



ROWE Inspection



██████████ Dr, Houston, TX ██████████

Inspection prepared for: ██████████

Date of Inspection: 6/3/2020 Time: 9:00 AM

Age of Home: 1976 Size: 3078

Order ID: 308

Inspector: David Rowe

License #22706

Phone: 281-803-8883

Email: david@roweinspection.com

www.roweinspection.com

PROPERTY INSPECTION REPORT

Prepared For: _____
 (Name of Client)

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

By: David Rowe, License #22706 6/3/2020
 (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
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I. STRUCTURAL SYSTEMS

X				A. Foundations
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Type of Foundation(s):
 • The foundation was slab-on-grade

Comments:

- Cracks noted at one or more corner(s)of the foundation walls. These are called corner pops and are very common and not a structural issue at this time. They can be repaired to prevent further deterioration, if desired.
- At the time of the inspection, all the visible, accessible structural elements appear to be in generally good condition & are performing as would be expected for a building of the age & type of construction.

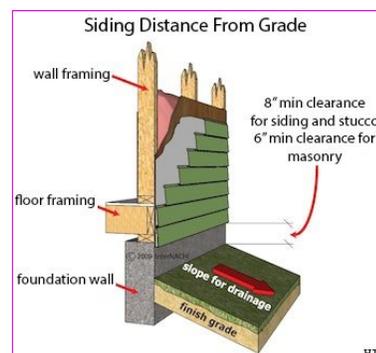
X			X	B. Grading and Drainage
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Comments:

- There was no drainage system for this property. The majority of the grading & soil conditions appear to be such that excessive surface water, subsurface moisture, and/or runoff has not been a problem in my opinion. Consult owner/expert.
- The gutters appear to be properly installed & are in serviceable condition, but should be checked for debris & cleaned on a regular basis to prolong their useful life.
- The downspouts appeared to be properly installed & in serviceable condition at the time of inspection
- **Soil height close to the exterior facade on part of the structure. This is a path for insects & moisture to travel to enter the home.**



Soil height close to the exterior facade on part of the structure. This is a path for insects & moisture to travel to enter the home.



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I	NI	NP	D
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X			X	C. Roof Covering Materials
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Type(s) of Roof Covering: Composition Shingles

Viewed From:
 • Roof Surface

Comments:

- Evidence of patching and/or repair at time of inspection. Monitor these areas. Keep up with proper maintenance & corrective measures when needed.
- The flashings were generally serviceable. Attention to the items noted, together with routine maintenance, will keep the flashings functional & maximize their expected useful life
- General Images:
 - At the time of the inspection, composition shingles covering the roof exhibited minor granule deterioration & there are minor surface cracks developing
 - There were exposed fasteners at the time of inspection
 - Some flashings were incorrectly installed & do not fully serve their intended purpose.
 - One or more flashing were not properly sealed at the time of inspection



General Images:



General Images:



General Images:

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I	NI	NP	D
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General Images:



General Images:



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There were exposed fasteners at the time of inspection



Some flashings were incorrectly installed & do not fully serve their intended purpose.



One or more flashing were not properly sealed at the time of inspection

X				D. Roof Structure and Attics
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Viewed From:

- Because of the vaulted, or 'cathedral', ceiling design in portions of the building, these areas did not include an accessible attic space. The roof structure & related building components in these areas could not be inspected.

Approximate Average Depth of Insulation:

- Unknown

Comments:

- The attic was adequately vented. Good ventilation helps reduce attic moisture levels & prevents condensation on the underside of the roof. In addition, it reduces heat build-up in the attic, making the house more comfortable.
- While the inspector made all best efforts to view every part of the attic space, only the decked parts of the attic were walked or crawled unless noted. This is for the safety of the inspector & to avoid any damage to the house.

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X			X	E. Walls (Interior and Exterior)
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Comments:

- The interior walls were generally in good shape unless noted below
- Exterior walls are in good overall condition
- There were unsealed joints in the hardboard siding. We recommend the joints be caulked or sealed. This is a part of routine homeowner maintenance. Monitor yearly
- Gaps in the hardboard siding were observed at one or more of the pipe and/or vent penetrations. We recommend all such gaps be sealed or plugged in the course of routine property maintenance
- Sections of the hardboard siding were damaged
- Foliage is in contact with masonry walls



Sections of the hardboard siding were damaged



Foliage is in contact with masonry walls



There were unsealed joints in the hardboard siding. We recommend the joints be caulked or sealed. This is a part of routine homeowner maintenance. Monitor yearly



Gaps in the hardboard siding were observed at one or more of the pipe and/or vent penetrations. We recommend all such gaps be sealed or plugged in the course of routine property maintenance

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I	NI	NP	D
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X				F. Ceilings and Floors
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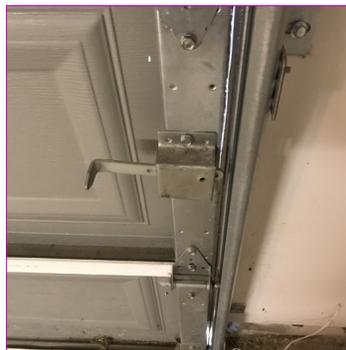
Comments:

- The ceiling was generally in good serviceable condition unless noted below
 - The floors were in serviceable condition, with exceptions noted below, if any.
- Home inspection is focused on safety issues only therefore, comments made on flooring will only be made on safety related issues not cosmetic issues.

X			X	G. Doors (Interior and Exterior)
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Comments:

- The exterior doors appeared to be properly installed & in serviceable condition.
- The overhead garage door lock has not been disabled. This is considered an entrapment hazard based on the state regulated standards of practice



The overhead garage door lock has not been disabled. This is considered an entrapment hazard based on the state regulated standards of practice

X			X	H. Windows
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Comments:

- Unless noted below, all windows in the structure (including all windows required for emergency egress) were in operable condition at the time of inspection
- Some or all windows lack screens

X				I. Stairways (Interior and Exterior)
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Comments:

- The stairs were used several times during the inspection. The various components appeared to be properly installed unless noted

		X		J. Fireplaces and Chimneys
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments:

- Inspected. Any comments are in the respective areas of the report

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Observations
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II. ELECTRICAL SYSTEMS

X			X	A. Service Entrance and Panels
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Panel Locations:

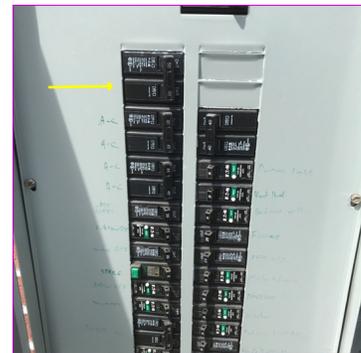
- Electrical panel was located at the left side of the home exterior

Comments:

- Main disconnect was part of the service panel
- Unable to view the earth ground rod system to confirm proper installation
- General Images:
 - There is room for additional breakers
 - **Afc**i protection present. Not tested
 - All knockouts in place
 - All required trip ties were in place
- Some of the breaker labeling is unreadable
- Breaker panel was not labeled or was partially labeled. This is a deficiency
- The breaker(s) pictured appear to be rated for greater amperage then allowed by the wire size present. The HVAC listed the breakers at 30amp & 35 amp but the breakers in the electrical box are 40amp & 45 amp
- Aluminum wiring lacks anti oxidant coating. This is a deficiency



General Images:



Breaker panel was not labeled or was partially labeled. This is a deficiency

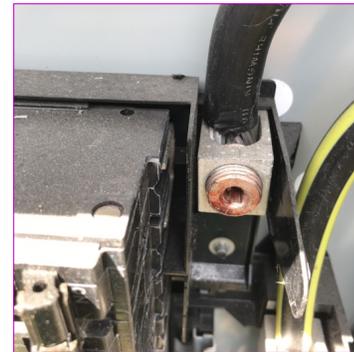
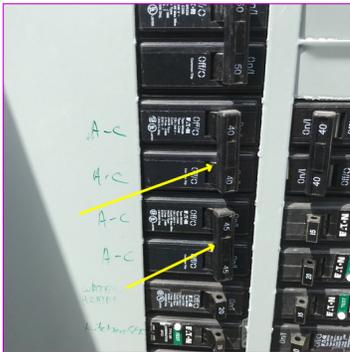
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The breaker(s) pictured appear to be rated for greater amperage than allowed by the wire size present

Aluminum wiring lacks anti oxidant coating. This is a deficiency

X			X	B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring:

- Copper noted on the 120v. Aluminum on the 240v

Comments:

- Bathroom outlets were GFCI protected where required
- All accessible garage outlets were GFCI protected where required
- Smoke detectors were in all proper location(s)
- Doorbell functioned
- Laundry room 120v receptacles lack GFCI protection. This is a recent code change for GFCI protection
- Though the kitchen was equipped with GFCI style receptacles, when tested some of the receptacles did not trip, and therefore, lack GFCI protection
- Three prong receptacles were ungrounded. Based on wiring found in the panel and/or sub panel(s), portions of the structure possibly contains what is called a "two wire" electrical system present. This is indicated by the age of the structure & the fact that some or all receptacles were ungrounded. Though it was installed properly, for its time. These are no longer up to date with modern construction practices because they do not possess an earth ground therefore rendering all receptacles & appliances ungrounded. This should be discussed with an electrician if this is of a concern
- Some cover plates were missing
- Some cover plates were damaged

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I	NI	NP	D
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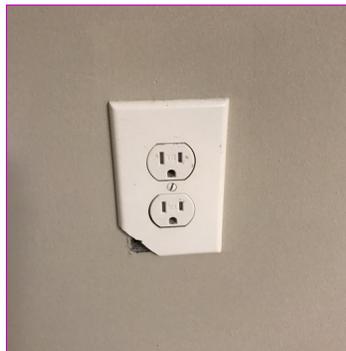
Three prong receptacles were ungrounded. Based on wiring found in the panel and/or sub panel(s), portions of the structure possibly contains what is called a "two wire" electrical system present. This is indicated by the age of the structure & the fact that some or all receptacles were ungrounded. Though it was installed properly, for its time. These are no longer up to date with modern construction practices because they do not possess an earth ground therefore rendering all receptacles & appliances ungrounded. This should be discussed with an electrician if this is of a concern



Though the kitchen was equipped with GFCI style receptacles, when tested some of the receptacles did not trip, and therefore, lack GFCI protection



Some cover plates were missing



Some cover plates were damaged

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X				A. Heating Equipment
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Type of Systems:

- The furnace was a Forced Hot Air system

Energy Sources:

- The furnace is gas powered

Comments:

- All accessible wiring appeared in good condition
- The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing
- The local disconnect appears properly installed & in good condition
- The heating system vent was properly installed & appears in serviceable condition where visible
- **Combustion air** provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.
- There was adequate combustion air for this heating unit.
- The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age & style of valve is normally found to be operable by hand & generally trouble free
- The gas connector was an approved flexible type in good condition
- The air filter for the heating unit was a conventional, disposable filter
- The thermostat appeared to be properly installed & the unit responded to the user controls. If this is an electronic unit with time based set back features, please be aware that the time based features were not tested. Basic functionality only tested
- Due to exterior temperatures, heat was untested.
- Air handler manufacturers tag and general image(s):



Air handler manufacturers tag and general image(s):



Air handler manufacturers tag and general image(s):

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I	NI	NP	D
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X			X	B. Cooling Equipment
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Materials:

- The home had two air-conditioning systems. The air conditioning systems were split systems in which the cabinets housing the compressors, cooling fans and condensing coils were located physically apart from the evaporator coils.

Observations:

- All accessible wiring appeared in good condition
- The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.
- The local disconnect appears in operable condition
- The condenser contains all the equipment necessary to reclaim the refrigerant gas & convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, & some accessory components.
- The condensing unit appeared to be properly installed & in serviceable condition
- The accessible refrigerant lines appeared to be in good condition
- The air conditioning appeared properly installed & responded to normal operating controls. Basic routine maintenance & attention to noted deficiencies (if any) will help to keep it operational & maximize its useful life
- Cooling function air temperatures: 57° supply 71° return
- Manufacturers tag & general images:

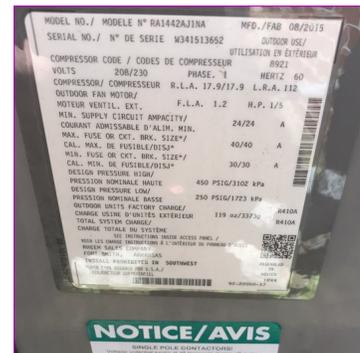
- Upstairs left bedroom & bathroom hvac registrars - Both blew air hotter then the rest of the house. 66° & 68°. I recommend correction by a qualified hvac technician.



Manufacturers tag & general images:



Manufacturers tag & general images:



Manufacturers tag & general images:

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Manufacturers tag & general images:

X				C. Duct Systems, Chases, and Vents
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Comments:

- The ducts accessible & viewable from the decided area in the attic appear to be properly installed & are in serviceable condition



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IV. PLUMBING SYSTEM

X			X	A. Plumbing Supply, Distribution System and Fixtures
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Location of Water Meter:

- Front of structure

Location of Main Water Supply Valve:

- Right side

Comments:

- **PVC**
- Water pressure measured 50 to 60 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 80 psi.
- A representative number of fixtures were operated & we observed reasonable flow when other fixtures were operated simultaneously unless noted

- **Upstairs Hall bathroom sink drains slowly**
- **Master bathroom toilet would not flush using normal operating procedures**



Master bathroom toilet would not flush using normal operating procedures



Upstairs Hall bathroom sink drains slowly

X				B. Drains, Wastes, and Vents
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Comments:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible drain, waste and vent pipes.
- The visible drain piping appears to be properly installed & in serviceable condition unless noted below. Please note that many drain lines will leak when you first move in. This is caused by lack of use & should stop after use

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

I	NI	NP	D
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X				C. Water Heating Equipment
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Energy Source:

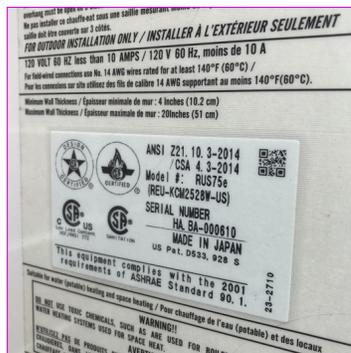
- Hot water for the home was supplied by a gas-fired tankless water heater installed inside the home. Tankless water heaters do not store water in a tank like conventional water heaters. When a hot water fixture is opened in the home, water flows into the water heater where it is heated by gas burners before flowing to the open hot water fixture.

Tankless water heaters save energy by avoiding the stand-by losses associated with conventional water heaters which must constantly maintain water in a tank at a minimum temperature.

Due to calcium build-up on components, tankless water heaters may require service annually. Failure to service the water heater in a timely manner typically results in a reduced hot water flow.

Comments:

- Water heater is located on the left exterior
- The water heater is equipped with a temperature & pressure relief valve. This device is an important safety device & should not be altered or tampered with. We observed no adverse conditions with the valve itself.
- The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable
- The gas connector was an approved flexible type in good condition
- The water heater vent was properly installed & appears in serviceable condition
- Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met
- The combustion air supply is adequate
- The cold water inlet & hot water outlet connections appear properly installed and in serviceable condition
- The water heater was operating. Please direct your attention to items noted, if any
- Water heater general image & manufacturers tag:



Water heater general image & manufacturers tag: Water heater general image & manufacturers tag:

		X		D. Hydro-Massage Therapy Equipment
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Other
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V. APPLIANCES

X				A. Dishwashers
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Comments:
 • Dishwasher functioned properly

X				B. Food Waste Disposers
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Comments:
 • The disposal was turned on with normal user controls & observed to be in satisfactory working condition

X				C. Range Hood and Exhaust Systems
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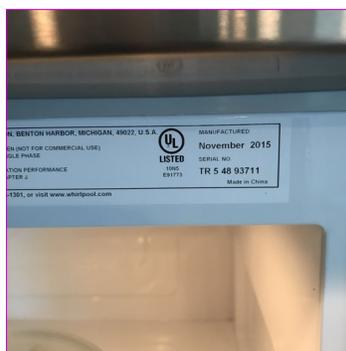
Comments:
 • Kitchen ventilation was provided by a range hood over the burners. Fan operated properly at the time of inspection

X				D. Ranges, Cooktops, and Ovens
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Comments:
 • The stove was turned on with the normal operating controls & found to be in satisfactory working condition
 • The oven was turned on with the normal operating controls & found to be in working condition. The standard test is to set the oven to 350*f and read the temperature inside. If it varies by more then 25* than it is considered deficient

X				E. Microwave Ovens
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Comments:
 • General image & Manufacturers tag:
 • Functioned properly. Orange light seen inside is a microwave tester which indicated functionality
 • Microwave not fully secured to the frame



General image & Manufacturers tag:

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X				F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:

- Proper ventilation was provided in all bathrooms through functional exhaust fans or operable windows

X			X	G. Garage Door Operators
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Comments:

- For attention to the condition(s) noted, an/or cost estimates, if necessary, we recommend the advice and services of a licensed garage door contractor

- The garage door opener failed to respond to normal operating controls therefore I was unable to test the electric eyes & auto reverse

X				H. Dryer Exhaust Systems
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Comments:

- Dryer vents should be cleaned regularly for best performance
- The accessible portions of the dryer vent appeared to be in serviceable condition
- The dryer hookup was intended for a gas or 240 volt electric unit. 4 prong
- Washing machine connections are considered shut off valves & testing is outside the scope of the inspection. It should be expected that these valves could leak when you move in due to lack of use. Monitor the valves for any signs of leakage after move in.

		X		I. Other
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I	NI	NP	D
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VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Private Water Wells (A coliform analysis is recommended)
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Other
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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.
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.
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.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense 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 pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS

Page 3 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Soil height close to the exterior facade on part of the structure. This is a path for insects & moisture to travel to enter the home.
Page 4 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • At the time of the inspection, composition shingles covering the roof exhibited minor granule deterioration & there are minor surface cracks developing • There were exposed fasteners at the time of inspection • Some flashings were incorrectly installed & do not fully serve their intended purpose. • One or more flashing were not properly sealed at the time of inspection
Page 6 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • There were unsealed joints in the hardboard siding. We recommend the joints be caulked or sealed. This is a part of routine homeowner maintenance. Monitor yearly • Gaps in the hardboard siding were observed at one or more of the pipe and/or vent penetrations. We recommend all such gaps be sealed or plugged in the course of routine property maintenance • Sections of the hardboard siding were damaged • Foliage is in contact with masonry walls
Page 7 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • The overhead garage door lock has not been disabled. This is considered an entrapment hazard based on the state regulated standards of practice
Page 7 Item: H	Windows	<ul style="list-style-type: none"> • Some or all windows lack screens

ELECTRICAL SYSTEMS

Page 9 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • Some of the breaker labeling is unreadable • Breaker panel was not labeled or was partially labeled. This is a deficiency • The breaker(s) pictured appear to be rated for greater amperage than allowed by the wire size present. The HVAC listed the breakers at 30amp & 35 amp but the breakers in the electrical box are 40amp & 45 amp • Aluminum wiring lacks anti oxidant coating. This is a deficiency
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Page 10 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Laundry room 120v receptacles lack GFCI protection. This is a recent code change for GFCI protection • Though the kitchen was equipped with GFCI style receptacles, when tested some of the receptacles did not trip, and therefore, lack GFCI protection • Three prong receptacles were ungrounded. Based on wiring found in the panel and/or sub panel(s), portions of the structure possibly contains what is called a "two wire" electrical system present. This is indicated by the age of the structure & the fact that some or all receptacles were ungrounded. Though it was installed properly, for its time. These are no longer up to date with modern construction practices because they do not possess an earth ground therefore rendering all receptacles & appliances ungrounded. This should be discussed with an electrician if this is of a concern • Some cover plates were missing • Some cover plates were damaged
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 13 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • Upstairs left bedroom & bathroom hvac registrars - Both blew air hotter then the rest of the house. 66° & 68°. I recommend correction by a qualified hvac technician.
PLUMBING SYSTEM		
Page 15 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • Upstairs Hall bathroom sink drains slowly • Master bathroom toilet would not flush using normal operating procedures
APPLIANCES		
Page 19 Item: G	Garage Door Operators	<ul style="list-style-type: none"> • The garage door opener failed to respond to normal operating controls therefore I was unable to test the electric eyes & auto reverse