



"A big city inspection group with small town values"



**456 Sample Report Ln
Houston, TX 77095**



PROPERTY INSPECTION REPORT FORM

Jane Smith <i>Name of Client</i>	07/04/2022 <i>Date of Inspection</i>
456 Sample Report Ln, Houston, TX 77095 <i>Address of Inspected Property</i>	
John Tatum <i>Name of Inspector</i>	Professional Inspector # 9459 <i>TREC License #</i>
 <i>Name of Sponsor (if applicable)</i>	 <i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

How to read and interpret this report:

All commented items should be repaired or addressed to client's satisfaction PRIOR TO THE EXPIRATION OF YOUR OPTION PERIOD.

Highest Priority Items are printed in bold print and/or are in boxes

Items that are underlined should be addressed to prevent more extensive damage and should be a priority item or indicate non-compliance with current building standards.

Comments in italics are generally FYI (for your information) and don't require any action.

For reference: The front of the unit faces north

Description: 2 story, wood framed single family residence ; brick/cement board/wood exterior; composition roof; detached garage w/breezeway

I=Inspected

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I NI NP D

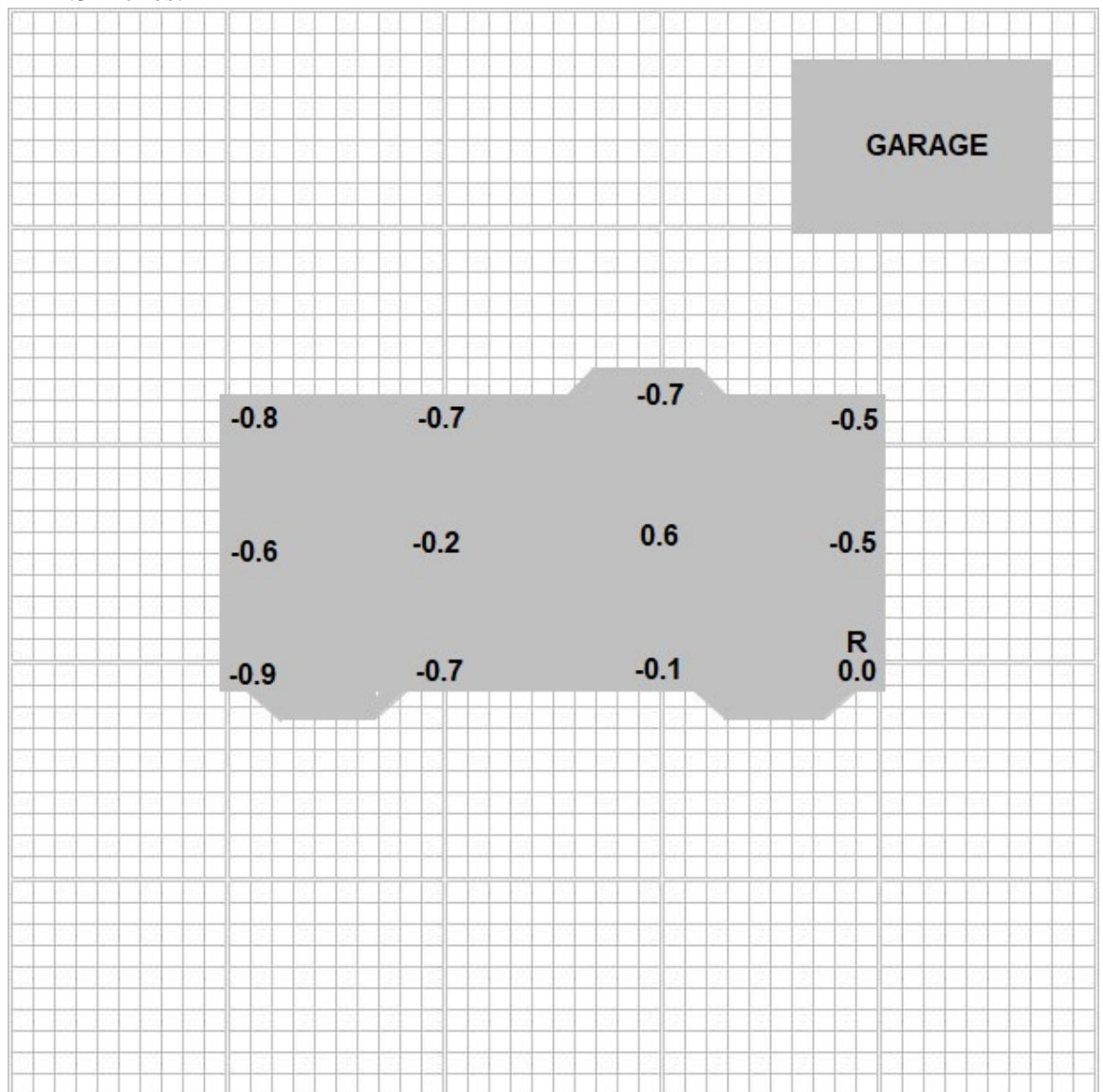
I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

A foundation elevation survey was conducted during the inspection. The table below represents data gathered using a Zip Level or similar instrument and adjusting for floor covering height differences. i.e. differences between tile, carpet and wood flooring. Measurements are listed to the nearest .1". Measurements were taken along the respective walls listed below-North, East South, West, etc. Greatest variance was 1.5 inches.



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Differential movement / settlement observed; indicated by one or more of the following observed conditions; Cracks in brick veneer and/or foundation, Cracks in sheetrock over doors and windows, doors that are not square in jamb, etc. In my opinion the distress patterns observed at the time of inspection are/were not severe enough to recommend repair. Acceptance of present and future condition / performance / maintenance rests solely with the buyer / client.

Spalling (i.e., corner pops) at one or more corner(s), Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.

Post tension cable live ends are exposed, should be covered with non-shrink grout. Recommend repair before more extensive repairs become needed.



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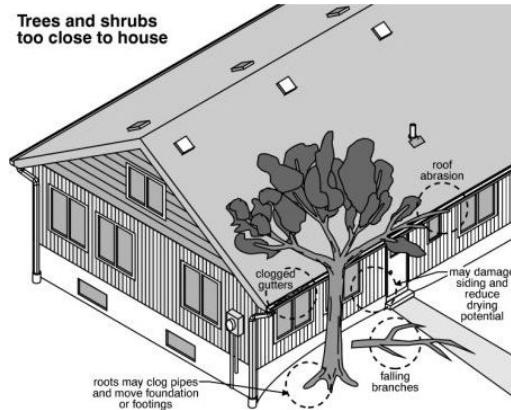
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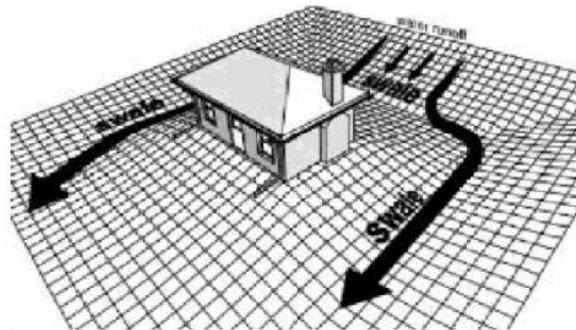
Large tree(s) near house foundation. Client should consider removal of tree(s) or the installation of root barrier to reduce possibility of damage to house foundation from tree roots and moisture removal.



B. Grading and Drainage

Comments:

Drainage swale is not continuous at sides. The drainage swale must be kept clear and continuously sloped in order to drain water properly.



Underground yard drainage system not checked / inspected. Did not verify yard drains operate properly and that there are no collapsed or clogged areas. Inspector (or anyone else) is unable to induce sufficient quantity of water to determine if system will operate properly when needed. Recommend observing performance during heavy rains and ensure system is maintained / cleaned.

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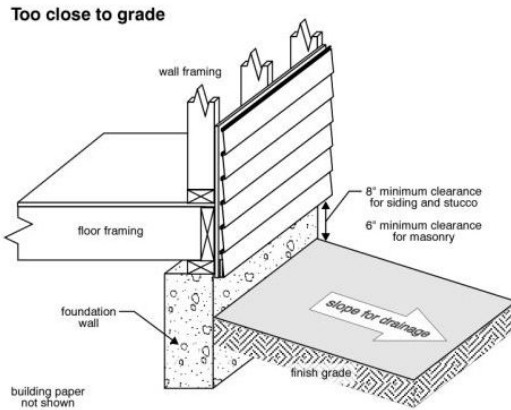
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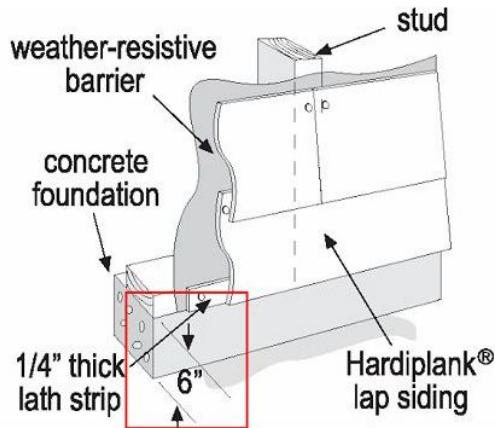
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Soil level too high around areas with wood siding. Code and common industry practice requires a clearance of 6-8 inches from bottom of wood veneer to soil. High soil level near wood siding promotes water/termite penetration and wood rot.



Soil level too high, or close to Hardi plank siding, promotes wood rot and is considered a conducive condition to termite activity at one or more locations around house/garage.



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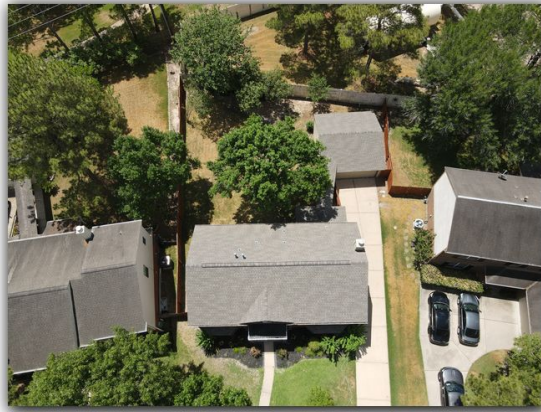
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C. Roof Covering Materials

Types of Roof Covering: Composition shingles over solid decking

Viewed From: Roof Level

Comments:



ROOF SURFACE:

No deficiencies observed at the time of inspection.

VISIBLE FLASHING:

No deficiencies observed at the time of inspection.

ROOF PENETRATIONS:

No deficiencies observed at the time of inspection.

EVIDENCE OF ROOF WATER PENETRATION:

None observed at time of inspection.

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RAIN GUTTERS AND DOWNSPOUTS:

Multiple areas of damaged and / or dented gutter / downspouts were observed.



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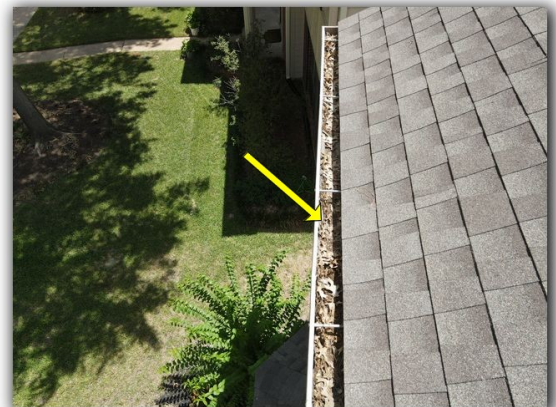
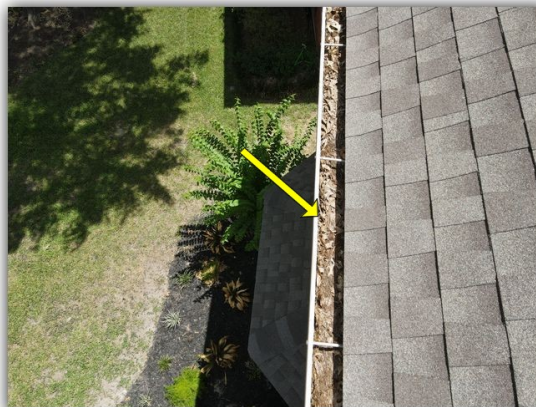
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Full of debris and/or holds standing water.



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D. Roof Structures and Attics

Viewed From: Safely accessible areas as deemed by the inspector

Approximate Average Depth of Insulation: 4-8 inches

Approximate Average Thickness of Vertical Insulation: not observable

Comments:

ROOF STRUCTURE AND FRAMING:

Water stain(s) observed in attic at numerous areas in the garage and house.



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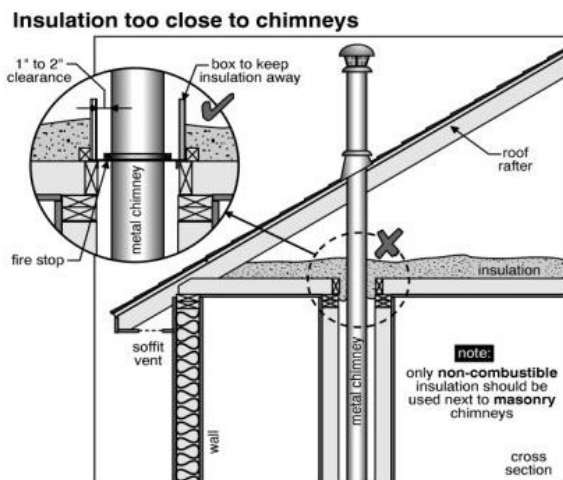
Evidence of previous (possibly current) rodent activity in attic.

Recommend sealing/fire stopping all open chases in attic down to living area below, To comply with current industry standards, Code. (CABO 602.7 IRC 602.8).

ATTIC INSULATION:

Insulation depth was deficient; recommend adding insulation.

Ensure insulation is maintained a minimum of 2 inches and wood a minimum of 1 inch from around fireplace vent to reduce possible fire hazard.



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ATTIC ACCESS, LADDERS AND SERVICE WALKS:

Not all areas of attic were accessible for inspection.

Stairway to attic is not sealed, due to proximity to return air chase it is recommended client consider weather stripping to seal gaps and prevent loss of conditioned air to attic and/or sucking attic air into house, as well as insulating stairway if not done already.

ATTIC VENTILATION AND SCREENING:

No deficiencies observed at the time of inspection.

E. Walls (Interior and Exterior)

Comments:

Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed. The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and / or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

Buyer's note: Fresh paint observed on interior surfaces can mask distress indicators.

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Evidence of previous (possibly current) rodent activity in the water heater closet.
Recommend considering a rodent exclusion.



EXTERIOR:

Foundation brick ledge does not meet flush with brick veneer around all areas of house, some areas where foundation extends past brick veneer and some areas where brick veneer extend past foundation.

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Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc. Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc.



Bushes / trees / foliage should not contact siding of house to prevent wood rot and/or insect access.

Damaged exterior brick window ledge was observed at the northeast corner.



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Mortar gapping / separation was observed at brick between windows at the northeast corner.



Caulking deficient around one or more windows, will allow water penetration during heavy / wind driven rains.



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Recommend caulking around electrical disconnect box(s) of A/C unit(s) to prevent water entry behind disconnect(s).



Expansion joint(s) and / or inside corners in brick veneer need caulking. Ensure any mortar present in expansion joint is first removed before sealing.



Uneven separation of expansion joint was noted between the upper and lower wall at the east exterior.



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Synthetic wood siding observed on house, it is common industry knowledge that this siding has a tendency to rot easily if not kept well sealed / painted and that most manufactures of this type of product are / have been involved in some type of class action lawsuit.



Evidence of possible wood destroying insect damage observed in the garage; Final determination of structurally significant damage to wood members cannot be determined without removal of wall covering {interior sheetrock or exterior siding}.



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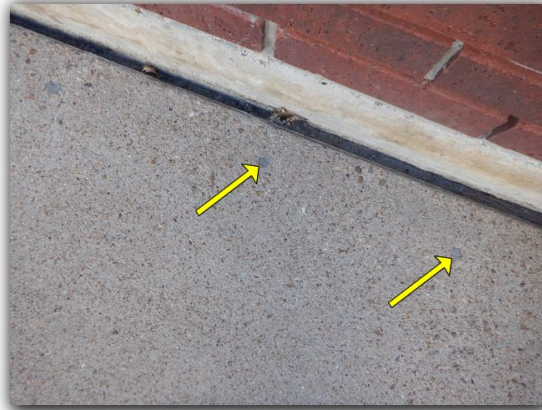
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Evidence house and/or garage has been treated for wood destroying insects in the past. Final determination of structurally significant damage to wood members (if any) cannot be determined without removal of wall coverings. Recommend client obtain additional information from seller regarding extent and location of previous infestation, chemical & company used, warranty if applicable, etc.. Sentinel Inspection Group specifically excludes hidden / latent damage if present (we cannot see thru walls!). (Drill marks)



Caulking missing and/or deficient around vertical trim boards may allow wind driven rain entry.



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Wood rot observed on areas of house / garage.



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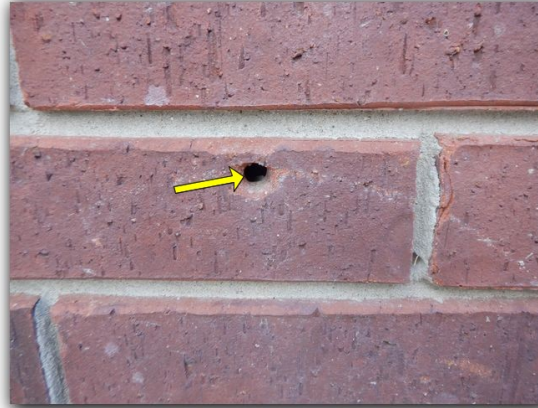
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Recommend filling holes in brick to protect against bee infestation.



Loose bricks were present at the upper corner of a window at the west exterior.



Wood rot / damage observed bottom/base of one or more wood columns.



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Mortar joints between brick ends is deficient in areas, indication the brick layer might not have properly "struck" the bricks (used enough mortar), recommend re-pointing areas where voids in mortar are present.



EVIDENCE OF WATER PENETRATION:

Possible from soil above foundation and/or improper site drainage during heavy rains.

Water stains / damage on interior of one or more window jambs.



Possible from exterior window frames not properly caulked / sealed.

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F. Ceilings and Floors

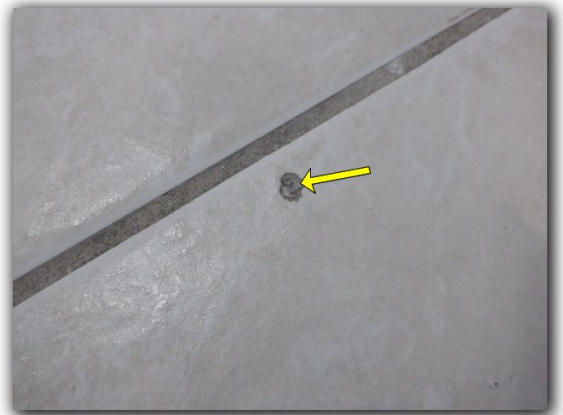
Comments:

CEILINGS:

No deficiencies observed at the time of inspection.

FLOORS:

Damaged / Chipped tile was observed in the kitchen.



Floor squeaks noted.

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G. Doors (Interior and Exterior)

Comments:

INTERIOR:

Door sticks some when closed; (Laundry room)

One or more doors in house will not latch. (Middle north bedroom closet, Master bathroom)

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EXTERIOR:

Prudent buyers replace/rekey exterior locks upon taking possession of property.

Weather stripping torn/damaged and/or missing on one or more exterior door(s).

The pedestrian door to the garage was missing the lower threshold.



GARAGE:

No deficiencies observed at the time of inspection.

H. Windows

Comments:

WINDOWS:

The outer pane of the kitchen window was observed to be broken with only glass shards present around the edges.



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Double pane window vapor seals appear broken, including but not limited to, (Kitchen, Living Room, Formal Living Room, Dining Room, Breakfast Room, All Bedrooms, 2nd Floor Hall Bathroom)



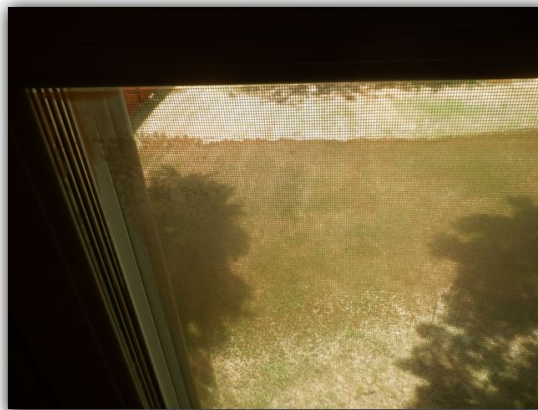
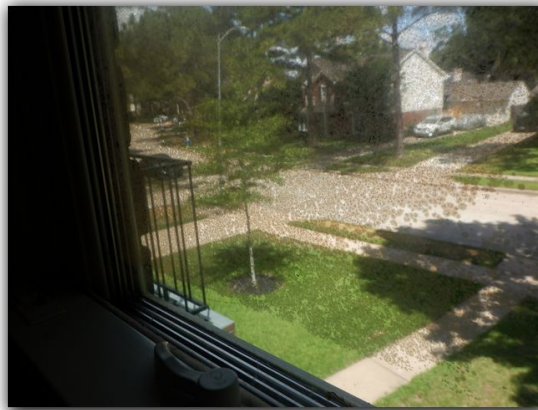
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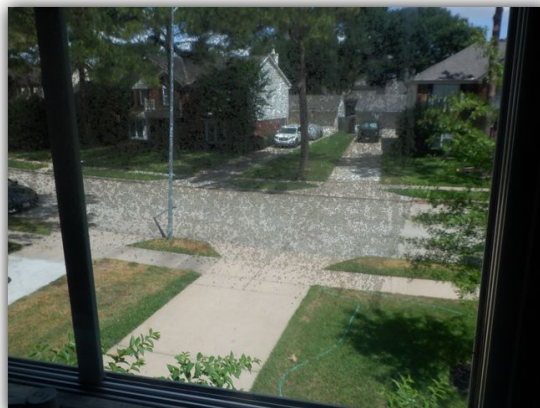
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Multiple screens are missing and/or damaged.

Windows at one or more 2nd floor rooms were a potential fall hazard for small children due to their low height above the floor; did not observe fall protection outside the window. Ref IRC R613.2 Window Sills: In dwelling units, where the opening of an operable window is located more than 72 inches above finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches shall be fixed or have openings through which a 4-inch diameter sphere cannot pass.



SAFETY GLASS IN HAZARDOUS LOCATIONS:

No deficiencies observed at the time of inspection.

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- I. Stairways (Interior and Exterior)

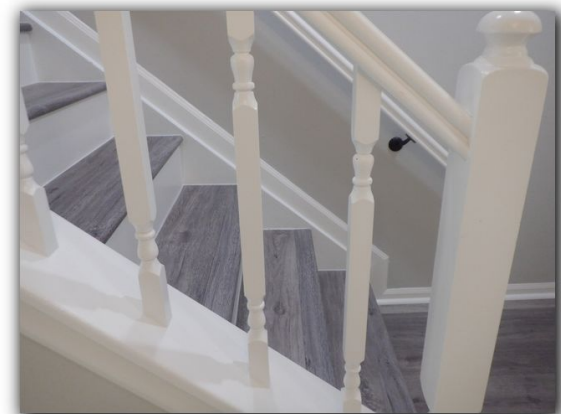
Comments:

INTERIOR:

Ends of handrail do not return to wall. This condition may allow loose articles of clothing to catch on ends of handrail while using stairs and result in a trip / fall mishap.



Space between railings does not comply with current industry standard, (code) UBC 421.1.1 & CABO D105.2.1. Requires spacing between intermediate rails do not allow passage of an object four inches in diameter. Recommend covering large openings in stair rails with temporary type nylon netting if small children are present in house to prevent injury.



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J. Fireplaces and Chimneys

Comments:

Damper missing required bracket that keeps damper from fully closing when fireplace is equipped with gas logs. If damper is fully closed then combustion fumes will enter house unseen.

K. Porches, Balconies, Decks, and Carports

Comments:

Tripping Hazard(s), walks and/or driveways are uneven.



Space between railings does not comply with current industry standard, (code) UBC 421.1.1 & CABO D105.2.1. Requires spacing between intermediate rails do not allow passage of an object four inches in diameter. Recommend covering large openings in stair rails with temporary type nylon netting if small children are present in house to prevent injury.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

125 AMP ELECTRICAL SERVICE PANEL LOCATED AT THE SOUTH EXTERIOR:



Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are intended to protect against fires caused by electrical arcing faults in the home's wiring. Arc faults are a common cause of residential electrical fires. Arc faults can be created by damaged, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. As of September 1, 2008, the State of Texas has adopted the 2005 NEC, which includes this requirement, as the "minimum standard" for all non-exempt electrical work. Homes built prior to 2002, generally were not required to have arc fault protection. However, the current TREC standard of practice requires inspectors to indicate that a hazardous or deficient condition exists if any home does not have this protection, regardless of date the home was constructed.

Not all breakers are properly identified.

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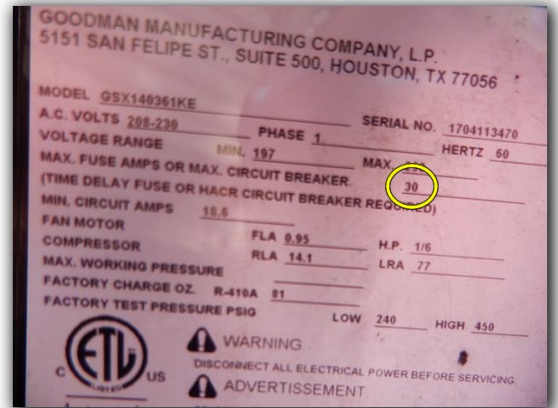
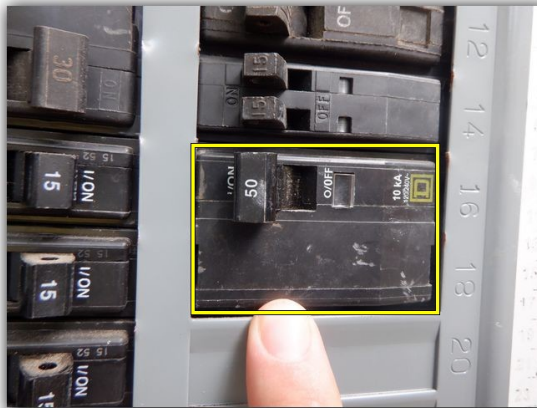
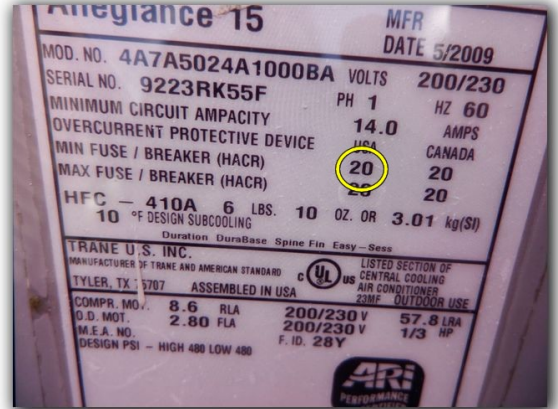
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Ground clamp and/or wire not secured to ground rod below service meter.



Breakers are oversized per data plates on sides of A/C units.



Observed improper use of normal wire conductor colors. Observed white wire used for other than grounded / neutral conductors.

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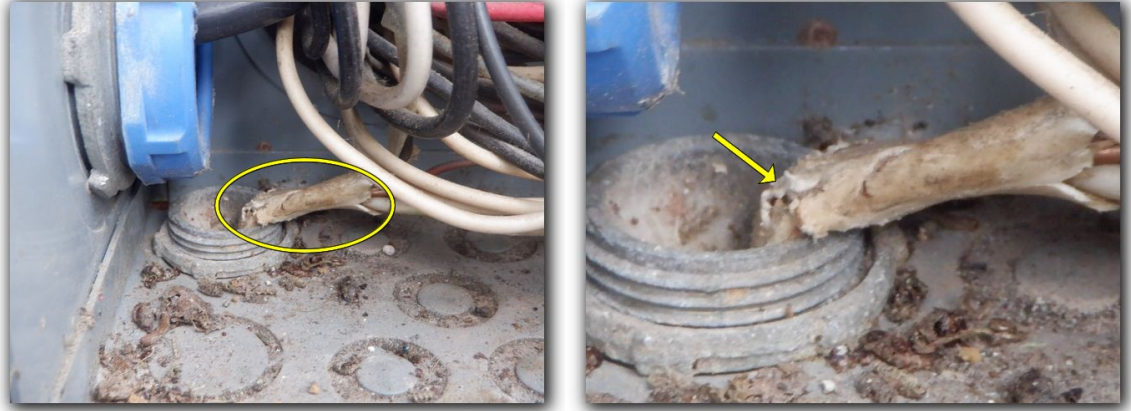
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Wire insulation damaged at it passes through the metal box of the panel. This could potentially charge the panel / safety hazard exists.



SERVICE WIRING:

Observed type of service wiring is underground.

FEEDER WIRING:

Observed feeder type of wiring is copper.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Observed type of branch wiring is copper.

Comments:

BRANCH WIRING:

No deficiencies observed at the time of inspection.

FIXTURES:

Observed open incandescent type light fixtures in one or more closets which is considered a potential fire hazard by today's standards. Reference IRC 3903.11 NEC 410-8c.

OUTLETS:

Outlets located in inaccessible areas (e.g., garage ceilings, exterior soffits, etc.) are not individually tested.

GFCI reset locations; (Kitchen, Half Bathroom)

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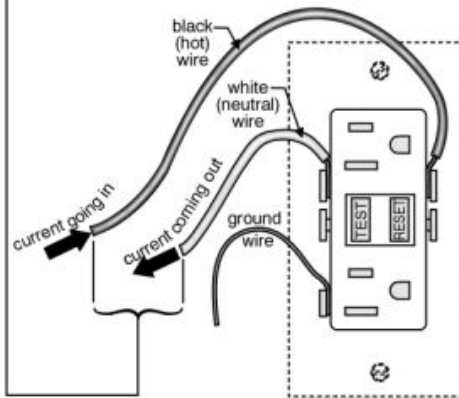
Did not observe GFCI protection of all outlets in required locations, including but not limited to the location marked below. This condition is a recognized safety hazard and is in need of repair.

- | | |
|---|---|
| <input type="checkbox"/> All bathrooms | <input checked="" type="checkbox"/> All kitchen counter top outlets |
| <input type="checkbox"/> Kitchen island | <input type="checkbox"/> Wet bar locations |
| <input type="checkbox"/> All exterior locations | <input checked="" type="checkbox"/> In garage |
| <input type="checkbox"/> Laundry sink | <input type="checkbox"/> Pool area |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Spa / hot tub |

Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires
if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:
if the GFI is in the panel, the entire circuit will be shut down



Missing required number of outlets serving kitchen counter(s) as required by IRC 3801.4.1 NEC (National Electric Code) 210-52c1; which requires that no point along counter greater than 24 inches from small appliance receptacle(s).

Exterior outlet damaged, missing weather proof cover, (Southern exterior)



I=Inspected

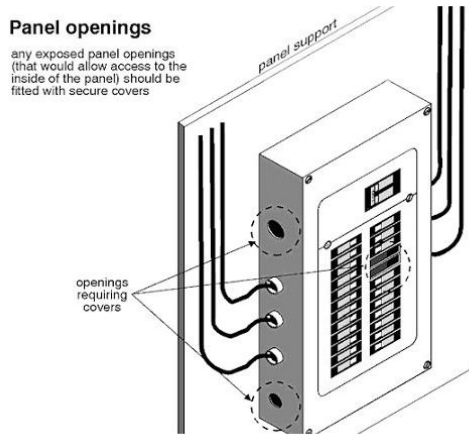
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Southern soffit outlet exterior circular knock out(s) need to be sealed to prevent wasp / bee infestation.



One or more cover plates were either missing or damaged.

Observed 4-prong outlet for dryer as required by current code. Will not fit older dryer with 3 prong electrical plug.

Missing required outlet(s) as required by NEC (National Electric Code) 210-52a. Any wall greater or equal than 2 feet wide requires an electrical outlet. Reference IRC 3801.2.2.

Missing required outlet(s) as required by NEC (National Electric Code) 210-52a. 6 foot cord can be plugged in anywhere along wall. Reference IRC 3801.2.1

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I	NI	NP	D
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Double bath vanity sink(s) with only 1 electrical outlet on far side does not comply with current electrical code / minimum standards of the National Electric Code (NEC) which states; " At least one wall receptacle outlet shall be installed in the bathroom adjacent to each lavatory location. A wall receptacle outlet located between two adjacent lavatories shall satisfy the requirements of this section. IE: you can place a dual receptacle between the sinks or 1 on both sides.



SWITCHES:

Voltage detector indicated switch(s) are not grounded as required by current industry standards (code) to reduce risk of electrical shock. Prior to 1999, grounding of switches was not required. Recommend grounding all non-grounded switches or replace all metal face plates and screws with non-conductive plastic face plates and screws.

One or more cover plates were either missing or damaged.

I=Inspected

NI=Not Inspected

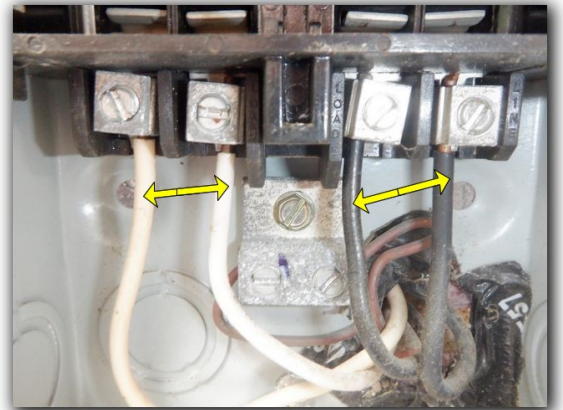
NP=Not Present

D=Deficient

I	NI	NP	D
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EQUIPMENT DISCONNECTS:

A/C unit electrical disconnect wiring reversed, line / load connections are backwards.
Live electrical wiring to wrong side of electrical disconnect when power turned off at disconnect will result in shock hazard, repair. (Northern disconnect)



The southern A/C disconnect box was observed to be rusted / damaged.



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I NI NP D

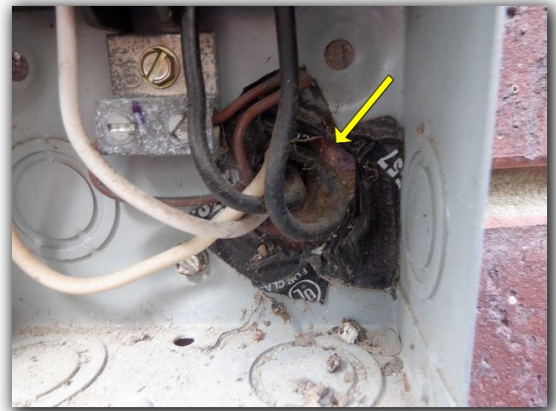
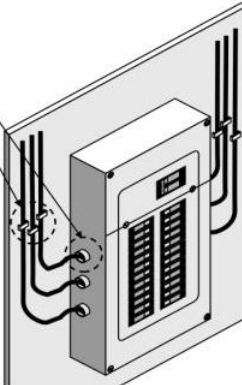
Electrical disconnect in sight of A/C unit for protection of personnel servicing unit. has been disabled, NEC code violation, repair by installing operational electrical disconnect. (Southern disconnect / first floor)



Protective bushing not present around electrical wire as it passes through metal box of the northern A/C disconnect.

Securing wires

cables should be clamped where they enter the panel
they should also be secured within 12 inches of the panel



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I	NI	NP	D
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SMOKE DETECTORS AND ALARMS:

Smoke detectors are tested using the manufacturer supplied test button only. This inspection does not include testing units with actual smoke.

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries semi-annually. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

DOORBELL & CHIMES

Unit was not operational, not performing its intended function, in need of repair/replacement.

I=Inspected

NI=Not Inspected

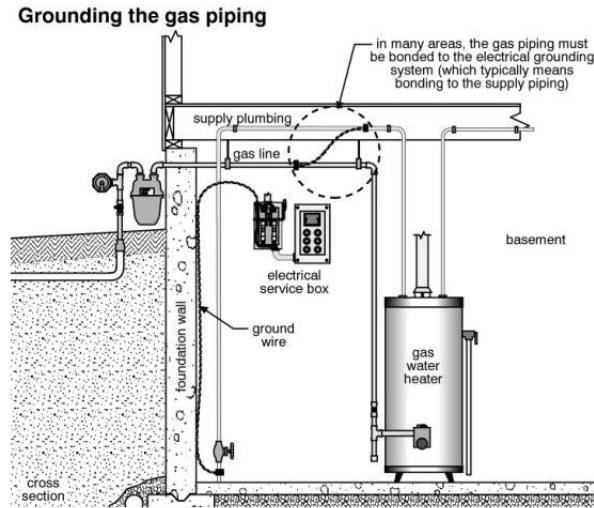
NP=Not Present

D=Deficient

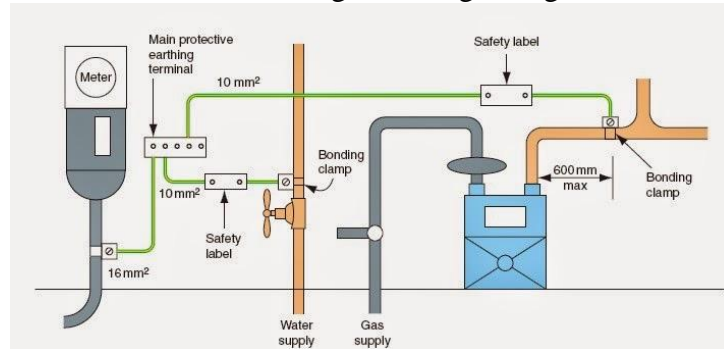
I NI NP D

OTHER ELECTRICAL ITEMS:

Gas and hot / cold water lines are not properly bonded near water heater. Does not comply with most recent electrical code. NEC 250-80b.



Ground rod / wire missing or damaged at gas meter.



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I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Air / Central

Energy Sources: Gas

Comments:

HEATING UNIT: 1st Floor

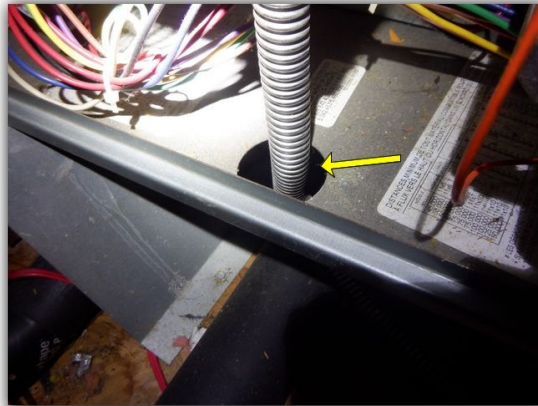
Make: RUUD (2001)

Model: UGPH-05EAUER

S/N: FD5D302F400100148

Unit has exceeded its normal serviceable life; budget for repair or replacement.

Flexible gas line is not allowed by current industry standards and most installation instructions to pass into metal cabinet of gas heating units due to vibration from unit can rub hole in gas line, rigid metal pipe should extend outside cabinet a minimum of 2 inches for flex line connection.



HEATING UNIT: 2nd Floor

Make: RUUD (2001)

Model: UGPH-05EAUER

S/N: FD5D302F310100220

Unit has exceeded its normal serviceable life; budget for repair or replacement.

HOUSE HEATER EXHAUST VENT(S):

No deficiencies observed at the time of inspection.

I=Inspected

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D=Deficient

I	NI	NP	D
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BLOWER(S):

No deficiencies observed at the time of inspection.

THERMOSTAT(S):

Thermostat wiring not secured to attic unit, missing small fitting that secures wires to cabinet of unit.

B. Cooling Equipment

Type of Systems: Forced air-split system

Comments:

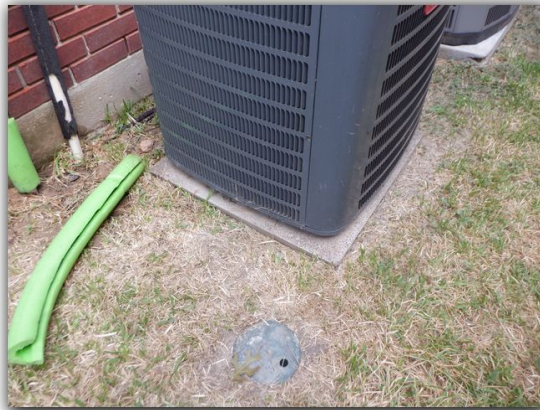
CONDENSING UNIT: 1st Floor

Make: Goodman (2017)

Model: GSX140361KE

S/N: 1704113470

A/C unit(s) do not sit on a platform that is elevated a minimum 3 inches above the surrounding grade.



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I NI NP D

Section of suction line insulation missing or deteriorated near condenser.



EVAPORATOR COIL: 1st Floor

Temperature Differential: $80.6 - 60.8 = 19.8$

Make: Alumacoil (2016)

Capacity: 3 Tons

CONDENSING UNIT: 2nd Floor

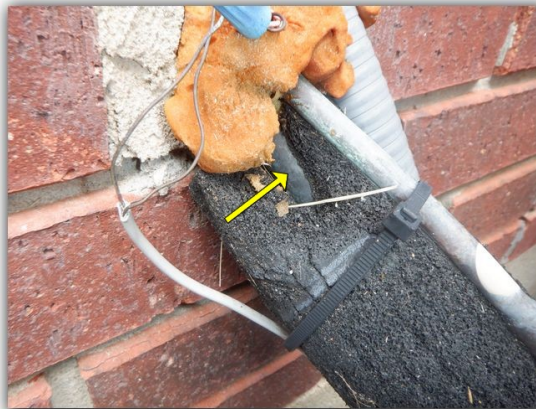
Make: American Standard (2009)

Model: 4A7A5024A1000BA

S/N: 9223RK55F

Older unit, typically limited service life remaining.

Section of suction line insulation missing or deteriorated near condenser.



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I	NI	NP	D
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EVAPORATOR COIL: 2nd Floor

Temperature Differential: $82.2 - 65.5 = 16.7$

Make: Trane (2009)

Capacity: 2 Tons

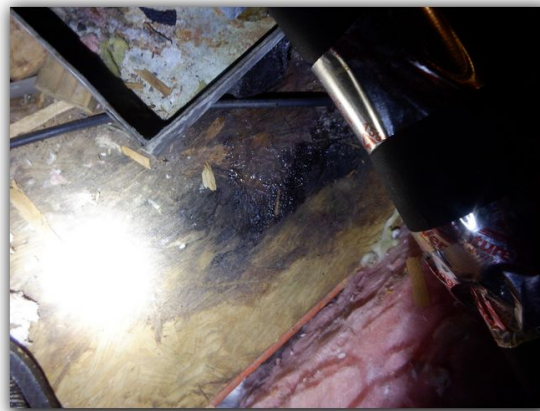
Older unit, typically limited service life remaining.

Coils are dirty, needs cleaning. Dirty coils reduce air flow thru the system and create high head pressures at the compressor, thereby unduly stressing and reducing life span of system components.



CONDENSATION DRAIN PAN/DRAIN LINES:

Water was dripping to the decking below the 1st floor evaporator coil.



Secondary drain pan is rusted; indication coil (or previous coil) has history of leaking/dripping condensation into pan.

I=Inspected

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I	NI	NP	D
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Insulation / debris in drain pan should be removed to prevent blocking of drain.

C. Duct Systems, Chases, and Vents

Comments:

There was no supply air register located in the half bathroom or walk in master closet as is currently required.

Observed several / multiple areas in attic where flex duct touch and are missing required 1" clearance from other ducts to prevent condensation between ducts that touch. Recommend general maintenance to flex ducts in attic, Re-support where needed, seal/tape minor air leaks, repair torn/damaged vapor seal, etc.

Excessive air loss around transition/coil/heater/plenum.

Excessive air loss at evaporator coil around drain and Freon line connections.



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I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of property

Location of main water supply valve: east exterior wall of house

Static water pressure reading: 62 psi

Comments:

WATER SUPPLY PLUMBING:

Type of supply piping material: Water supply piping observed to be predominantly copper.

Water softener, treatment and filtration type of equipment was not checked/inspected.

Recommend insulating exterior water line(s) to prevent freeze damage.



COMMODES:

No deficiencies observed at the time of inspection.

SINKS:

No deficiencies observed at the time of inspection.

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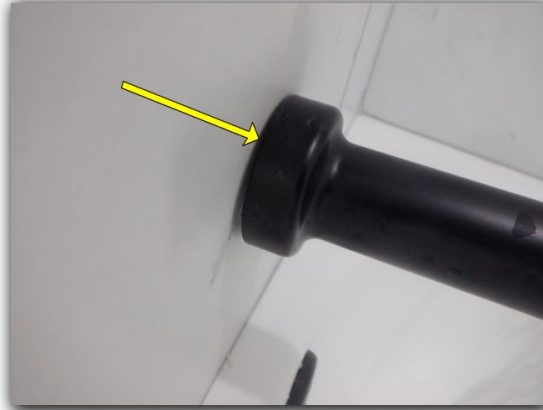
NP=Not Present

D=Deficient

I	NI	NP	D
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FAUCETS:

Recommend caulking around all tub/shower faucets and spouts to prevent water entry behind wall.



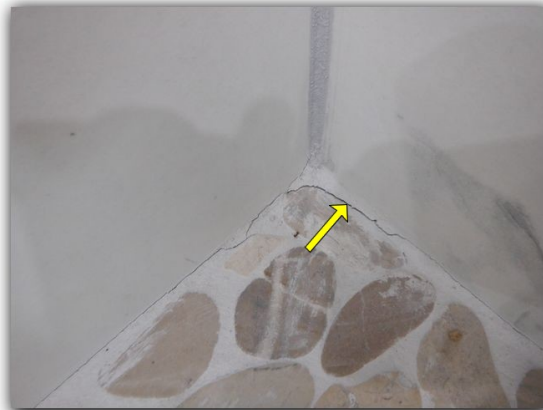
TUBS:

One or more drain stoppers do not operate properly, needs adjustment.

SHOWER(S):

24 hour shower pan test has been specifically excluded.

Grout / caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles, to prevent water entry behind wall.



Shower door needs adjustment to operate/close properly / master shower door is difficult to close.

I=Inspected

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D=Deficient

I	NI	NP	D
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LAUNDRY CONNECTIONS:

Recommend use of stainless steel braided "no burst" clothes washer water supply lines to reduce chance of water damage.

Hot & cold faucets of laundry room are not identified, color coded (red-hot, blue-cold).

EXTERIOR HOSE BIBS:

Exterior hose spigot(s) do not have code approved anti-back flow devices installed.



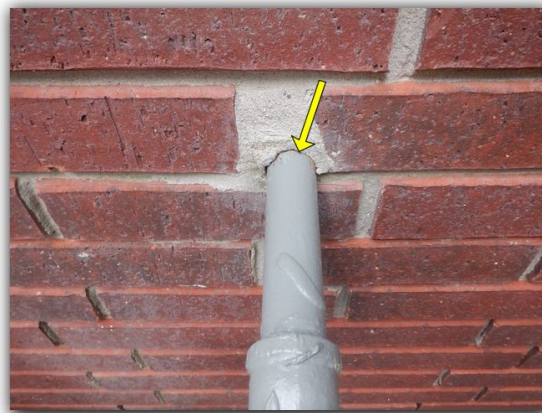
GAS SUPPLY SYSTEMS

Pressure test of gas lines has been specifically excluded.

Gas meter located at the east exterior side of house

Type of gas distribution piping material: Iron

Gas piping not sleeved as it passes through masonry wall as required by Code [CABO 2608.3] IRC 2603.3.



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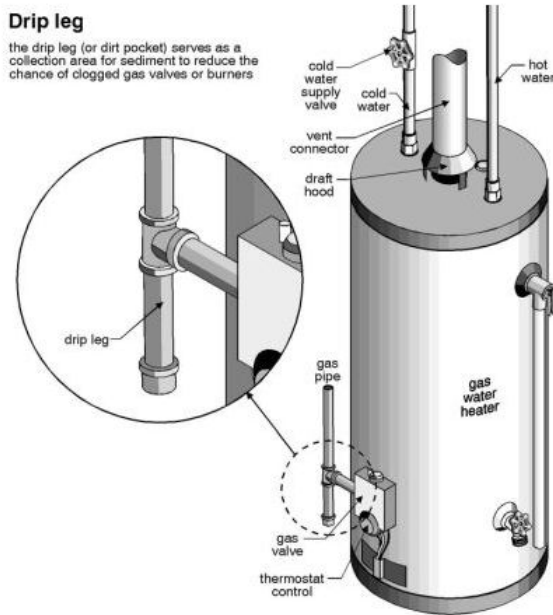
I	NI	NP	D
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OBSERVED BRANCH LINES:

Galvanized and/or black iron

APPLIANCE CONNECTIONS:

Did not observe gas line drip leg(s) on gas house heater and/or gas water heaters which is called for in the manufactures installation instructions.



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B. Drains, Wastes, and Vents

Comments:

Hydrostatic pressure test of sewer lines was specifically excluded.

DRAIN, WASTE, VENT PLUMBING:

Type of drain waste vent material observed to primarily plastic

There were no plumbing access / inspection panels behind one or more tub(s). Overflow gaskets and drains not checked. Recommend installation of bath plumbing access panels where possible.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Source: Gas

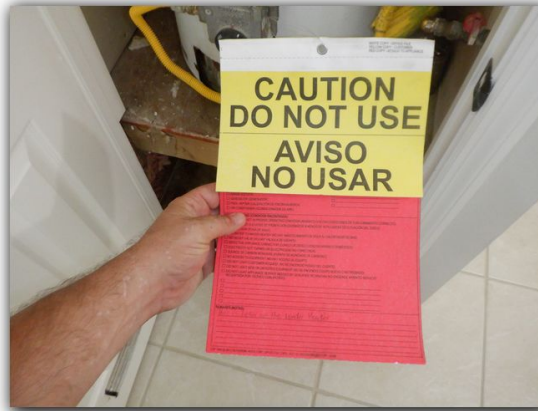
Capacity: 2008 Whirlpool - 40 gallons

Comments:

WATER HEATING UNIT(S):

Unit has exceeded its normal serviceable life; budget for repair or replacement.

Not checked/inspected; no gas connected to the water heater at the time of inspection. The water heater was Red Tagged and disconnected at the time of inspection.



Located in house without benefit of a drain pan. Should water heater leak interior flooring can be damaged REF.: 1991 Standard Plumbing Code 1213.7.1 IRC 2801.5.



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Corrosive damage was observed around the lower burner compartment.



Corrosion observed at shut off valve and/or connections on top of water heater.



WATER HEATER EXHAUST VENT(S):

Vent collar not secured around vent pipe at ceiling and/or is missing.



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I	NI	NP	D
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Improperly vented, vent pipe not properly aligned at top of water heater allowing products of combustion (bad gas) to vent into house/attic.



TEMPERATURE AND PRESSURE RELIEF VALVE(S):

Did not check operation since valve(s) is/are over 3 years old. Most manufacturers recommend replacement of T&P valves over 3 years of age.

Drain line not connected to T&P valve, hazardous condition exists.



D. Hydro-Massage Therapy Equipment

Comments:

Not present at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

The dishwasher would start a cycle, but did not finish a cycle. Possibly not properly primed.

B. Food Waste Disposers

Comments:

Debris in unit needs to be removed.

C. Range Hood and Exhaust Systems

Comments:

Recirculating vent hood observed, does not vent appliance(s) to exterior.

D. Ranges, Cooktops, and Ovens

Comments:

GAS RANGE/COOKTOP:

No deficiencies observed at the time of inspection.

GAS OVEN:

Timer and cleaning cycles not checked

Does not have recommended anti-tip bracket on back side of unit.

E. Microwave Ovens

Comments:

No deficiencies observed at the time of inspection.

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

Comments:

Recommend cleaning insect nesting from the flapper door of southern vent penetration. Nesting may prevent proper opening of the flapper door.



There was no exhaust fan located in the laundry room as is the current requirement.

G. Garage Door Operators

Comments:

Remote control hand held units were not checked/inspected.

Missing required safety sticker / decal next to operator button.

H. Dryer Exhaust Systems

Comments:

Recommend periodic cleaning of the dryer vent ductwork to reduce the risk of fire.

No deficiencies observed at the time of inspection.

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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:

Testing, certifying and / or verifying the proper operation of back-flow device is specifically excluded.

The sprinkler back flow preventer was damaged / could not be turned on. Sprinkler system could not be operated / inspected.



B. Outbuildings

Comments:

Not present at time of inspection.

INTENT OF INSPECTION:

It is the expressed intent and purpose of this report to inform you the client exclusively of the **visual ("eyeball") observations** and opinions made on the day of the inspection as to whether or not the structure, electrical, plumbing, and mechanical components of the subject property are performing the function for which they were intended to perform or are in need of immediate repairs. It is not within the intent and/or scope of this report to determine the insurability, habitability, suitability of use, economic life span, deferred maintenance issues, and/or issues unnamed in this report. **This report is neither an expressed nor implied warranty and / or guarantee as to future life and/or performance of the items inspected**, but is intended to express the inspector's perceived impression of the apparent performance of the structure, electrical, plumbing, and mechanical components viewed on the date of the inspection. **Our intent is to reduce your risk associated with this transaction, however we cannot eliminate all risk nor assume your risk.**

SCOPE OF INSPECTION:

The content of this report is based solely upon "eyeball" observations of apparent performance. Opinions have been formed from the inspector's personal knowledge and experience and not upon any code requirements and/or performance standards. Compliance with any federal, state or local codes and/or other legal requirements is not within the scope or intent of this report.

METHOD OF INSPECTION:

The inspection methodology has not been of a formal engineered type of inspection; therefore, no soil, physical or geological testing or inspections were performed. Many of the structural, electrical, plumbing, and mechanical components were judged indirectly by the visible condition of the surfaces and/or components open to view. Observations were made both inside as well as outside of the structure; however, these observations were limited to only those areas open to view without moving any item, i.e.; inhabitants furniture, belongings or stored items which was blocking the view. The inspector did not employ any instruments to aid in the inspection, **disassemble any component of an item checked**, (i.e.: disassemble a heating unit to inspect for a cracked heat exchanger), conduct extensive destructive testing, calculations, or removal of wall and floor covering unless noted in the body of this report.

LIMITATION OF INSPECTION:

The visual inspection method employed will generally produce a competent first impression assessment of the apparent past structural, electrical, plumbing, and mechanical components, provided refurbishing repairs have not been performed which would mask distress patterns normally produce by structural, electrical, plumbing, and mechanical components problems.

Because the inspection procedure is visual only and was not intended to be diagnostic and/or technically exhaustive, an inherent residual risk remains that undiscovered problems exist and/or future problems will develop.

There is no guarantee or warranty stated or implied that all defects have been found or that Sentinel Inspection Group, LLC will pay for the repair of any defect not discovered. The content of this report should be considered as an opinion of apparent performance of the items inspected and not engineering fact. **THIS INSPECTION DOES NOT INCLUDE THE INSPECTION OF, SAMPLING FOR OR TESTING OF ANY SUBSTANCE CLASSIFIED OR OTHERWISE IDENTIFIED WITH OR AS A TOXIC SUBSTANCE AND/OR BIO-HAZARD OR WOOD DESTROYING INSECTS/ORGANISMS.**

Client Advisory: No moisture, mold and /or indoor air quality (IAQ) tests were performed, The inspector is not qualified / certified for such evaluations / studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and /or water damaged conditions. A growing concern to date includes the adverse effect on indoor air quality and the potential for inherent health hazards. If concerned the client is advised to contact a qualified IAQ Professional for further evaluations of this property.

EXPERT TESTIMONY / LITIGATION FINANCIAL COMPENSATION CLAUSE:

In the event our services are needed at any time in the future as expert testimony or in a litigation case, client agrees at this time / in advance to financially compensate this firm for it's time and services.

Terms: Non-refundable retainer of \$2,500.00 upfront, Hourly rate of \$175.00 for any activities on our part for your case, including but not limited to; deposition, phone time, research, court time, travel time portal to portal, review of case prior to court appearance, etc. Balance due invoiced weekly, submitted Wednesday, payable the next Friday

ARBITRATION / DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this service agreement, Client(s) agree to notify Sentinel Inspection Group, LLC within ten (10) days of the time of discovery to give Walters Home Inspection a reasonable opportunity to re-inspect the property and resolve the dispute amicably. Upon the request of either party, all unresolved disputes relating to this agreement shall be submitted for arbitration in accordance

with (AAA) American Association of Arbitrators then in effect with costs shared equally. This provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney's fees. Client agrees that Sentinel Inspection Group, LLC and it's agents liability, if any, shall be limited to the amount of the inspection fee paid for inspection. This limitation shall apply regardless of the cause of action or the legal theory pled or asserted specifically including, but not limited to, negligence. Sentinel Inspection Group, LLC

Sentinel Inspection Group, LLC does not conduct re-inspection services for any reason. We are not in the business of certifying workmanship and/or warranting another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs.

Acceptance and/or reliance on this report shall constitute an acknowledgment, acceptance, and agreement by Client(s) as well as any spouse / significant other, and/or any assigns to all terms, conditions, exclusions and limitations of this report as well as an acknowledgment that the inspection includes only those items listed as inspected in the inspection report.