

Reliable Home Inspections

Property Inspection Report



123 Easy St, Pleasantville, TX 75555
Inspection prepared for: Joe Sample
Real Estate Agent: -

Date of Inspection: 5/27/2017 Time: 9:00 AM
Age of Home: 1984 Size: 2653
Weather: Cloudy 85 Degrees
Order ID:

Inspector: Chesley Graham
License # 4516
13901 Midway Rd, Suite 102-357, Farmers Branch, TX 75244
Phone: 972-365-4631
Email: ches@rhidfw.com
www.rhidfw.com



PROPERTY INSPECTION REPORT

Prepared For: Joe Sample
(Name of Client)

Concerning: 123 Easy St, Pleasantville TX, 75555
(Address or Other Identification of Inspected Property)

By: Chesley Graham, License # 4516 5/27/2017
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I	NI	NP	D
---	----	----	---

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab foundation
 Comments:

A.1. The foundation(s) evaluation was measured using a ZipLevel. The measurements reflect the current deflection of the foundation as measured from near the entry or center of the home. It does not tell you if the foundations were level originally. Most homes we have measured are level within the ASTM standards allowing for 3/4 in deflection in a slab foundation every 17 Feet. See measurement on the provided separate report. We combine this report with other movement indicators, such as gap at windows, crack(s) in the brick veneer, interior wall, and ceiling cracking to determine if a further evaluation is needed.

A.2. The measurements are within the ASTM Standards and no further evaluation is needed.

B. Grading & Drainage

Comments:

B.1. TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (except as related to slope and drainage); determine area hydrology or the presence of underground water; or determine the efficiency or operation of underground or surface drainage systems.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Shingles
 Viewed From: Walked on the roof
 Comments:

C.1. TREC LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

C.2. The roof has suffered hail damage. The roof needs to be further evaluated by a qualified roofing contractor or the insuring claim adjuster. The only one that can decide if the roof is insurable is the insuring company. Rear of roof

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



The roof has suffered hail damage. The roof needs to be further evaluated by a qualified roofing contractor or the insuring claim adjuster. The only one that can decide if the roof is insurable is the insuring company. Rear of roof



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

I	NI	NP	D
---	----	----	---

D. Roof Structure & Attic

Approximate Average Depth of Insulation: Attic floor insulation is 6 to 9 inches deep

Approximate Average Thickness of Vertical Insulation: Insulation is 3 inches
Comments:

D.1. TREC LIMITATIONS: The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; operate powered ventilator(s); or provide an exhaustive list of locations of water penetrations.

D.2. Viewed From: inside the attic

D.3. Insulation improvements are needed. The suggested depth of insulation on an attic floor is 10 to 12 inches of loose fill or an R-Factor of R-38 or more.

D.4. Ideally, the attic access hatch should be better insulated and weather stripped when inside the building envelope.

D.5. There is evidence of vermin activity (fecal droppings in the water heater closet. A pest control specialist should be consulted in this regard.

D.6. The heat shield is missing in the water heater closet. The ceiling is damaged and should be repaired.

D.7. The fascia boards are water damaged on the rear side of the garage. All fascia board should be repaired and painted while the gutters are removed for re-roofing.



The heat shield is missing in the water heater closet. The ceiling is damaged and should be repaired.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Ideally, the attic access hatch should be better insulated and weather stripped when inside the building envelope.



The fascia boards are water damaged on the rear side of the garage. All fascia board should be repaired and painted while the gutters are removed for re-roofing.



The fascia boards are water damaged on the rear side of the garage. All fascia board should be repaired and painted while the gutters are removed for re-roofing.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

E. Walls (Interior and Exterior)

Wall Materials: Exterior walls are made of brick veneer, Interior walls are made of drywall
 Comments:

E.1. TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or counter tops, or provide an exhaustive list of locations of water penetrations.

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

I	NI	NP	D
---	----	----	---

F. Ceilings and Floors

Ceiling & Floor Materials: Ceiling is made of drywall

G. Doors (Interior and Exterior)

Comments:

G.1. The garage to the interior door has a pet door. This is a fire code violation and the door should be replaced.



The garage to the interior door has a pet door. This is a fire code violation and the door should be replaced.

H. Windows

Window Types: Windows are made of alluminum

Comments:

H.1. TREC LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

H.2. The window(s) have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties. The glass should be repaired or replaced.

H.3. Window hardware is damaged and should be repaired. Spring font center bedroom left window

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



The window(s) have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties. The glass should be repaired or replaced.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)
--------------------------	--------------------------	-------------------------------------	--------------------------	--------------------------------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Fireplace/Chimney
-------------------------------------	--------------------------	--------------------------	--------------------------	----------------------



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
-------------------------------------	--------------------------	--------------------------	--------------------------	--

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------------

Panel Locations:

The electrical panel is located in the garage

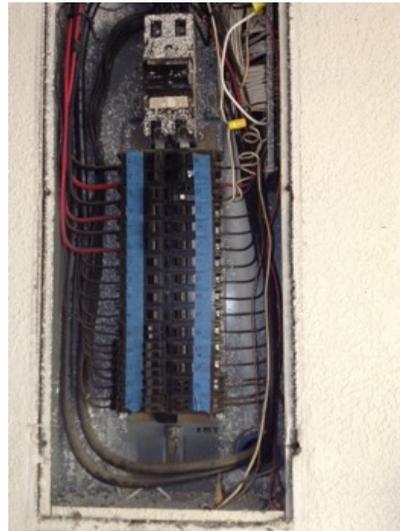
Materials & Amp Rating:

200 amp

Comments:

A.1. TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgement; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of over-current devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of over-current devices; or operate over-current devices.

A.2. Panel screws need to be replaced where missing. Only machine screws should be installed in the panel.



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

I	NI	NP	D
---	----	----	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
-------------------------------------	--------------------------	--------------------------	-------------------------------------	---

Type of Wiring:

Copper wiring

Comments:

B.1. TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

B.2. The installation of a ground fault circuit interrupter (**GFCI**) is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. Locations needed: Kitchen all outlets

B.3. An outlet is loose and should be re-secured at the kitchen counters

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

Central air split unit

Energy Source:

Natural Gas



B. Cooling Equipment

Type of Systems:

Central air split unit



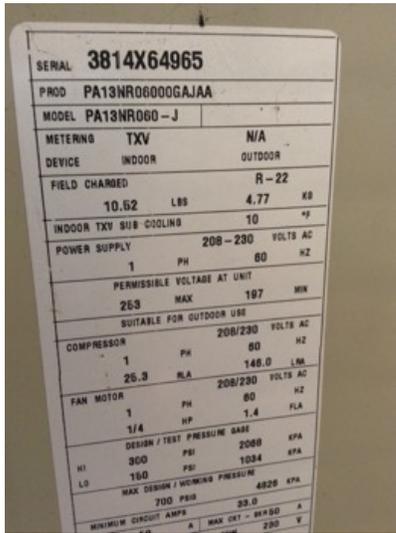
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



5 Ton 2014 R 22

C. Duct System, Chases, and Vents

Comments:

C.1. The HVAC grey flex duct was recalled due to the vapor barrier being easily damaged by UV light. Once the vapor barrier is damaged the insulation will open up. The duct has not been used since the late 1980's and should be replaced.

C.2. Flexible air flow ducts observed in contact with each other. Air flow ducts in contact with each other or other insulation material generate sweating to ceilings at the point of contact with each other or other building materials. Clearance or separation from contact with each other by strapping with HVAC nylon strapping material prevents sweating.

[ref: IRC M1601.2 factory made ducts; IMC 603.11 pg. 53; CABO 1901.2; SBCCI 606.2.1; "provisions shall be made to prevent the formation of condensation on the exterior of any duct"; TREC 535.230(d)(1).] Where ducts are separated by insulation blankets condensation moisture is generally increased (as the insulation traps hot air against the cooler ducts).

C.3. The HVAC unit has a media filter at the unit and the hall way and garage hallway has a one inch filter.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



The HVAC grey flex duct was recalled due to the vapor barrier being easily damage by UV light. Once the vapor barrier is damaged the insulation will open up. The duct has not be used since the late 1980's and should be replaced.



Flexible air flow ducts observed in contact with each other. Air flow ducts in contact with each other or other insulation material generate sweating to ceilings at the point of contact with each other or other building materials. Clearance or separation from contact with each other by strapping with HVAC nylon strapping material prevents sweating. [ref: IRC M1601.2 factory made ducts; IMC 603.11 pg. 53; CABO 1901.2; SBCCI 606.2.1; "provisions shall be made to prevent the formation of condensation on the exterior of any duct"; TREC 535.230(d)(1).] Where ducts are separated by insulation blankets condensation moisture is generally increased (as the insulation traps hot air against the cooler ducts).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

IV. PLUMBING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Plumbing Supply, Distribution Systems and Fixtures
-------------------------------------	--------------------------	--------------------------	-------------------------------------	---

Location of Water Meter:

Near the street

Location of Main Water Supply Valve:

Could not be located

Static water pressure reading: 60

Comments:

A.1. TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, portability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

A.2. The toilet shows evidence of leakage at the base. Master bathroom. This should be repaired by a qualified plumbing contractor.



Water Meter



The toilet shows evidence of leakage at the base. Master bathroom. This should be repaired by a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

B. Drains, Wastes, and Vents

C. Water Heating Equipment

Energy Source:

Water heater is gas powered

Water heater is located in the hall closet

Water heater is located in the garage

Capacity:

Unit is 40 gallons. MFG 2002

Unit is 50 gallons. MFG 2007

Comments:

C.1. TREC LIMITATIONS: The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

C.2. Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

D. Hydro-Massage Therapy Equipment

Comments:

D.1. TREC LIMITATIONS: The inspector is not required to determine the adequacy of self-draining features of circulation systems.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
-------------------------------------	--------------------------	--------------------------	--------------------------	----------------

Comments:

A.1. TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
-------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C. Range Hood and Exhaust Systems
-------------------------------------	--------------------------	--------------------------	--------------------------	-----------------------------------

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------------

Comments:

D.1. GAS RANGE



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
--------------------------	--------------------------	-------------------------------------	--------------------------	--------------------

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
-------------------------------------	--------------------------	--------------------------	--------------------------	--

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Door Type:

Sectional door

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
-------------------------------------	--------------------------	--------------------------	-------------------------------------	---

Comments:

A.1. Broken and or missing sprinkler heads were noted. This condition should be remedied to ensure adequate spray coverage for the entire sprinkler system. Driveway zones and front yard. All lines need to be teed and repaired by a qualified irrigation contractor.



Broken and or missing sprinkler heads were noted. This condition should be remedied to ensure adequate spray coverage for the entire sprinkler system. Driveway zones and front yard. All lines need to be teed and repaired by a qualified irrigator.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Outbuildings
-------------------------------------	--------------------------	--------------------------	--------------------------	-----------------

Materials:

Wood Frame

Comments:

B.1. The outbuilding is not secured to a foundation. This is to prevent the building from being blown away during high winds and is required by most building codes. Suggest a permit be examined to meet local building codes.

B.2. The damage wood siding on the detached building needs to be replaced.



The damage wood siding on the detached building needs to be replaced.



The outbuilding is not secured to a foundation. This is to prevent the building from being blown away during high winds and is required by most building codes. Suggest a permit be examined to meet local building codes.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

Glossary

Term	Definition
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.

Summary

STRUCTURAL SYSTEMS

Page 3 Item: C	Roof Covering Materials	C.2. The roof has suffered hail damage. The roof needs to be further evaluated by a qualified roofing contractor or the insuring claim adjuster. The only one that can decide if the roof is insurable is the insuring company. Rear of roof
----------------	-------------------------	--



The roof has suffered hail damage. The roof needs to be further evaluated by a qualified roofing contractor or the insuring claim adjuster. The only one that can decide if the roof is insurable is the insuring company. Rear of roof



<p>Page 6 Item: D</p>	<p>Roof Structure & Attic</p>	<p>D.3. Insulation improvements are needed. The suggested depth of insulation on an attic floor is 10 to 12 inches of loose fill or an R-Factor of R-38 or more.</p> <p>D.4. Ideally, the attic access hatch should be better insulated and weather stripped when inside the building envelope.</p> <p>D.5. There is evidence of vermin activity (fecal droppings in the water heater closet. A pest control specialist should be consulted in this regard.</p> <p>D.6. The heat shield is missing in the water heater closet. The ceiling is damaged and should be repaired.</p> <p>D.7. The fascia boards are water damaged on he rear side of the garage. All fascia broad should be repaired and painted while the gutters are removed for re-roofing.</p>
-----------------------	-----------------------------------	--



The heat shield is missing in the water heater closet. The ceiling is damaged and should be repaired.



The fascia boards are water damaged on he rear side of the garage. All fascia broad should be repaired and painted while the gutters are removed for re-roofing.



The fascia boards are water damaged on he rear side of the garage. All fascia broad should be repaired and painted while the gutters are removed for re-roofing.

Page 8 Item: G	Doors (Interior and Exterior)	G.1. The garage to the interior door has a pet door. This is a fire code violation and the door should be replaced.
----------------	-------------------------------	---



The garage to the interior door has a pet door. This is a fire code violation and the door should be replaced.

Page 8 Item: H	Windows	<p>H.2. The window(s) have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties. The glass should be repaired or replaced.</p> <p>H.3. Window hardware is damaged and should be repaired. Spring font center bedroom left window</p>
----------------	---------	--



The window(s) have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to lose its insulating properties. The glass should be repaired or replaced.

ELECTRICAL SYSTEMS

Page 10 Item: A	Service Entrance and Panels	A.2. Panel screws need to be replaced where missing. Only machine screws should be installed in the panel.
-----------------	-----------------------------	--

Page 11 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>B.2. The installation of a ground fault circuit interrupter (GFCI) is recommended. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. Locations needed: Kitchen all outlets</p> <p>B.3. An outlet is loose and should be re-secured at the kitchen counters</p>
-----------------	--	---

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 13 Item: C	Duct System, Chases, and Vents	<p>C.1. The HVAC grey flex duct was recalled due to the vapor barrier being easily damage by UV light. Once the vapor barrier is damaged the insulation will open up. The duct has not be used since the late 1980's and should be replaced.</p> <p>C.2. Flexible air flow ducts observed in contact with each other. Air flow ducts in contact with each other or other insulation material generate sweating to ceilings at the point of contact with each other or other building materials. Clearance or separation from contact with each other by strapping with HVAC nylon strapping material prevents sweating. [ref: IRC M1601.2 factory made ducts; IMC 603.11 pg. 53; CABO 1901.2; SBCCI 606.2.1; "provisions shall be made to prevent the formation of condensation on the exterior of any duct"; TREC 535.230(d)(1).] Where ducts are separated by insulation blankets condensation moisture is generally increased (as the insulation traps hot air against the cooler ducts).</p> <p>C.3. The HVAC unit has a media filter at the unit and the hall way and garage hallway has a one inch filter.</p>
-----------------	--------------------------------	--



The HVAC grey flex duct was recalled due to the vapor barrier being easily damaged by UV light. Once the vapor barrier is damaged the insulation will open up. The duct has not been used since the late 1980's and should be replaced.



Flexible air flow ducts observed in contact with each other. Air flow ducts in contact with each other or other insulation material generate sweating to ceilings at the point of contact with each other or other building materials. Clearance or separation from contact with each other by strapping with HVAC nylon strapping material prevents sweating. [ref: IRC M1601.2 factory made ducts; IMC 603.11 pg. 53; CABO 1901.2; SBCCI 606.2.1; "provisions shall be made to prevent the formation of condensation on the exterior of any duct"; TREC 535.230(d)(1).] Where ducts are separated by insulation blankets condensation moisture is generally increased (as the insulation traps hot air against the cooler ducts).

PLUMBING SYSTEMS

Page 15 Item: A	Plumbing Supply, Distribution Systems and Fixtures	A.2. The toilet shows evidence of leakage at the base. Master bathroom. This should be repaired by a qualified plumbing contractor.
-----------------	--	---



The toilet shows evidence of leakage at the base. Master bathroom. This should be repaired by a qualified plumbing contractor.

OPTIONAL SYSTEMS

Page 21 Item: A	Landscape Irrigation (Sprinkler) Systems	A.1. Broken and or missing sprinkler heads were noted. This condition should be remedied to ensure adequate spray coverage for the entire sprinkler system. Driveway zones and front yard. All lines need to be teed and repaired by a qualified irrigation contractor.
-----------------	--	---



Broken and or missing sprinkler heads were noted. This condition should be remedied to ensure adequate spray coverage for the entire sprinkler system. Driveway zones and front yard. All lines need to be teed and repaired by a qualified irrigation contractor.



<p>Page 22 Item: B</p>	<p>Outbuildings</p>	<p>B.1. The outbuilding is not secured to a foundation. This is to prevent the building from being blown away during high winds and is required by most building codes. Suggest a permit be examined to meet local building codes.</p> <p>B.2. The damage wood siding on the detached building needs to be replaced.</p>
------------------------	---------------------	--



The damage wood siding on the detached building needs to be replaced.



The outbuilding is not secured to a foundation. This is to prevent the building from being blown away during high winds and is required by most building codes. Suggest a permit be examined to meet local building codes.