



"A big city inspection group with small town values"



**123 Sample Report St
Houston, TX 77005**



PROPERTY INSPECTION REPORT FORM

John Smith <i>Name of Client</i>	08/02/2022 <i>Date of Inspection</i>
123 Sample Report St, Houston, TX 77005 <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 east

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

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

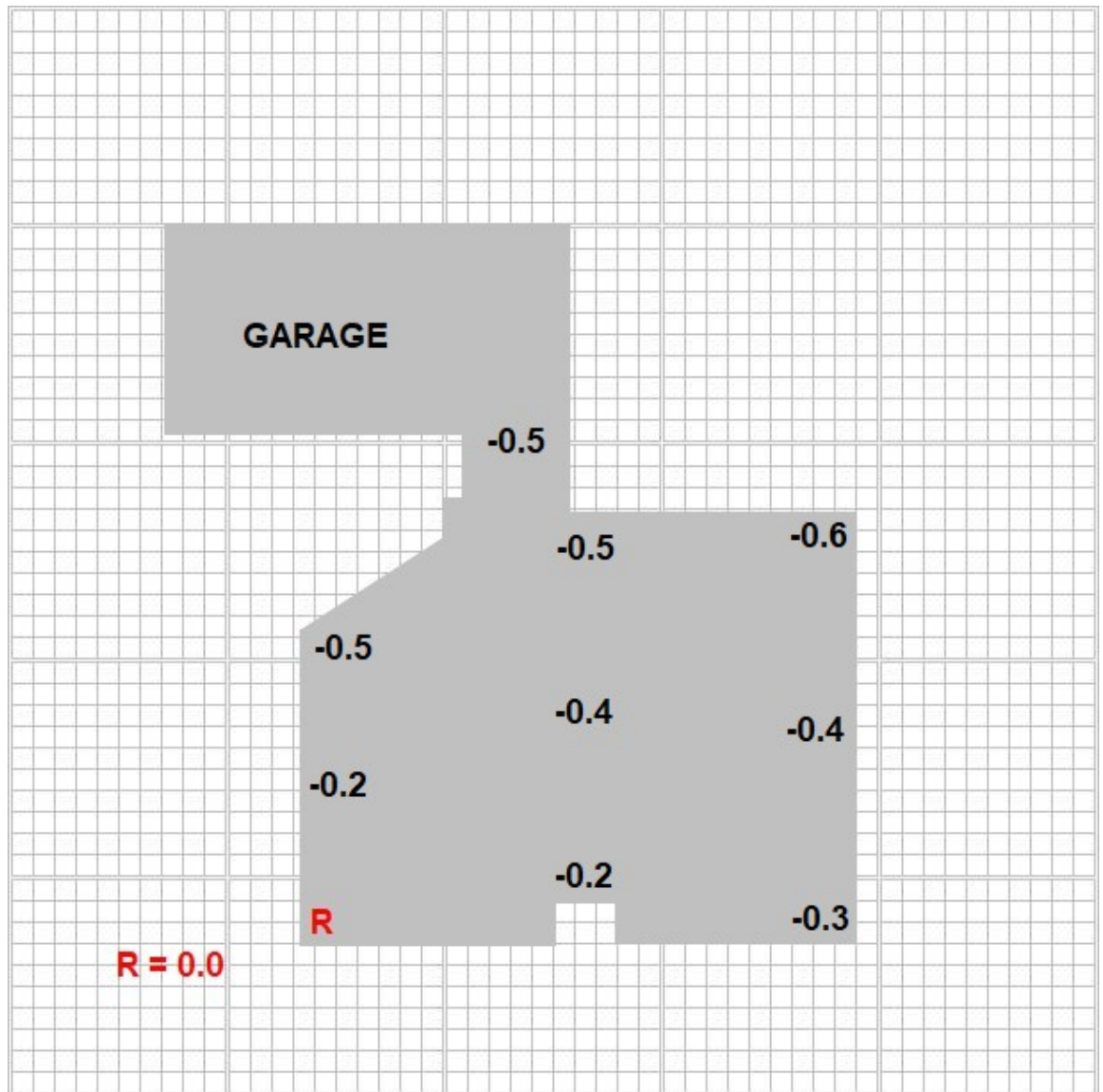
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A. Foundations

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 0.6 inches.



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Performing intended function. No evidence suggesting significant foundation movement at time of inspection.

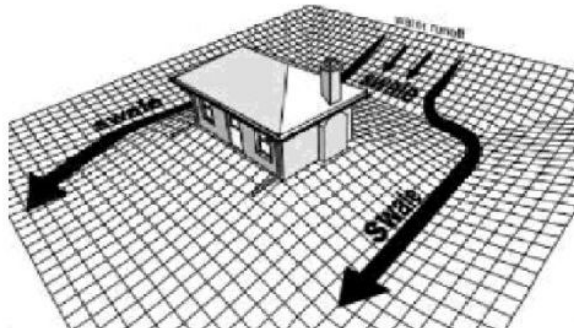
Spalling (i.e., corner pops) at one or more corner(s), Corner spalling is common to slab foundations and does not affect the structural integrity of the foundation.

Slab dressing observed at one or more areas of foundation.

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.

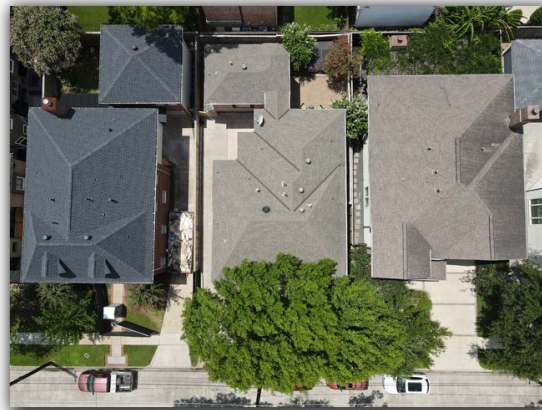


C. Roof Covering Materials

Types of Roof Covering: composition shingles over solid decking

Viewed From: Via drone due to height at eave and / or pitch of roof. Portions had limited visibility

Comments:



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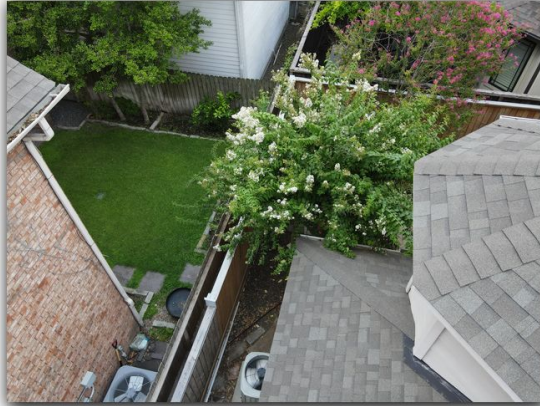
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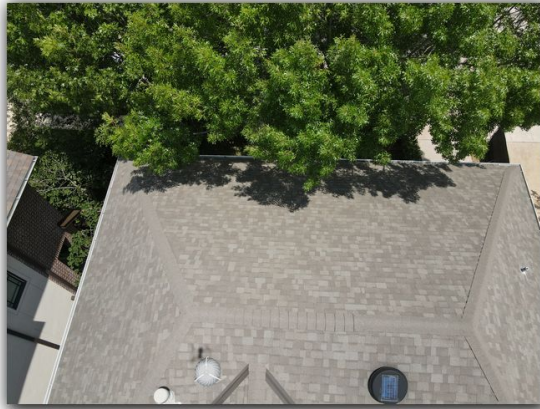
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ROOF SURFACE:

Tree limbs in contact with roof should be cut back.



Buyer's note; Keep leaves from collecting on roof, especially in valleys and keep tree limbs away from roof to prevent damage to shingles.



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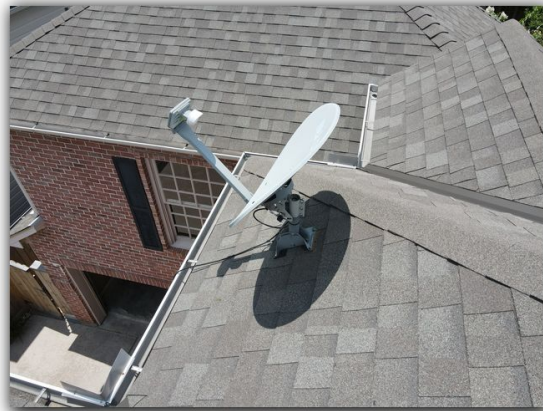
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Exposed staples / nail heads / fasteners observed on roof, all exposed fasteners should be sealed to prevent water entry.



Buyer's note: Satellite dish bracket attachments can be more susceptible to water penetration.



VISIBLE FLASHING:

No deficiencies observed at the time of inspection.

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ROOF PENETRATIONS:

Improperly vented, Does not comply with the 1992 CABO One and Two Family Dwelling Code section M-1604.2.3 which states: "Such vents shall terminate not less than 1-foot above the roof, and not less than 4-feet from any portion of the building that extends at an angle of more than 45 degrees upward from the horizontal."



EVIDENCE OF ROOF WATER PENETRATION:

None observed at time of inspection.

RAIN GUTTERS AND DOWNSPOUTS:

Need general maintenance, Clean out debris / resecure to fascia board / tilt toward drains, seal leaks, etc.



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Recommend addition of rain gutters to help improve drainage and/or prevent wood rot at following locations; (West side of the garage above the A/C units) Roof rain water runoff will currently dump into the A/C units.



D. Roof Structures and Attics

Viewed From: Safely accessible areas as deemed by the inspector

Approximate Average Depth of Insulation: 10-12 inches

Approximate Average Thickness of Vertical Insulation: not observable

Comments:

ROOF STRUCTURE AND FRAMING:

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:

No deficiencies observed at the time of inspection.

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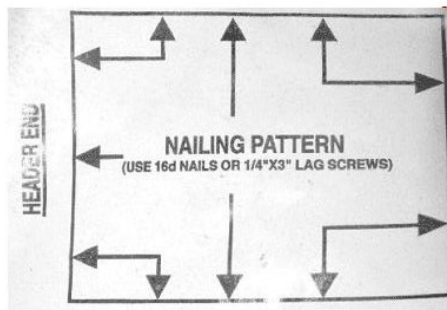
ATTIC ACCESS, LADDERS AND SERVICE WALKS:

Not all areas of attic were accessible for inspection.

The scuttle hole in the 2nd floor western room was not safely accessible near the middle of the room above the fan.

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.

Stairway frame is inadequately secured into ceiling opening with screws, recommend complying with manufacture specifications calling for 16d nails or 1/4 inch diameter lag screws be added to secure stairway frame to ceiling at specific locations.



Passageway to water heater must be a minimum of 24” wide solid floor, a maximum of 20’ long. Ref: IRC: 1305.1.3,4. Ref: UPC: 511.3,4,5

ATTIC VENTILATION AND SCREENING:

The solar powered roof vent operation could not be confirmed.



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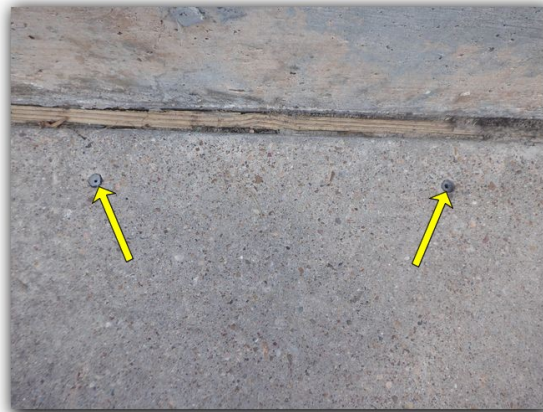
E. Walls (Interior and Exterior)

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.

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!).



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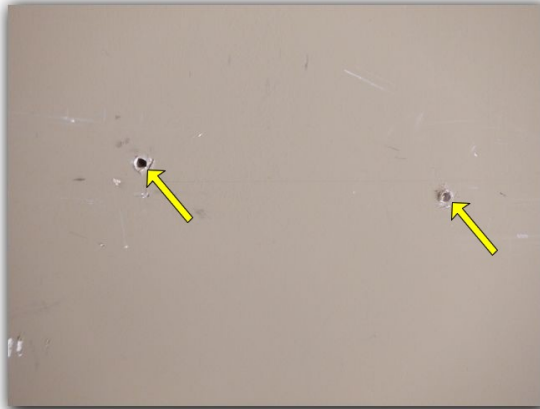
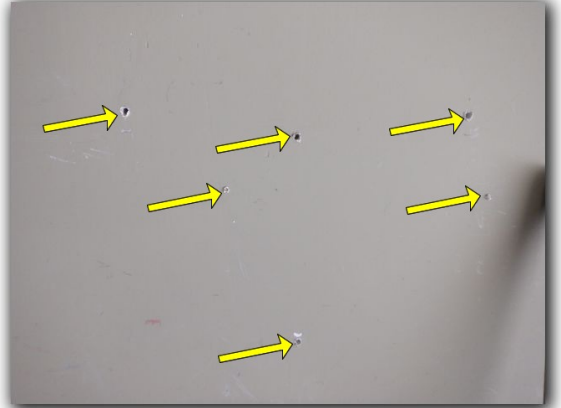
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Recommend repairing holes / openings in garage walls and / or ceiling to serve as fire stopping to comply with current code and help protect house.



Saw dust was present along the base board in the room over the garage. Recommend inquiry of the seller.



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Peeling paint was observed to the cabinetry in multiple bathrooms.



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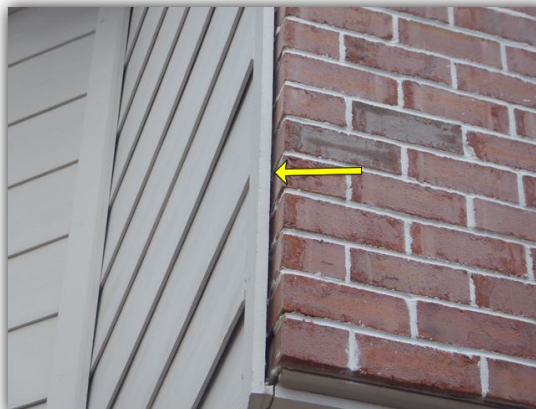
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EXTERIOR:

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

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



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



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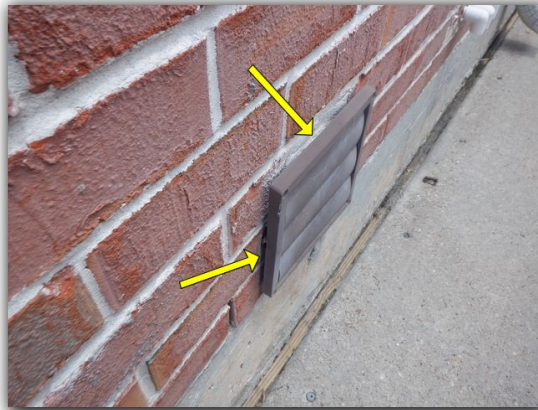
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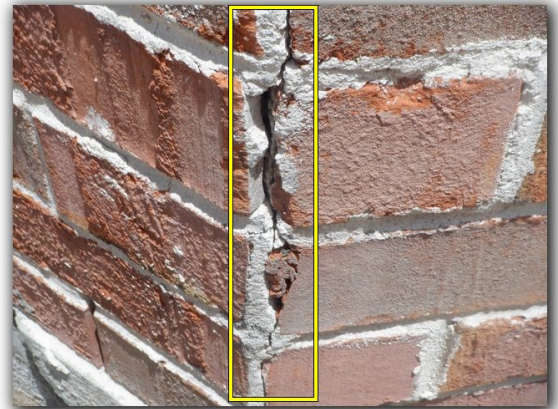
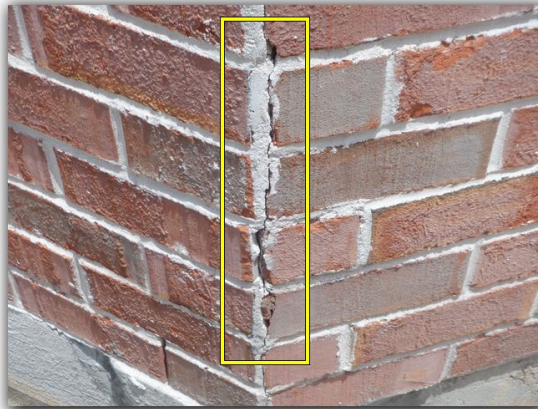
I	NI	NP	D
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Need sealing / caulking around all holes and exterior siding penetrations on top and both sides, (leave bottom open) to prevent water entry. Including but not limited to dryer, bath and range top vents, light fixtures, etc. Need sealing /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



Painted brick can hide cracks very well.

Mortar deficiencies were present in the exterior corner in brick at the southern exterior.



I=Inspected

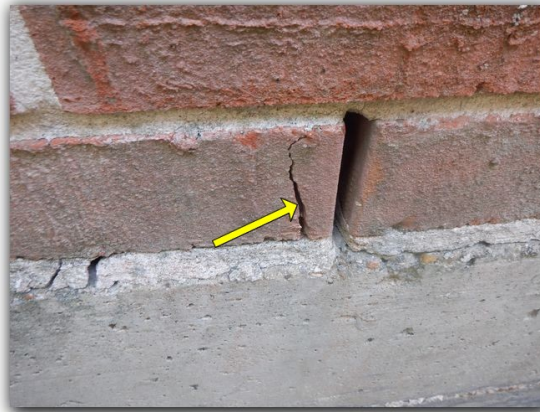
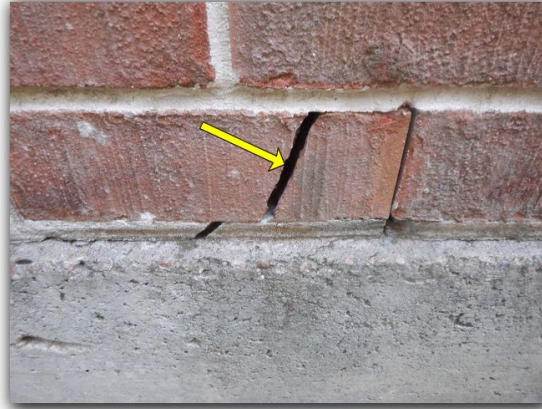
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Multiple brick cracks were observed at the base of the wall adjacent to weep holes at the north and west exteriors.



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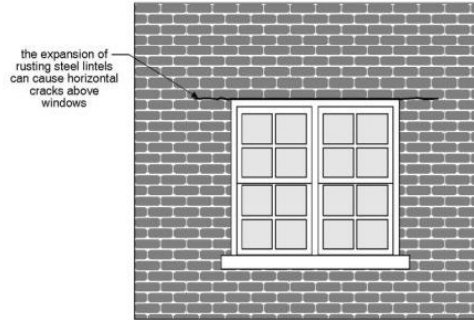
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Metal lintel(s) over window/door openings are not well painted / are beginning to rust and / or ends are improperly left exposed.

Rusting lintels



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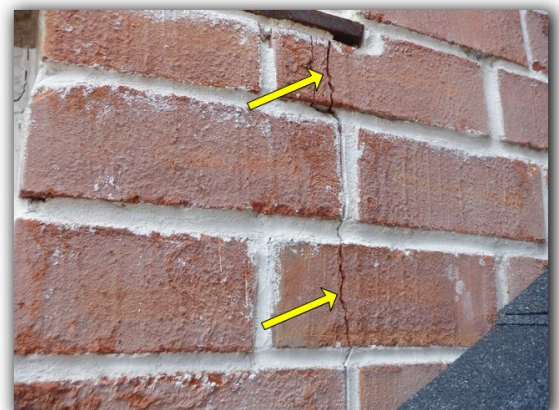
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Cracks at upper corners of windows is typical due to not enough space left at ends of steel lintel at time of construction to allow for expansion of metal.



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.

I=Inspected

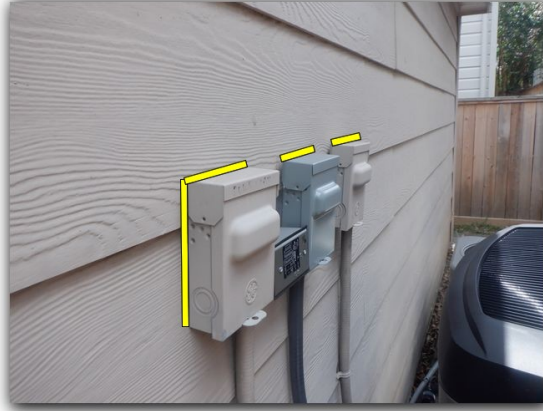
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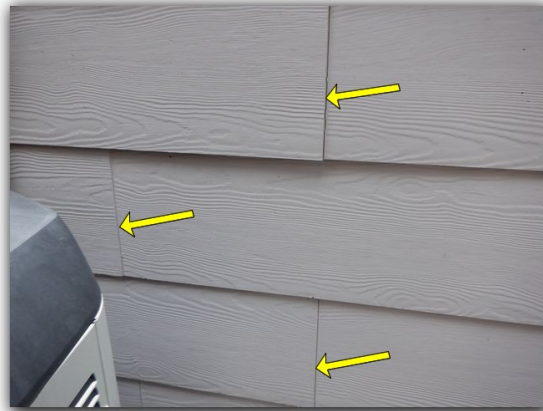
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Recommend caulking around electrical disconnect box(s) of A/C unit(s) to prevent water entry behind disconnect(s).



Caulking missing and/or deficient at vertical joints in siding; may allow wind driven rain entry.



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Cracks in brick veneer and/or repairs, one or more locations, Recommend buyer take photographs of cracks, their location, and width [ruler across the crack] with a high resolution camera that has a date stamp for future reference. Including but not limited to the following location(s): (Northwest corner)



EVIDENCE OF WATER PENETRATION:

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:

Observed cosmetic cracks and/or repaired cracks in sheetrock ceiling of several rooms.

FLOORS:

Floor squeaks noted.

Cracks and/or loose floor tile observed in, (Laundry room and dining room)



Tripping hazard, carpet loose on stairs. (Room over the garage to the master suite)

I=Inspected

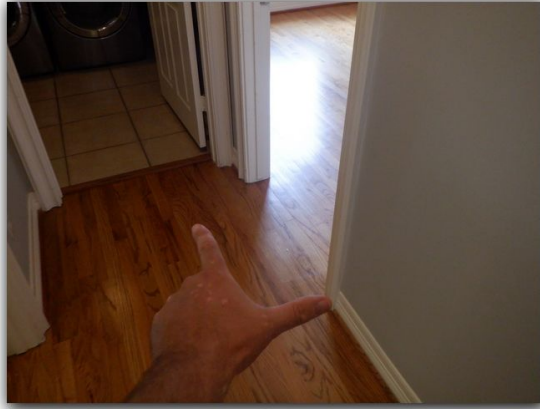
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Not level upstairs at the entry to a 2nd floor bedroom, possibly/probably due to improper/inadequate framing.



The flooring transition strip was loose at the entry to the master bathroom.

Multiple grout deficiencies were observed in the dining room.



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G. Doors (Interior and Exterior)

Comments:

INTERIOR:

One or more doors in house will not latch. (Pantry, Hall Bathroom, Northeast Bedroom)

Missing or non-functioning door stop behind one or more doors to prevent damage to sheetrock.

The upper ball latch was missing on one of the doors to the master bathroom.



I=Inspected

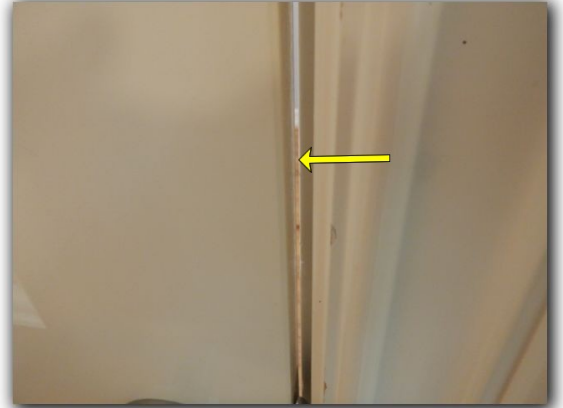
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Gapping was present between the door and frame to the Northeast bedroom.



EXTERIOR:

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

One or more exterior doors do not have a thumb latch to unlock door. All egress doors shall be opened from the inside without the use of a key or special knowledge or effort. Ref. IRC code R311.2.

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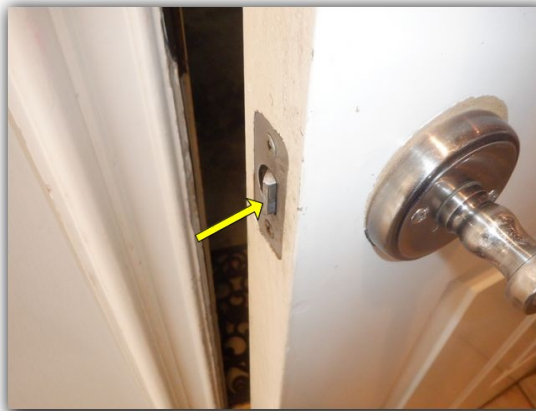
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The northwest exterior door threshold was loose and very poorly sealed / will allow water entry.



Auto / self closing device on door between house and garage as required by code needs adjustment to operate properly, reference CABO 309.1 & UBC 302.4 ex.3

The pedestrian door to the garage does not latch / mechanism would not properly extend.



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The front door was missing the latching hardware / would not latch.



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

GARAGE:

Sticky/noisy operation, recommend adjustment and/or lubrication.

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H. Windows

Comments:

All windows were not operated/accessible in furnished residence.

WINDOWS:

Wood rot of window frame/jambs observed at numerous locations.



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The paint was observed to be peeling heavily at the dining room windows.



A gap was present between the window and frame at the southern dining room window.



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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.



No window screens on house.

A window in the study would not open / was likely painted shut.

SAFETY GLASS IN HAZARDOUS LOCATIONS:

No deficiencies observed at the time of inspection.

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I. Stairways (Interior and Exterior)

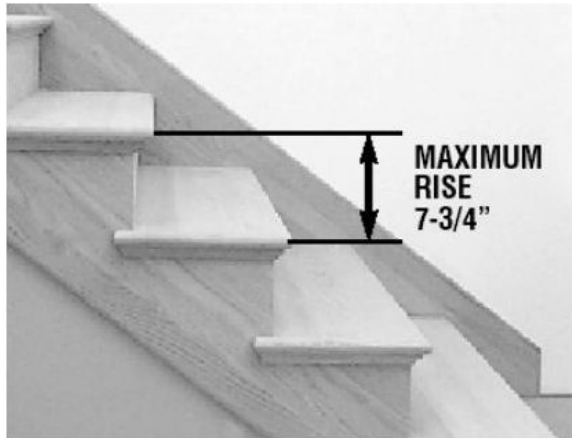
Comments:

INTERIOR:

Stair steps having 3 or more risers should have a handrail for safety.



Stairway does not comply with current industry standard, (code). CABO 314.2 requires "The maximum riser height shall be 7-3/4 inches." (Room over the garage to the master suite)



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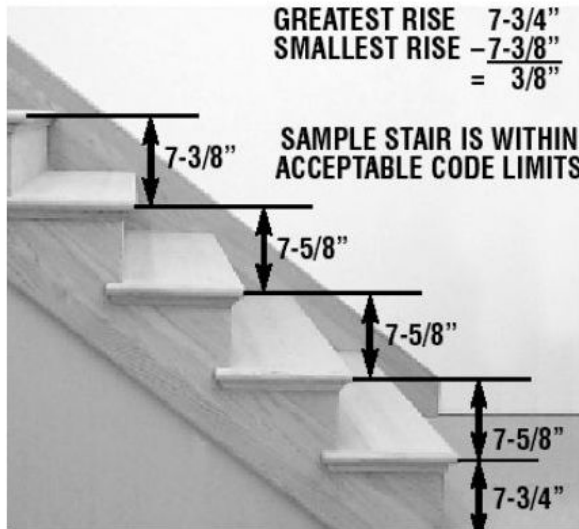
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I NI NP D

Stairway has tripping hazard, Risers are not same height along the entire height of steps. Stairway does not comply with current industry standard, (code). CABO 314.2 & UBC 1006.3 requires "The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch." (Room over the garage to the master suite)



J. Fireplaces and Chimneys

Comments:

Unit was not operational, not performing its intended function, in need of repair/replacement. The pilot light was lit, but the fireplace would not ignite via the manual control or via the remote.

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K. Porches, Balconies, Decks, and Carports

Comments:

High soil and patio obscures view of foundation and prevents visual inspection for termite and/or water penetration.



Cracks in walkways, driveway and/or garage concrete observed, typical.

Wood expansion board(s) at the front porch should be removed to reduce chance of wood destroying insect activity.



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The concrete curb was observed to be damaged at the end of the driveway.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

200 AMP ELECTRICAL SERVICE PANEL LOCATED AT THE SOUTHERN EXTERIOR:



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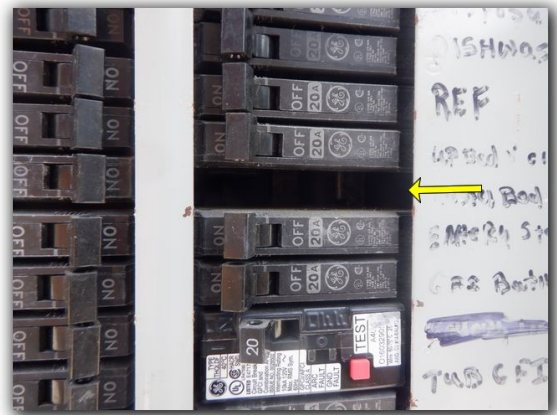
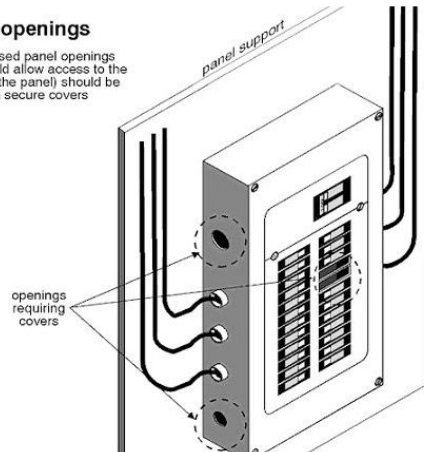
Did not observe installed AFCI (Arc Fault Circuit Interrupt) device protection, as required by current building standards, for all: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. AFCI devices are 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.

Missing one or more knock out cover(s).

Panel openings

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



I=Inspected

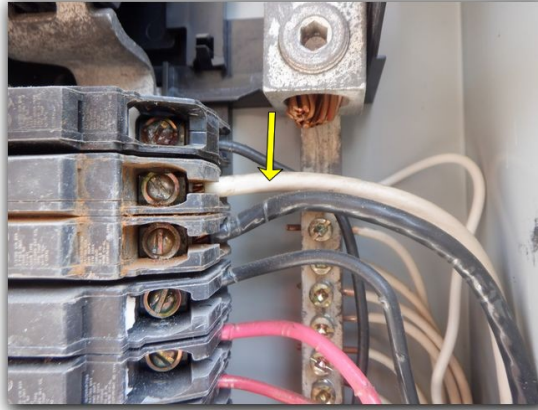
NI=Not Inspected

NP=Not Present

D=Deficient

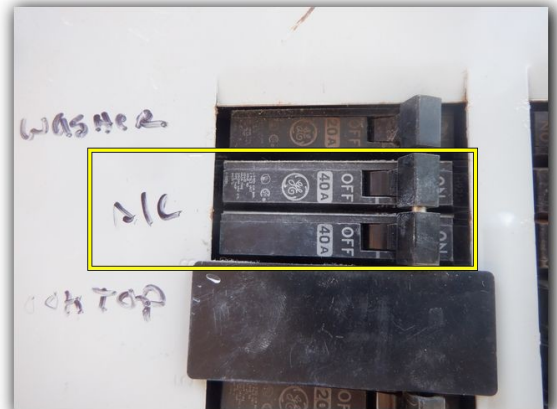
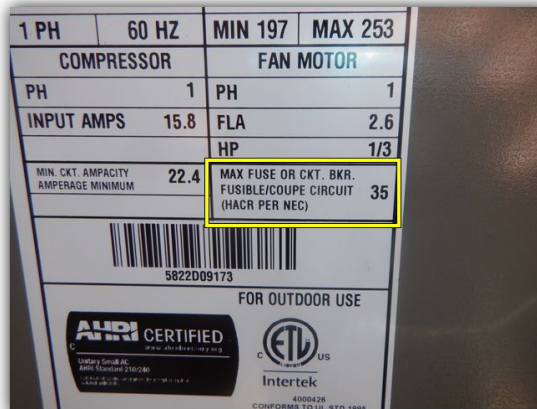
I NI NP D

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



Observed two or more neutral conductors under one screw lug on the neutral bus. Current industry standards and National Electric Code permit one neutral conductor per screw lug.

Breaker is oversized per data plate on side of A/C unit. (2nd Floor main unit)



I=Inspected

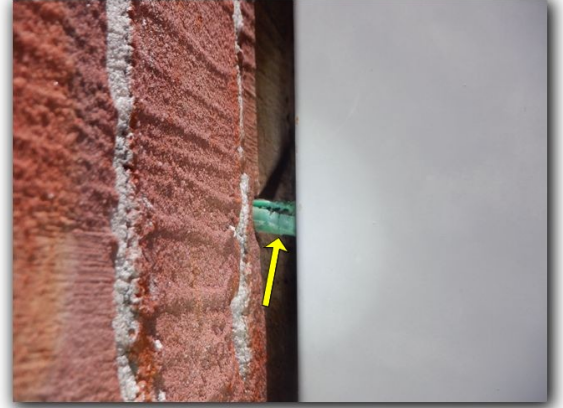
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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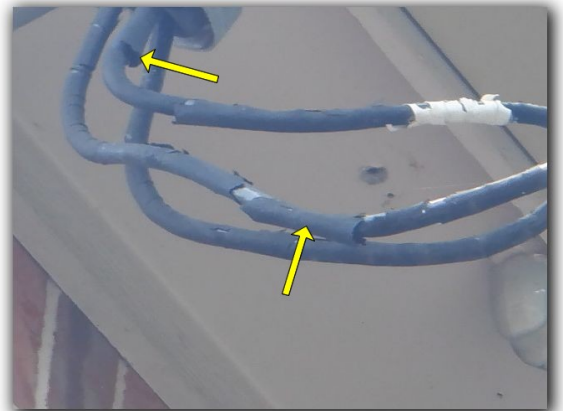
The electric panel was pulling away from / is not adequately secured to the wall.



SERVICE WIRING:

Observed service type of wiring is aluminum.

Electrical wiring insulation is damaged on service drop. Recommend evaluation by Center Point.



FEEDER WIRING:

Observed feeder type of wiring is copper.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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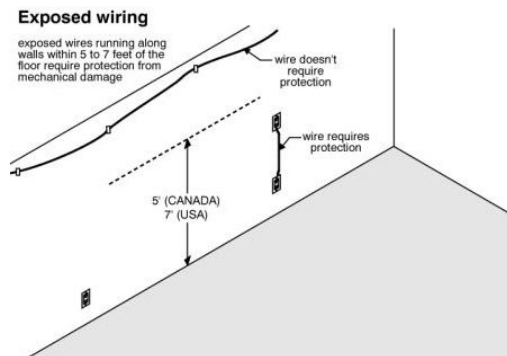
B. Branch Circuits, Connected Devices, and Fixtures

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

Comments:

BRANCH WIRING:

Electrical wiring not in protective conduit; (To under cabinet lighting in the kitchen)



FIXTURES:

Multiple lights found to be not functioning. Probably just burned out bulbs, or it could be a broken fixture / switch or improper wiring.

Light fixture over bath not rated for wet/damp locations. Ref. IRC E3908.8: "All fixtures installed in wet/damp shall be marked SUITABLE FOR WET/DAMP LOCATIONS." Bare light bulbs are not to be installed over a bath /shower location.



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I	NI	NP	D
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The fan blades were loose in the northeast bedroom and in the living room.



Code requires a switched controlled light or receptacle as you walk into a habitable room. National Electric Code (NEC 210-70a) Did not observe this requirement in the formal living room.

OUTLETS:

Not all outlets were checked / inspected / accessible in furnished residence.

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

GFCI reset locations; (Garage, Kitchen, Hall Bathroom, Master Closet, Laundry Room)

GFCI outlets do not operate properly in the master closet and in the laundry room / were found tripped and would not reset.

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

I=Inspected

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D=Deficient

I	NI	NP	D
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One or more outlets are not secured well in wall. (Formal living room)



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.

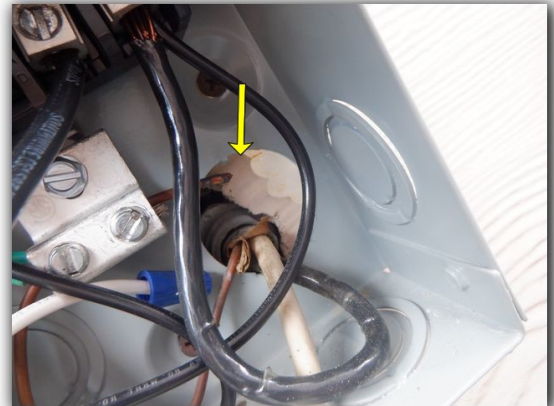
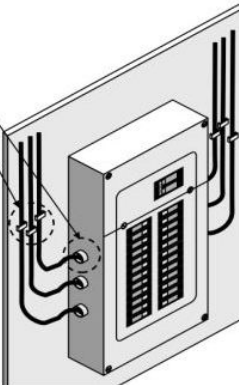
Unknown control, mystery switch(s) found, recommend inquiring current owner regarding use/control; (Formal living room) Possible this switch once controlled an outlet.

EQUIPMENT DISCONNECTS:

Protective bushing not present around electrical wire as it passes through metal box. (2nd Floor main 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



I=Inspected

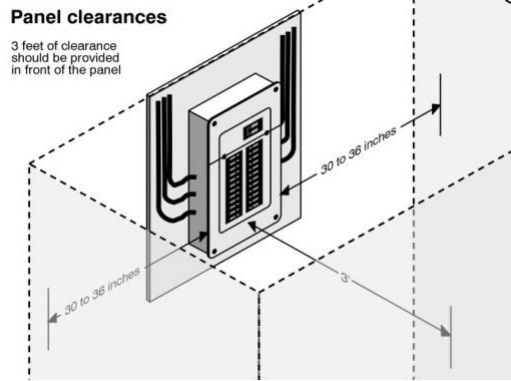
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Code requires minimum clearance to electrical service panels to be 36" in front of and 30" from side to side. (A/C disconnects)



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.cpssc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

Inadequate number and/or improper location of smoke detectors in home. Smoke detectors should be located on each level of the home AND inside AND outside of all sleeping rooms. Consult the smoke detector manufacturer's instructions regarding specific placement of detectors.

DOORBELL & CHIMES

No deficiencies observed at the time of inspection.

I=Inspected

NI=Not Inspected

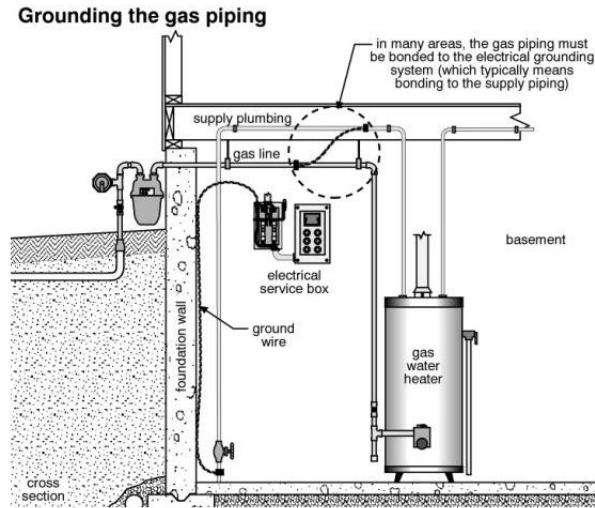
NP=Not Present

D=Deficient

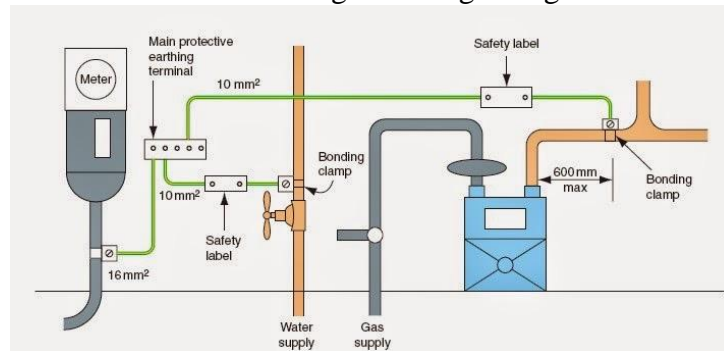
I NI NP D

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.



I=Inspected

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D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air-split system

Energy Sources: Gas

Comments:

HEATING UNIT: 1st Floor

Make: York (1998)

Model: P3HUA12N04301B

S/N: ENGM486520

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

HEATING UNIT: 2nd Floor Main

Make: Lennox (2022)

Model: SL280UH090V60C-05

S/N: 5922B07981

HEATING UNIT: 2nd Floor West

Make: York (1998)

Model: P3HUA08N03201A

S/N: EHGM345638

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.

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.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

B. Cooling Equipment

Type of Systems: Forced air-split system

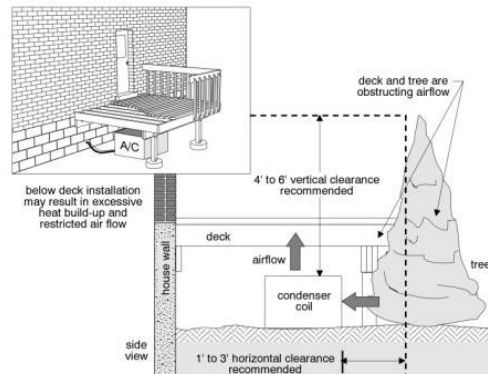
Comments:

Recommend sealing exterior where AC lines enter house.



Buyers note; Keep walls/fences/decks a minimum of 2 feet away from sides of A/C unit and a minimum of 4 feet over unit to allow proper air flow across coils and/or proper access to unit for servicing.

Condenser coil location requirements



CONDENSING UNIT: 1st Floor

Make: Trane (2013)

Model: 4TTB3036E1000AA

S/N: 132226YA3F

The 1st floor would not cool properly / temperature was not dropping. Possible weak air flow. Recommend further evaluation by a licensed HVAC technician.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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EVAPORATOR COIL: 1st Floor

Temperature Differential: $79.5 - 55.9 = 23.6$

Make: Trane (2012)

Capacity: 3 Tons

Older unit, typically limited service life remaining.

CONDENSING UNIT: 2nd Floor Main

Make: Lennox (2022)

Model: SL28XCV-048-230A01

S/N: 5822D09173

EVAPORATOR COIL: 2nd Floor Main

Temperature Differential: $78.0 - 55.5 = 22.5$

Make: Lennox (2022)

Capacity: 5 Tons

CONDENSING UNIT: 2nd Floor West

Make: Lennox (2017)

Model: 14ACXS024-230A18

S/N: 1917C20519

Recommend qualified/licensed HVAC technician service/repair/replace as needed. Not cooling well.

Section of suction line insulation missing or deteriorated near condenser.



I=Inspected

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D=Deficient

I	NI	NP	D
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EVAPORATOR COIL: 2nd Floor West

Temperature Differential: $76.6 - 63.0 = 13.6$

Make: Lennox (2017)

Capacity: 2 Tons

CONDENSATION DRAIN PAN/DRAIN LINES:

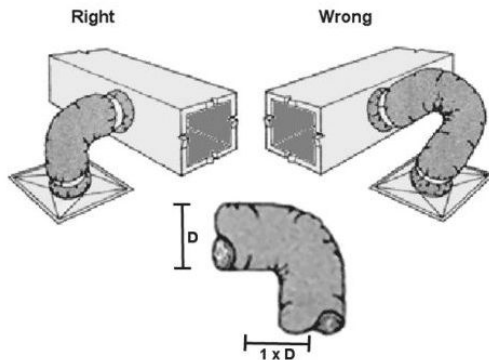
No deficiencies observed at the time of inspection.

C. Duct Systems, Chases, and Vents

Comments:

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.

Some flex duct observed to be improperly routed with sharp bends and / or excess material in bends. Improper routing increases frictional loss in the duct and reduces heating and cooling efficiency. Radius at centerline of the bend should be no less than the diameter of the duct.



I=Inspected

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D=Deficient

I NI NP D

Media air filter(s) located in attic that requires changing/cleaning every 6 months, recommend checking guide for proper maintenance information.



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: 56 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.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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COMMODOES:

Not secured to floor, recommend removal of commode, inspection of flange serviceability, install type of wax ring with foam gasket inside wax and new securing bolts; (Hall bathroom)

Recommend caulking around base of all commodes.

SINKS:

Drain stopper or pop-up lever assembly of one or more sinks is missing, damaged or needs adjustment.

Minor water damage was present from previous leaks below multiple sinks.

Slow drain; (West master bathroom sink)

FAUCETS:

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



Handle(s) loose; (Hall bathroom sink)

One or more of faucet aerators are clogged and/or missing.

Faucet loose, not secured; (Master bathroom sinks)

Handle(s) loose; (Master bathroom sinks & Jack & Jill bathroom sinks)

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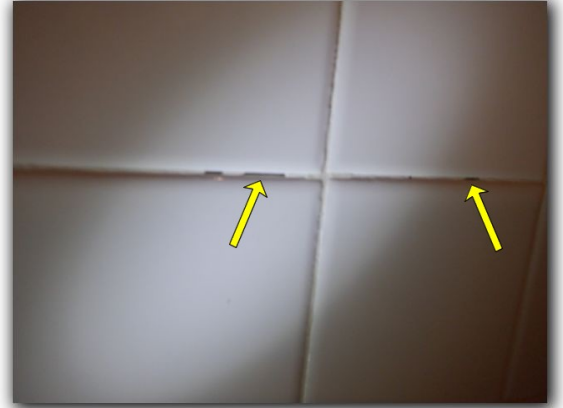
D=Deficient

I	NI	NP	D
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The sink handles were very stiff to operate at the master bathroom sinks.

TUBS:

Minor grout deficiencies were present in the tub of the room over the garage.



Slow drain; (Master bathtub)

The bathtub sliding glass door framing was very loose and the doors were off the tracks in the 2nd floor middle south bathroom.



I=Inspected

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D=Deficient

I	NI	NP	D
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SHOWER(S):

24 hour shower pan test has been specifically excluded.

Shower door needs adjustment to operate/close properly. (Master bathroom shower)



Shower door lower weather stripping loose and / or damaged, results in possible water leaking from base of door, needs repair / replacement. (Master shower)

The master shower enclosure needs to be re-sealed / currently leaks.



Shower head not secured in wall. (Jack & Jill bathroom)

Shower diverter valve is not fully functional, does not direct all water to shower head during operation, (Jack & Jill bathroom)

I=Inspected

NI=Not Inspected

NP=Not Present

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:

Does not have code approved anti-back flow devices installed at all locations.



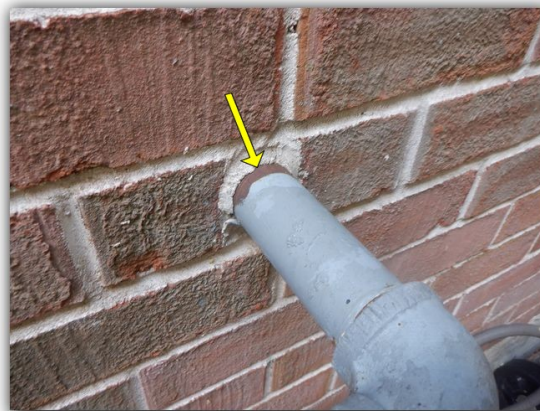
GAS SUPPLY SYSTEMS

Pressure test of gas lines has been specifically excluded.

Gas meter located at the north 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.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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OBSERVED BRANCH LINES:

Galvanized and/or black iron

APPLIANCE CONNECTIONS:

Proper flex

B. Drains, Wastes, and Vents

Comments:

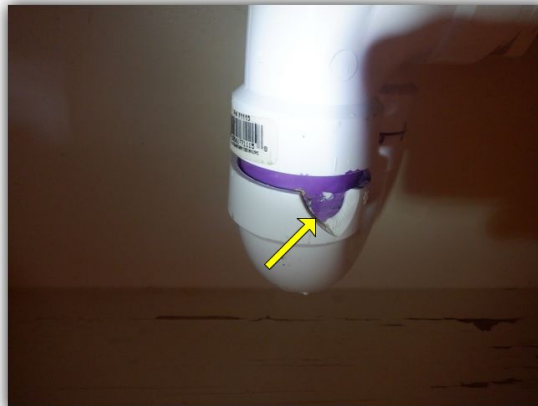
Hydrostatic pressure test of sewer lines was specifically excluded.

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.

Damaged drain fitting was present below the sink in the middle south bathroom.



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: 2 x 2012 Rheem

Comments:

WATER HEATING UNIT(S):

At/Near end of typical serviceable life.

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



Insulation / debris in drain pan needs to be removed to prevent clogging of drain line.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

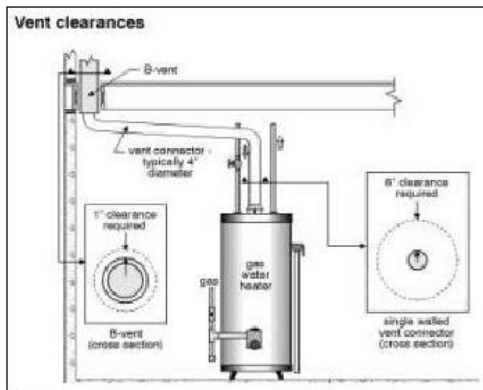
I NI NP D

WATER HEATER EXHAUST VENT(S):

Vent pipe(s) is (are) not properly secured (strapped) in place.



Exhaust vent pipe is in contact or does not have required minimum 1" clearance from combustible material, [wood roof decking].



I=Inspected

NI=Not Inspected

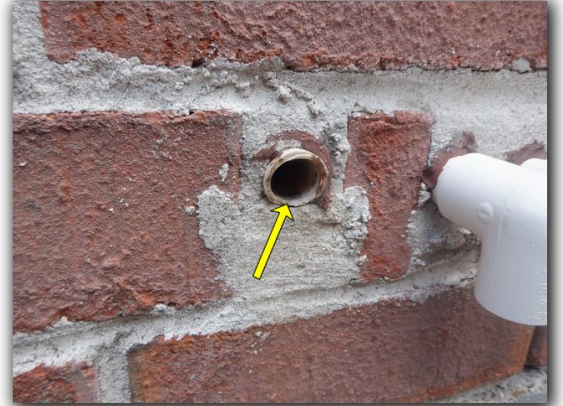
NP=Not Present

D=Deficient

I	NI	NP	D
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TEMPERATURE AND PRESSURE RELIEF VALVE(S)

The drain line termination for the water heater drain pan drain line or temperature and pressure relief valve drain line was damaged at the southern exterior.



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D. Hydro-Massage Therapy Equipment

Comments:

Not present at time of inspection.

V. APPLIANCES

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A. Dishwashers

Comments:

Not fully secured to underside of kitchen counter top.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The labeling was worn on the dishwasher door.



B. Food Waste Disposers

Comments:

No deficiencies observed at the time of inspection.

C. Range Hood and Exhaust Systems

Comments:

No deficiencies observed at the time of inspection.

D. Ranges, Cooktops, and Ovens

Comments:

GAS RANGE/COOKTOP:

No deficiencies observed at the time of inspection.

ELECTRIC OVEN:

Timer and cleaning cycles not checked

No deficiencies observed at the time of inspection.

E. Microwave Ovens

Comments:

No deficiencies observed at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments:

Improperly vents to soffit. Should vent to exterior.

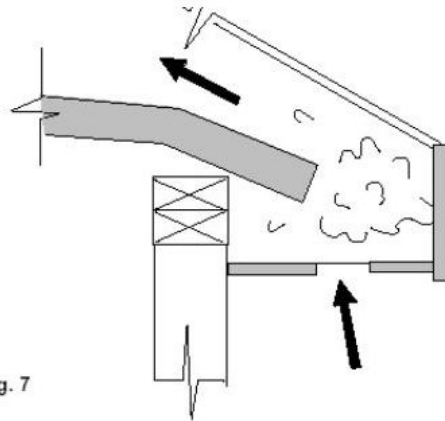


Fig. 7

Terminating exhaust fans to soffits/eaves builds up condensation moisture within the soffit that can deteriorate the fascia board, soffit and/or plywood roof decking and cause paint peeling. A soffit/eave is part of attic air space where exterior air is drafted in to the attic space with the exhaust duct fumes and moisture.

Unit has excessive noise/vibration. (Master bathroom)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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G. Garage Door Operators

Comments:

Remote control hand held units were not checked/inspected.

Missing required safety sticker / decal next to operator button.

Unit has excessive vibration / noise level; recommend lubrication.

The garage door opener moves during operation / is not adequately mounted / secured.



The driveway gate opener makes a whining sound when operated. Recommend further evaluation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

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

Dryer vent contains lint buildup. Recommend cleaning dryer vent to reduce drying time and risk of fire hazard.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. Other

Comments:

Heavy corrosive damage is present on the interior of the refrigerator / freezer.



Ice maker was off at time of inspection, unit needs to be running a minimum of 24 hours before a determination of serviceability can be made.

The wine chiller, washer and dryer appeared to operate properly at the time of inspection.

The freezer interior light did not function at the time of inspection.

Denting was present on the refrigerator door.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

One or more spray heads need adjustment for proper yard cover and reduced over spray on house.

Zone 3 was off, but when operated, it appears that multiple heads are intended for potted plants.



B. Outbuildings

Comments:

Not checked/inspected.

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.