

# *Michael Rucker Professional Inspector LLC*

## Property Inspection Report



Inspection prepared for:  
Real Estate Agent: -

Date of Inspection: 8/26/2017 Time: 9:00 AM  
Age of Home: 2017 Size: 3993  
Weather: Cloudy 84 F  
Order ID: 248House faces east.

Inspector: Michael Rucker  
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# PROPERTY INSPECTION REPORT

Prepared For: \_\_\_\_\_  
(Name of Client)

Concerning: \_\_\_\_\_  
(Address or Other Identification of Inspected Property)

By: Michael Rucker, License TREC Lic #20910 8/26/2017  
(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](http://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.

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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### INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

### PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties ([www.nachi.org/comsop](http://www.nachi.org/comsop)). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

### EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to

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independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and

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does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

### A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

### A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

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The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Foundations</b>
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Type of Foundation(s):

- Slab on grade.

Comments:

• Foundation is a slab on grade and appears to be performing its intended function at the time of the inspection. Some areas of the slab were possibly concealed from view by high soil levels, decks, floor coverings and other type obstructions.

- Zip Level Check: (Measured in tenths of an inch)

0.0 Front entry door area (Level)

-0.2 Garage pedestrian door at laundry

0.0 East side bedroom

0.2 Southwest corner of breakfast room

0.4 Northwest corner of master

There are no industry standards for level check measurements. These measurements in addition to other findings, (doors that bind or out of square, drywall cracks under or above windows and doors, exterior cracks in brick or stone veneer, floor tile cracks, ceiling cracks or settlement etc..) are used by contractors and structural engineers to formulate opinions to the structures performance. General rule by inspectors and contractors is 1 inch deviation in 30 feet. These measurements are useful for monitoring structural movement over time.

• The TREC inspector for this inspection is not a professional engineer. The opinions given on the performance of this structure's foundation are based on the knowledge and experience of the inspector and may be subjective and may vary from the opinions of other inspectors. The inspector makes comments comprised of opinion and not fact, determinations that are factual are available via specialized qualified and licensed engineering studies, which are beyond the scope of this inspection. Future performance of the foundation is not warranted. If you note any changes/observations from this report at a later date from what has been reported herein, a re-assessment should be made by a qualified and licensed engineer/foundation contractor and appropriate action taken. The foundation inspection performed was cursory and limited to visual observations of accessible/visible exterior and interior structural components of the house at the time of the inspection.

- Exposed reinforcement steel noted in slab at northwest side.

- Parge coating was not applied.

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Level Check.



Missing parge coat.



Exposed reinforcement steel

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**B. Grading & Drainage**

Comments:

- Grading and drainage were performing their intended function by moving water away from the home at the time of the inspection.
- Recommend installing rain gutters. Rain gutters and appropriately located down spouts with splash guards will possibly help reduce the chances of rain water intrusions and soil erosion.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**C. Roof Covering Materials**

Type(s) of Roof Covering: Asphalt/Fiberglass shingles

Viewed From: Ladder and other accessible areas.

Comments:

- Roof covering is a composition shingle roof. Typical life expectancy of asphalt composition shingles is approximately 15 - 20 years.
- Improperly installed flashing allowed for some rain water penetration at the front entry side of structure. Builder made necessary repairs before inspection.
- **Limitation: Construction of roof/pitch did not allow for safe access to roof covering, roof was visually observed by binoculars and ladder at edge of roof surface, some areas could not be visually observed. While every effort is made to find all possible problems, this type of inspection is limited and may not identify all issues with the roof. If these methods of inspection do not alleviate your concerns, we recommend having a qualified roof contractor evaluate to further determine the condition of the roof.**
- Metal **drip edge** flashing appears to have been repaired or replaced on the southwest corner second floor. Numerous areas at roof edge with shingles pushed up. Recommend further investigation and make all necessary repairs to asphalt shingle covering at roof edge.
- Flashing at back patio cover does not appear flat and weather proof as expected.
- Roof shingles appear to have been patched with different color shingles over front entry.

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Shingles standing up and drip edge flashing appears to have been replaced.

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**D. Roof Structure and Attics**

Approximate Average Depth of Insulation: 12 to 14 inches

Approximate Average Thickness of Vertical Insulation:

Comments:

- Limitation: Attic was viewed from the service decking only. Unable to view all of attic from this vantage point. Without proper decking combined with loose fill insulation installed, rafters are hard to judge and find in all areas. Possible trip fall hazards such as loose branch wire cables, other cables, AC duct work and wiring etc... Reasonable judgment by the inspector was initiated to minimize possible damage by the inspector to the property.

- Attic ventilation is marginal to poor at patio cover and attic area over garage, recommend improvement to ventilation to reduce possible moisture buildup in attic areas and promote better overall efficiency and function. Both areas do not have exhaust venting installed noted soffit vents for intake of air only.



No upper attic exhaust vents.



No upper attic exhaust vents.

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**E. Walls (Interior and Exterior)**

Wall Materials:

- Exterior walls are Rock , Brick and stucco type.

Comments:

- FYI: All cabinet doors do not have hardware/handles installed.
- Expansion joints at south side are in need of sealing to reduce possible water intrusion and related issues. Recommend sealing with proper type and amount of sealant as needed.
- Hole cut into kitchen island cabinet noted. Recommend repairing or replacing as needed.
- Excessive gap noted at kitchen cabinet and pony wall, sink side cabinet.
- Recommend sealing all exterior pipe penetrations and repair or repoint missing/damaged mortar joints for prevention of possible moisture penetrations and or insect intrusions.



Combustion air for chimney.



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**F. Ceilings and Floors**

Ceiling & Floor Materials:

- Drywall type ceilings with tile, vinyl and carpet through out.

Comments:

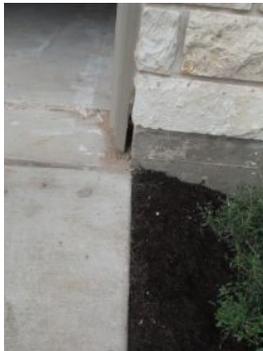
- Except for minor cosmetic issues, all ceilings and floors are all in sound condition and performing as intended at the time of the inspection. Ceilings are Sheetrock Floors are Combination of carpet, vinyl and tile numerous holes noted in ceilings.

- **Attic access hatch for garage is missing. Recommend installing with appropriate fire rated material.**

**G. Doors (Interior and Exterior)**

Comments:

- **Weather stripping is missing at garage pedestrian, both front and back entry doors. Recommend repairing or replacing all weather stripping as needed.**
- **Door stops are missing at front entry door. Recommend repairing as needed to reduce possible wall damage and related issues.**
- **Missing fire stop foam above upstairs attic access door.**
- **Kitchen pantry closet door is missing hinge pins.**
- **Doors(s) at upstairs northwest bedroom closet will not latch and secure. Recommend contractor evaluate and repair as needed.**
- **Frame boards at overhead garage door have excessive gaps between foundation and wood frame.**
- **Glass at office door appears painted.**
- **Tension bar at overhead garage door does not appear level. Recommend contractor evaluate and determine if repairs are required.**



Garage door trim out boards have excessive gaps.

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Tension bar does not appear level.

**H. Windows**

Window Types: Vinyl windows with thermopane glass

Comments:

- Window at master bedroom is broken or cracked. Recommend repairing or replacing for proper operation.
- Numerous windows located on east side of structure with excessive debris located inside window case.
- Gaps or missing caulking/mortar noted around the window frame(s) at numerous exterior windows. Recommend repairing this condition as needed to promote proper weather seal and efficiency.



**I. Stairways (Interior and Exterior)**

Comments:

- All interior and exterior stairways are in sound condition at the time of the inspection.

**J. Fireplace and Chimneys**

Locations:

Types: Wood burning with gas starter.

Comments:

- FYI: Steel chimney cap appears painted but the paint overspray is evident on chimney siding.
- Gas starter is missing plug. Did not light fireplace.

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

Comments:

- No deficiencies noted.

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**L. Other**

Materials:

Comments:

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## II. ELECTRICAL SYSTEMS

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### A. Service Entrance and Panels

Panel Locations: Main electrical panels located northeast exterior. • Sub panel located at laundry behind door.

Materials & Amp Rating: Aluminum feed and copper branch. 200 amp main breaker.

Comments:

- Main panels are located at the northeast exterior. Panels have a max rating of 200 amp. Main entrance wires are aluminum and other circuits are copper. Ground wire noted in panel.
- Sub panel located at laundry. Sub panel feeds are copper of proper sized. All other branch circuits are copper. Sub panel was wired in a professional manner at the time of the inspection.

• Arch fault breaker would not reset.



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### B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper wiring, 80 Amp service panel

Comments:

- No power to lights and switches in master bath, closet and receptacles in master bedroom.
- Single pole switch not installed at storage closet under staircase.
- Disposal receptacle was not installed at kitchen cabinet.
- Lights at back patio not working. Check bulbs. If not bulbs, have evaluated by electrician and repaired as needed.
- Switch covers missing or loose in the wall at master shower.

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Heating Equipment</b>
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Type of System:

- Forced Air

Energy Source: Natural Gas

Comments:

- Primary/Sedondary furnaces are Lennox, natural gas located in attics. Furnaces are operating with in normal parameters at the time of the inspection. Typical temp splits are 30-40 F.

• **Insulation debris noted inside one of the gas fired furnaces located in attic. Recommend cleaning all debris out for fire safety.**



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Cooling Equipment</b>
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Type of Systems:

- Forced Air

Comments:

- AC systems are Lennox , located at north side of structure. AC units are operating with in normal parameters at the time of the inspection. Units has a max fuse rating of 40-30. Units had a return air temp of 79-78F and a supply air temp of 63-61F for an AC differential of 16-17 F. Typical AC differential is between 15 and 20F. Home inspectors are not required to determine sizing, efficiency or adequacy of the system.

• **No rain diverter or rain gutters installed and units are directly under the eave. Recommend repairing per manufactures installation instructions. Most manufactures consider this installation as a corrosive environment and may void warranty.**

• **Recommend installing cap on primary condensate drain trap clean out port. Do not cap vent port downstream of primary condensate trap.**

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**C. Duct System, Chases, and Vents**

Comments:

- All accessible and visible HVAC ducts were in sound condition at the time of the inspection.

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#### IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>A. Water Supply System and Fixtures</b>
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Location of Water Meter: Water meter was located Southeast side front yard.  
Location of Main Water Supply Valve: Homeowner water cut off appears located next to water meter.

Comments:

- Water pressure tested at 60 psi.
- **Leak noted at water meter connection. Recommend plumber evaluate and repair as needed.**



Leak.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>B. Drains, Wastes, and Vents</b>
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Comments:

- Main sewer clean out located southeast corner of structure.
- All visible and accessible drain lines appear to be in sound condition and operating within normal parameters at the time of the inspection.
- **Master bath tub finish has some minor damage. Shower enclosure was not installed at the time of the inspection.**
- **Drain stop at downstairs powder bath does not operate as expected.**



Drain plug still in place at laundry.



Drain stop not installed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Energy Source: Natural Gas  
Capacity: Two 50 gallon units  
Comments:

- Water heaters are Rheem brand located in garage. Manufactured in 2017. Water temperature taken at kitchen sink was 126 F. Typical water temperature is between 115-120 F.

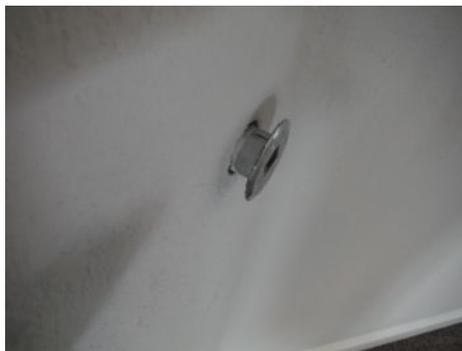
**D. Hydro-Massage Therapy Equipment**

Comments:

**E. Other**

Observations:

- Appears gas main line at gas meter is electrically bonded as required.
- Gas valve at chimney is not flush with the wall.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

**A. Dishwashers**

Comments:

- Dishwasher is a Whirlpool. Unit completed a complete cycle and appears to be operating with in normal parameters at the time of the inspection.
- **Kick plate is not properly installed.**



**B. Food Waste Disposers**

Comments:

- **Disposal was not functional. Recommend contractor evaluate to determine the cause of the malfunction and repair or replace as needed.**

**C. Range Hood and Exhaust Systems**

Comments:

- **Kitchen exhaust fan is not operational. Exhaust duct not plumbed to the exterior. Recommend contractor evaluate to determine the cause of the malfunction and repair or replace as needed.**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments:

- Whirlpool gas range top working with in normal parameters at the time of the inspection.
- Gas shut off valve located Directly under unit in cabinet
- Built in Whirlpool ovens working with in normal parameters at the time of the inspection. Oven (s) tested at 362F when set to 350 F for a difference of 12 F. + or - 25 F typical manufactures tolerance.

**E. Microwave Ovens**

Comments:

- Whirlpool microwave is working with in normal parameters at the time of the inspection.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

- Bath room exhaust fans are present and working with in normal parameters at the time of the inspection. Units vent to the exterior of the home through the roof and walls.

**G. Garage Door Operators**

Door Type:

Comments:

**H. Dryer Exhaust Systems**

Comments:

- Dryer vent is venting through the roof.

**I. Other**

Observations:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

Comments:

- Sprinkler system is working with in normal parameters at the time of the inspection. Unit was operated in manual mode only and does not guarantee automatic operation. Sprinkler heads are all working with in normal parameters at the time of the inspection.
- Sprinkler system consists of 6 zones.
- Back flow preventer or double check valve located at southeast corner front lawn.
- Coverage does not appear to be adequate at front walk zone. Recommend irrigation technician evaluate system further and repair all affected areas as needed for proper coverage.
- Irrigation systems require regular maintenance. Recommend adjusting heads to not spray on structure, AC condenser units and concrete flatwork.
- Irrigation system has temporary power supply at time of inspection.
- Head located in back yard appears to be leaking or not properly operating standing water next to head noted.
- Recommend labeling zones for maintenance.



Appears head is leaking or not properly operating.



Coverage issue.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Type of Construction:  
Comments:

**C. Outbuildings**

Materials:  
Comments:

**D. Private Water Wells (A coliform analysis is recommended)**

Type of Pump:  
Type of Storage Equipment:  
Comments:

**E. Private Sewage Disposal (Septic) Systems**

Type of System:  
Location of Drain Field:  
Comments:

**F. Other**

Comments:

Glossary

Term	Definition
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.

## Summary:

<b>STRUCTURAL SYSTEMS</b>		
Page 8 Item: A	Foundations	<ul style="list-style-type: none"> <li>• Exposed reinforcement steel noted in slab at northwest side.</li> <li>• Parge coating was not applied.</li> </ul>
Page 9 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Limitation: Construction of roof/pitch did not allow for safe access to roof covering, roof was visually observed by binoculars and ladder at edge of roof surface, some areas could not be visually observed. While every effort is made to find all possible problems, this type of inspection is limited and may not identify all issues with the roof. If these methods of inspection do not alleviate your concerns, we recommend having a qualified roof contractor evaluate to further determine the condition of the roof.</li> <li>• Metal <b>grip edge</b> flashing appears to have been repaired or replaced on the southwest corner second floor. Numerous areas at roof edge with shingles pushed up. Recommend further investigation and make all necessary repairs to asphalt shingle covering at roof edge.</li> <li>• Flashing at back patio cover does not appear flat and weather proof as expected.</li> <li>• Roof shingles appear to have been patched with different color shingles over front entry.</li> </ul>
Page 10 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> <li>• Attic ventilation is marginal to poor at patio cover and attic area over garage, recommend improvement to ventilation to reduce possible moisture buildup in attic areas and promote better overall efficiency and function. Both areas do not have exhaust venting installed noted soffit vents for intake of air only.</li> </ul>
Page 11 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Expansion joints at south side are in need of sealing to reduce possible water intrusion and related issues. Recommend sealing with proper type and amount of sealant as needed.</li> <li>• Hole cut into kitchen island cabinet noted. Recommend repairing or replacing as needed.</li> <li>• Excessive gap noted at kitchen cabinet and pony wall, sink side cabinet.</li> <li>• Recommend sealing all exterior pipe penetrations and repair or repoint missing/damaged mortar joints for prevention of possible moisture penetrations and or insect intrusions.</li> </ul>
Page 12 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>• Attic access hatch for garage is missing. Recommend installing with appropriate fire rated material.</li> </ul>

Page 12 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Weather stripping is missing at garage pedestrian, both front and back entry doors. Recommend repairing or replacing all weather stripping as needed.</li> <li>• Door stops are missing at front entry door. Recommend repairing as needed to reduce possible wall damage and related issues.</li> <li>• Missing fire stop foam above upstairs attic access door.</li> <li>• Kitchen pantry closet door is missing hinge pins.</li> <li>• Doors(s) at upstairs northwest bedroom closet will not latch and secure. Recommend contractor evaluate and repair as needed.</li> <li>• Frame boards at overhead garage door have excessive gaps between foundation and wood frame.</li> <li>• Glass at office door appears painted.</li> <li>• Tension bar at overhead garage door does not appear level. Recommend contractor evaluate and determine if repairs are required.</li> </ul>
Page 13 Item: H	Windows	<ul style="list-style-type: none"> <li>• Window at master bedroom is broken or cracked. Recommend repairing or replacing for proper operation.</li> <li>• Numerous windows located on east side of structure with excessive debris located inside window case.</li> <li>• Gaps or missing caulking/mortar noted around the window frame(s) at numerous exterior windows. Recommend repairing this condition as needed to promote proper weather seal and efficiency.</li> </ul>
Page 14 Item: J	Fireplace and Chimneys	<ul style="list-style-type: none"> <li>• Gas starter is missing plug. Did not light fireplace.</li> </ul>
<b>ELECTRICAL SYSTEMS</b>		
Page 15 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> <li>• Arch fault breaker would not reset.</li> </ul>
Page 15 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• No power to lights and switches in master bath, closet and receptacles in master bedroom.</li> <li>• Single pole switch not installed at storage closet under staircase.</li> <li>• Disposal receptacle was not installed at kitchen cabinet.</li> <li>• Lights at back patio not working. Check bulbs. If not bulbs, have evaluated by electrician and repaired as needed.</li> <li>• Switch covers missing or loose in the wall at master shower.</li> </ul>
<b>HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</b>		
Page 17 Item: A	Heating Equipment	<ul style="list-style-type: none"> <li>• Insulation debris noted inside one of the gas fired furnaces located in attic. Recommend cleaning all debris out for fire safety.</li> </ul>
Page 17 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>• No rain diverter or rain gutters installed and units are directly under the eave. Recommend repairing per manufactures installation instructions. Most manufactures consider this installation as a corrosive environment and may void warranty.</li> <li>• Recommend installing cap on primary condensate drain trap clean out port. Do not cap vent port downstream of primary condensate trap.</li> </ul>
<b>PLUMBING SYSTEM</b>		
Page 19 Item: A	Water Supply System and Fixtures	<ul style="list-style-type: none"> <li>• Leak noted at water meter connection. Recommend plumber evaluate and repair as needed.</li> </ul>

Page 19 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> <li>• Master bath tub finish has some minor damage. Shower enclosure was not installed at the time of the inspection.</li> <li>• Drain stop at downstairs powder bath does not operate as expected.</li> </ul>
Page 20 Item: E	Other	<ul style="list-style-type: none"> <li>• Gas valve at chimney is not flush with the wall.</li> </ul>
<b>APPLIANCES</b>		
Page 21 Item: A	Dishwashers	<ul style="list-style-type: none"> <li>• Kick plate is not properly installed.</li> </ul>
Page 21 Item: B	Food Waste Disposers	<ul style="list-style-type: none"> <li>• Disposal was not functional. Recommend contractor evaluate to determine the cause of the malfunction and repair or replace as needed.</li> </ul>
Page 21 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> <li>• Kitchen exhaust fan is not operational. Exhaust duct not plumbed to the exterior. Recommend contractor evaluate to determine the cause of the malfunction and repair or replace as needed.</li> </ul>
<b>OPTIONAL SYSTEMS</b>		
Page 23 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none"> <li>• Coverage does not appear to be adequate at front walk zone. Recommend irrigation technician evaluate system further and repair all affected areas as needed for proper coverage.</li> <li>• Irrigation systems require regular maintenance. Recommend adjusting heads to not spray on structure, AC condenser units and concrete flatwork.</li> <li>• Irrigation system has temporary power supply at time of inspection.</li> <li>• Head located in back yard appears to be leaking or not properly operating standing water next to head noted.</li> <li>• Recommend labeling zones for maintenance.</li> </ul>