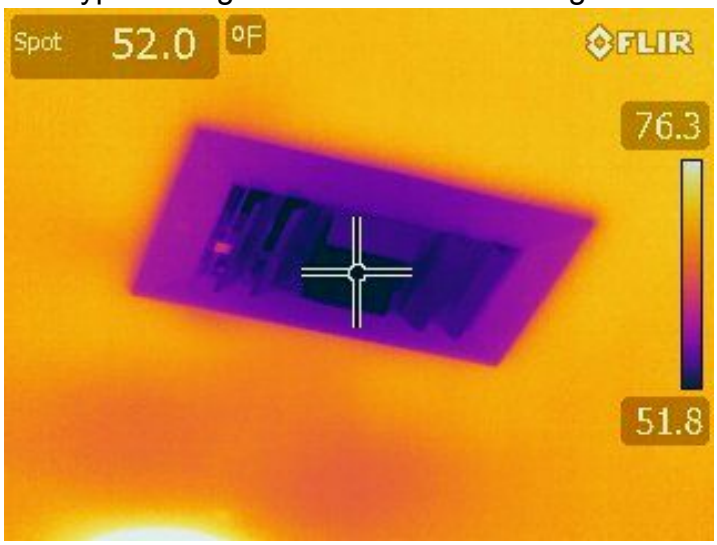
I	NI	NP	D

Heating, Ventilation and Air Conditioning Systems Cooling Equipment

AC appeared to be cooling properly. Temperature differential measured 72-51 to 55=17 to 21 between air supply and registers in 5 zones. Typical range should be 15 to 20 degrees.



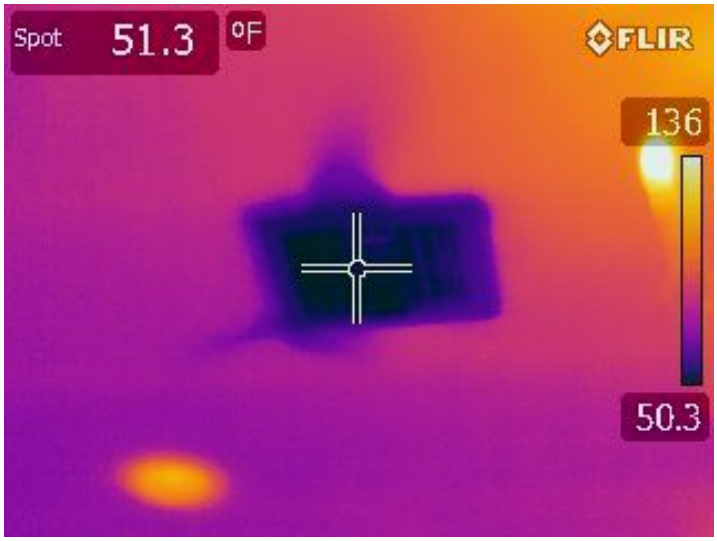
Heating, Ventilation and Air Conditioning Systems Cooling Equipment



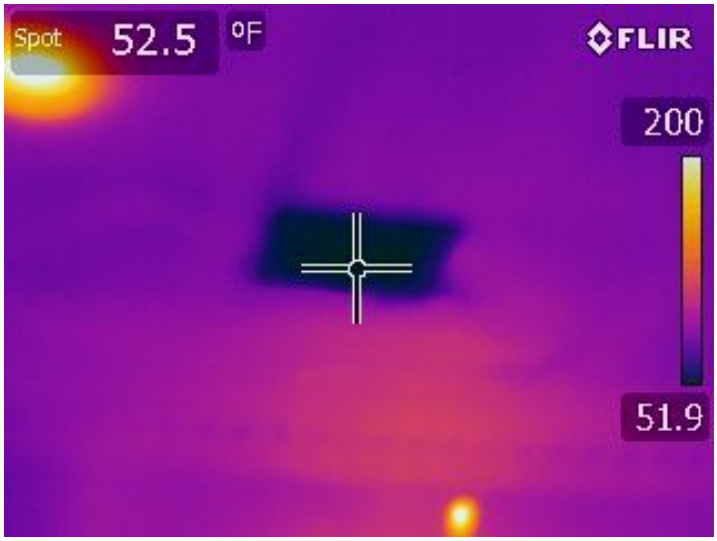
Heating, Ventilation and Air Conditioning Systems Cooling Equipment

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

I	NI	NP	D



Heating, Ventilation and Air Conditioning Systems Cooling Equipment



Heating, Ventilation and Air Conditioning Systems Cooling Equipment

X				C. Duct System, Chases, and Vents

Comments:
• About Duct Systems, Chases and Vents:
Inspector will observe air ducts, chases and registers. Any visible deficiencies in the duct system, chases or vents will be reported. Overall ventilation in the house and attic is very important for the overall health of the structure. Proper ventilation can help control moisture levels and vent out harmful gases. This inspection is not a mold or air quality inspection. Texas law does not allow an inspector to identify and report on things such as mold or insects. Environmental and mold investigations should only be conducted by certified and trained professionals in this area. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.
• Thermostats were Honeywell, Emerson type digital programmable.
• Media filters were observed at the air handlers.

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

I	NI	NP	D

Media filters were observed at the air handlers.

IV. Plumbing Systems

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

I	NI	NP	D
X			X

A. Water Supply System and Fixtures

Location of Water Meter: Left front corner of the property.
Location of Main Water Supply Valve: Left side of house.
Comments:
• About Plumbing Systems:
The plumbing system of a home includes water supply, plumbing drains, plumbing vents and fixtures. Much of the plumbing system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. Drainage is visually inspected for functional drainage. No additional testing is done to determine exact condition of drains or water supply. Inspector does not operate any shutoff valves or sump pumps. Inspector is not required to inspect numerous other systems such as swimming pools, sprinkler systems, water wells, filter systems, fire sprinklers or backflow devices. Functionality of clothes drains, floor drains and freestanding appliances is not tested. Water volume, potability or quality is not tested. Water testing should only be done by qualified professionals in this field. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Copper supply lines were observed in the home.
• Static water pressure was observed to be: 50 psi. The acceptable range for residential water pressure is 40 to 80 psi.
• Main water supply line was copper.
• Where fixtures contact floors and walls (toilet bases, tubs,sinks) contact area should be water tight.
• Shower head/wand was leaking at in his master bathroom.
• Cracked sink was observed in 2nd level media room.
• Aerator was missing from 2nd level right side bathroom sink.
• No backflow prevention devices were observed on exterior hose bibs.

Copper supply.

Cracked sink was observed in 2nd level media room.

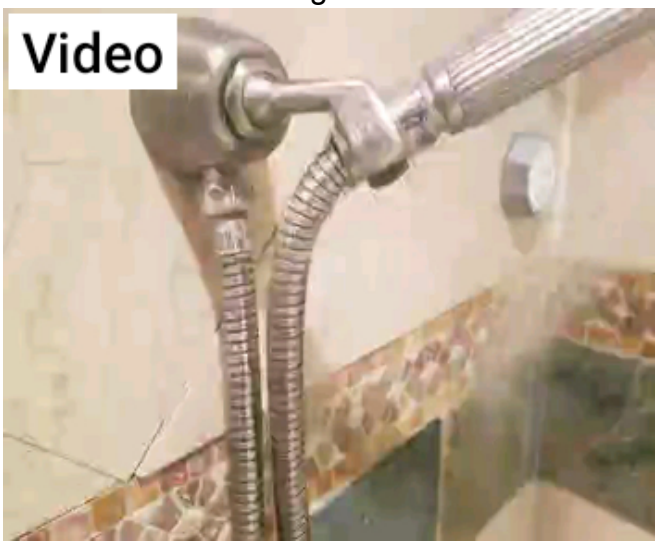
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Cracked sink was observed in 2nd level media room.

Where fixtures contact floors and walls (toilet bases, tubs,sinks) contact area should be water tight.

Where fixtures contact floors and walls (toilet bases, tubs,sinks) contact area should be water tight. (2nd level front left bathroom)



Shower head/wand was leaking at in his master bathroom.

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

I	NI	NP	D

Cracked sink was observed in 2nd level media room.

Aerator was missing from 2nd level right side bathroom sink.

X			X	B. Drains, Wastes, and Vents

Comments:
• Drain waste and vent system was constructed of PVC.
• Drain cleanout was not observed .
• Cast iron drain pipe was observed. Hydrostatic pressure testing and/or video camera testing of drain pipe is recommended due the age and type of piping.
• Sink stopper not working/missing in bar area half bathroom; master bathroom; 2nd level back left bathroom.
• 2nd level front left bathroom sink drain appeared to be draining slowly.
• Plumbing leak was observed at 2nd level media room sink.
• Tub stopper was missing in the 2nd level front left bathroom.
• Drain leak was noted below the master bathroom as viewed from the crawl space.
• Terminated plumbing pipe was noted in several areas of the attic and crawl space. It is unknown if these pipes are connected to plumbing vents.

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

I	NI	NP	D

Drain leak was noted below the master bathroom as viewed from the crawl space.

Terminated plumbing pipe was noted in several areas of the attic and crawl space. It is unknown if these pipes are connected to plumbing vents.

Terminated plumbing pipe was noted in several areas of the attic and crawl space. It is unknown if these pipes are connected to plumbing vents.

Cast iron drain pipe was observed. Hydrostatic pressure testing and/or video camera testing of drain pipe is recommended due the age and type of piping.

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

I	NI	NP	D

Terminated plumbing pipe was noted in several areas of the attic and crawl space. It is unknown if these pipes are connected to plumbing vents.

Sink stopper not working/missing in bathroom bar area half bathroom.

2nd level front left bathroom sink drain appeared to be draining slowly.

Plumbing leak was observed at 2nd level media room sink.

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

I	NI	NP	D

Tub stopper was missing in the 2nd level front left bathroom.

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

I	NI	NP	D
X			X

C. Water Heating Equipment

Energy Source: Water heaters are gas operated • Water heaters are located in the attic.
Capacity: Some units are 40 gallons. • Some units are 50 gallons.
Comments:
• About Water Heaters:
Water heaters are designed to heat the water in the home. The report will include the energy source and capacity of the water heating unit. General installation and safety issues are addressed in the inspection. Water heaters should be equipped with a temperature and pressure relief valve that is designed to relieve back pressure in the unit if the pressure or temperature exceeds the unit's capacity. Most of these valves are not tested as a part of the inspection as they could cause unforeseen damage to persons or property. We recommend that annual maintenance be performed to water heaters as suggested in the owner's manual. If the client is not comfortable with general water heater maintenance we recommend consultation with a qualified professional. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Water heater is gas powered and appeared to be manufactured by Rheem in 2008.

Water heater is gas powered and appeared to be manufactured by Rheem in 2014.

Water heater is gas powered and appeared to be manufactured by American in 2014.

Water heater is gas powered and appeared to be manufactured by Rheem in 2013.

Water heater is gas powered and appeared to be manufactured by Bradford White in 2017.
• Drain pan showed signs of possible water stains and may indicate previous or intermittent leakages. (left side attic)
• In our opinion, there should be a drip leg on the gas line. Most manufacturers recommend drip legs be installed. (left side attic)
• Flue vent is not adequately secured at the roof framing. (multiple units)
• Water heater sustained some physical damage. Appears to be operating normally. (middle attic)
• Flue vents were not terminated with a B type vent.

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

I	NI	NP	D

Plumbing Systems Water Heating Equipment

Drain pan showed signs of possible water stains and may indicate previous or intermittent leakages. (left side attic)

In our opinion, there should be a drip leg on the gas line. Most manufacturers recommend drip legs be installed. (left side attic)

Flue vent is not adequately secured at the roof framing. (multiple units)

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

I	NI	NP	D

Plumbing Systems Water Heating Equipment

Plumbing Systems Water Heating Equipment

Plumbing Systems Water Heating Equipment

Plumbing Systems Water Heating Equipment

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

I	NI	NP	D	

Water heater sustained some physical damage. Appears to be operating normally. (middle attic)

	X	X		D. Hydro-Massage Therapy Equipment

Comments:

X				E. Other

Observations:
• Gas piping was inspected visually in areas open to view.
• Corrugated Stainless Steel Tubing (CSST) was visible in the attic. We are unsure of the bonding requirements of this product, FlashShield by Gastite. There was no visible bonding/grounding noted. Properly bonding and grounding of a Corrugated Stainless Steel Tubing (CSST) system may reduce the risk of damage and fire from a lightning strike. Even a nearby lightning strike that does not strike a structure directly can cause systems in the structure to become electrically energized. Differences in potential between systems may cause damage to the CSST, including holes. Bonding and grounding reduces the risk of arcing and other related damage. Proper bonding and grounding should be further evaluated by a qualified licensed electrician.

V. Appliances

X				A. Dishwashers

Comments:
• Bosch dishwasher operated normally.

X				B. Food Waste Disposers

Comments:
• ISE garbage disposal operated normally.

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

I	NI	NP	D	
X				C. Range Hood and Exhaust Systems

Comments:
• Unit operated normally.
• Termination observed a the wall.

I	NI	NP	D	
X			X	D. Ranges, Cooktops, and Ovens

Comments:
• Wolf gas powered 6 burner cooktop and oven combo.
• Gas oven was measured at 345-355 degrees when set at 350 degrees.
• Units should be cleaned of grease build up as a fire prevention measure.
• Front right burner did not light.

Gas oven was measured at 345-355 degrees when set at 350 degrees.

Front right burner did not light.

Units should be cleaned of grease build up as a fire prevention measure.

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

I	NI	NP	D	
X				E. Microwave Ovens

Comments:
• Sharp microwave operated normally.

I	NI	NP	D	
X			X	F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
• Bath fan did not operate in bar area half bathroom.
• Units should be cleaned of dust and dirt build up to improve air flow.

Bath fan did not operate in bar area half bathroom.

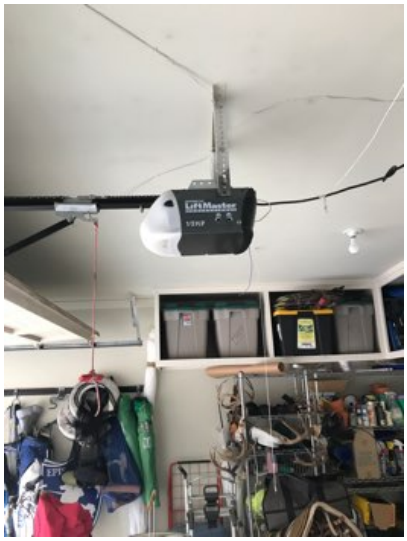
Units should be cleaned of dust and dirt build up to improve air flow.

I	NI	NP	D	
X			X	G. Garage Door Operators

Door Type: One double bay sectional door
Comments:
• Garage door opener was a Liftmaster type chain chain drive with sensors.
• Garage door opener operated normally.
• Electronic sensors were mounted too high above the floor. Sensors should be no more than 6" from the floor.

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

I	NI	NP	D



Appliances Garage Door Operators

Electronic sensors were mounted too high above the floor. Sensors should be no more than 6" from the floor.

X				H. Dryer Exhaust Systems

Comments:
• Dryer was present and connected; dryer vent was not accessible.
• Vent should be cleaned prior to use to reduce fire hazard.
• Termination was viewed exiting the roof.

X				I. Other

Observations:
• Sub-Zero refrigerator with functioning ice maker was observed in the kitchen.
• Marvel wine cooler in bar area appears to be operating normally.
• Sub-Zero beverage cooler was present and appeared to be operating normally.

VI. Optional Systems

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

I	NI	NP	D
X	X		X

A. Landscape Irrigation (Sprinkler) Systems

Comments:
• About Sprinkler Systems: Sprinkler system zones are operated and observed. Any surface leaks, deficient valves, abnormal spray head patterns or deficiencies in flow are noted. Control panels and lack of backflow devices, rain sensors or shutoff valves are noted. Inspectors are not required to note or test lack of effective coverage, automatic function of the timer or control box, effectiveness of the rain or freeze sensors or sizing and effectiveness of the anti-siphon or backflow preventers. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.
• Pressure vacuum break was observed on the rear of the home and maintains separation of the irrigation system and the potable water supply.
• Pressure vacuum break was missing insulation and plumbing was leaking.

Pressure vacuum break was missing insulation and plumbing was leaking.

Pressure vacuum break was missing insulation and plumbing was leaking.

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

I	NI	NP	D	
		X		B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

I	NI	NP	D	
		X		C. Outbuildings

Materials:
Comments:

I	NI	NP	D	
		X		D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

I	NI	NP	D	
		X		E. Private Sewage Disposal (Septic) Systems

Materials:
Location of Drain Field:
Comments:

I	NI	NP	D	
		X		F. Other

Comments:

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Condenser	In systems involving heat transfer, a condenser is a device or unit used to condense a substance from its gaseous to its liquid state, by cooling it. In so doing, the latent heat is given up by the substance and transferred to the surrounding environment. Unit is typically located on the exterior.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.
evaporator	An evaporator is a device in a process used to turn the liquid form of a chemical substance such as water into its gaseous-form/vapor. The liquid is evaporated, or vaporized, into a gas form of the targeted substance in that process. Typically located at the air handler.

Report Summary

Structural Systems		
Page 8 Item: A	Foundations	• Replace hollow block supports observed in the crawlspace. Support wiring off the ground. Remove abandoned plumbing pipes. Remove ventilation motor if not operational. Replace shim stock with solid block or steel plates. Add joist brackets where joists butt into beams. • Screening at ventilation openings for the foundation was damaged in multiple areas and may allow pests to enter. • A cold joint was noted at the north wall. • Crawl space was not properly accessible. Some areas appeared to have inadequate clearance. Per common building code, there should be a minimum 18" x 24" opening to enter the crawl space. There should be at least 12" of clearance from the ground to the bottom of the beams. There should be at least 18" of clearance from the ground to the floor joists.
Page 12 Item: B	Grading & Drainage	• Foundation exposure at some areas should be increased. Common building code calls for 4" exposure to brick and 6" exposure to siding. • Excessive vegetation was noted in some areas of the home. In our opinion vegetation should be cleared at least 12" from the exterior walls. • Muddy areas were noted at all sides of the structure. Consideration should be given to the installation or modification of the existing drainage system and gutter system to maintain an even level of moisture in the soil surrounding the foundation. • Deteriorated grout joints were noted in the front walk at the entry. • Water was observed in gutters, damage was observed at the South side gutters. Gutters should be properly secured and pitched, joints should be sealed to prevent leakage and gutters cleared to promote water flow. • Gutter termination was missing from the gutter downspout adjacent to the garage.
Page 15 Item: C	Roof Covering Materials	• South east corner valley contained repaired area silicone and is not a permanent repair. • Siding was touching the roof surface at the at some gabled areas. In our opinion, siding should be at least 1" from the roof surface. • Damage/cracked/scarred shingles were noted in random places. Recommend evaluation by a qualified slate roofing contractor. • Trees were contacting the roof surface. Tree limbs and vegetation may prematurely wear or damage shingles. • Missing shingle was observed at roof ridge.

Page 19 Item: D	Roof Structure and Attic	• Hollow Core door was noted at the left side and right side walk through attic access. These doors should be solid core and self closing as a fire separation issue. • Low level of insulation and in need of improvement for better efficiency. 12+ inches of insulation or an R38 or higher is recommended. • A high area was noted on the roof framing between the front dormers. • There was missing and displaced insulation in multiple locations. • Not all paths to equipment were decked.
Page 22 Item: E	Walls (Interior and Exterior)	• Some mortar/brick cracks were observed around house. Most notably by the north wall. In our opinion, there did not appear to be excessive amounts deflection or settlement in these areas. These should be properly sealed. • Gaps were noted at some service penetrations. All exterior wall penetrations, changes of materials and direction should be properly sealed to prevent water and pest intrusion. • Wood rot was noted at the front bay type window trim.
Page 26 Item: F	Ceilings and Floors	• Some floor differential was noted; dip was observed outside the centrally located half bathroom area and half bathroom at 1.5 inches. Differential in master bedroom closet was measured at 1 inch. • Upper floors were noisy in some areas. This may be due to loose sub flooring under the floor coverings. • Minor ceiling cracks were noted in the 2nd level yellow bedroom. In our opinion, there did not appear to be excessive deflection or settlement in these areas. • Much of the the under floor insulation was hanging down in several areas of the crawl space.
Page 27 Item: G	Doors (Interior and Exterior)	• Hardware at the front door is loose and requires repair as the bolt twists and, dead bolt thumb turn was missing. • The breakfast room closet; butler's half bathroom; foyer closet; his master bathroom; 2nd level left closet; was not latching properly and should be adjusted. • Some courtyard doors in family room were not square and contacting the frame and may require adjustment. • Door hardware was loose at some doors around home. • Hardware not functioning properly at bar area half bathroom. • Master shower door handle was loose. • Some doors were contacting and rubbing the carpet in the 2nd level media room. This will cause wear or damage on the carpet in these areas. • Double doors in 2nd level hallway do not have doors knobs. • Deterioration of door and frame and adjacent wood trim noted at the rear entry door.
Page 32 Item: H	Windows	• Casement handle on some windows was missing. • Some wood windows were painted shut and would not open.
Page 33 Item: I	Stairways (Interior and Exterior)	• Handrails are required where four or risers are present. • Handrail was loose. • According to common building code: The guardrail atop stairwell should be 36 inches high and was measured at 34 inches. • Maximum differential between shortest and tallest step should be 3/8 inches. Differential measured at 1.5 inches.

Page 34 Item: J	Fireplace/Chimney	• Creosote buildup in fireplace. Recommend a cleaning and inspection by a qualified chimney sweep before using the fireplace. (living room and library) • Gas starters were present and dampers should be blocked open with the presence of gas accessories.
Page 35 Item: K	Porches, Balconies, Decks, and Carports	• Rear porch steps lack railings and may be a fall hazard. • Exterior doors at the south side living area and rear courtyard do not have steps.
Page 37 Item: L	Other	• Intersections between counters and tile/wall contained gaps. Caulking improvements should be made to prevent water from entering these areas. (kitchen) • 2nd level office room bathroom tub door did not swing and was contacting the tub. • Rear wall at the master bathroom has cracked and separated from the home. • Left side outside gate did not close adequately. • Drive way entry gate was damaged and may have been impacted by a vehicle.
Electrical Systems		
Page 41 Item: A	Service Entrance and Panels	• Neutral and ground wires were bonded in the electrical sub panel. Common practice requires that these be separated in any sub panels. This should be further evaluated and by a qualified electrician. • There were missing knockouts in the dead front cover. Interior of panel was exposed. • There were breakers installed in A And B panel that were not rated for this manufacturer. • Panel A sub panel fed from panel B and without a main breaker. We believe this panel should be protected either at the sub panel or at the main panel that feeds the sub panel. • Access is limited at the panels due to cabinetry. • Improperly terminated wires were noted in panels and should have wire nuts. • It did not appear that there were anti-oxidants used on the aluminum wire connections. • There were neutral wires in the panel that were sharing terminals on the bus bar. One neutral wire per terminal screw is permitted. • Pointed screw fasteners installed to secure metal “dead-front” cover on electrical panel box which is an “electrical-hazard” and screws can penetrate wiring inside box (replace with blunted-end type screws).
Page 46 Item: B	Branch Circuits, Connected Devices, and Fixtures	• Outlet covers was missing in the kitchen sink cabinet. • Open junction box was located in the mudroom sink cabinet, kitchen pantry, and the upper attic area. • Smoke alarms were not present and functioning on all levels and in all bedrooms and adjacent areas. • Fixture was not functioning in the 2nd level middle bedroom closet; 2nd level hallway closet. Light bulbs were not tested. • The glass lense in the coach light at the driveway entrance was damaged.
Heating, Ventilation and Air Conditioning Systems		

Page 48 Item: A	Heating Equipment	• Central unit in the upper level attic contained rust in the furnace housing. • Furnace at the right side of the home did not operate and may be control related.
Page 51 Item: B	Cooling Equipment	• Condensing unit is not elevated. Common building code requires condensers to the elevated at least 3" from the ground. • Central unit in the upper level attic contained rust in the furnace housing and organic growth on the exterior. This may be due to lack of ventilation in the attic area or condensate leakage or sweating at this unit. • Electrical conduit was not secured at the master bedroom unit at the West side of the home. • Wall should be sealed at the AC line entry point on the west side. • Typical spacing around AC condensing units is 12 inches, or 24 inches between units for most efficient operation. • Wood blocking should be replaced for furnace in the upper center of the attic. • Right side upper lower level AC and furnace unit did not operate.
Plumbing Systems		
Page 57 Item: A	Water Supply System and Fixtures	• Where fixtures contact floors and walls (toilet bases, tubs,sinks) contact area should be water tight. • Shower head/wand was leaking at in his master bathroom. • Cracked sink was observed in 2nd level media room. • Aerator was missing from 2nd level right side bathroom sink. • No backflow prevention devices were observed on exterior hose bibs.
Page 59 Item: B	Drains, Wastes, and Vents	• Sink stopper not working/missing in bar area half bathroom; master bathroom; 2nd level back left bathroom. • 2nd level front left bathroom sink drain appeared to be draining slowly. • Plumbing leak was observed at 2nd level media room sink. • Tub stopper was missing in the 2nd level front left bathroom. • Drain leak was noted below the master bathroom as viewed from the crawl space. • Terminated plumbing pipe was noted in several areas of the attic and crawl space. It is unknown if these pipes are connected to plumbing vents.
Page 63 Item: C	Water Heating Equipment	• Drain pan showed signs of possible water stains and may indicate previous or intermittent leakages. (left side attic) • In our opinion, there should be a drip leg on the gas line. Most manufacturers recommend drip legs be installed. (left side attic) • Flue vent is not adequately secured at the roof framing. (multiple units) • Water heater sustained some physical damage. Appears to be operating normally. (middle attic) • Flue vents were not terminated with a B type vent.
Appliances		
Page 67 Item: D	Ranges, Cooktops, and Ovens	• Units should be cleaned of grease build up as a fire prevention measure. • Front right burner did not light.

Page 68 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	• Bath fan did not operate in bar area half bathroom. • Units should be cleaned of dust and dirt build up to improve air flow.
Page 68 Item: G	Garage Door Operators	• Electronic sensors were mounted too high above the floor. Sensors should be no more than 6" from the floor.
Optional Systems		
Page 70 Item: A	Landscape Irrigation (Sprinkler) Systems	• Pressure vacuum break was missing insulation and plumbing was leaking.