



SENTINEL
INSPECTION GROUP

"A big city inspection group with small town values"



West University



PROPERTY INSPECTION REPORT FORM

	09/13/2022
Name of Client	Date of Inspection
West University	
Address of Inspected Property	
Ruben Santillan	5570
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	TREC License #

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/wood exterior; composition roof; detached garage

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I NI NP D

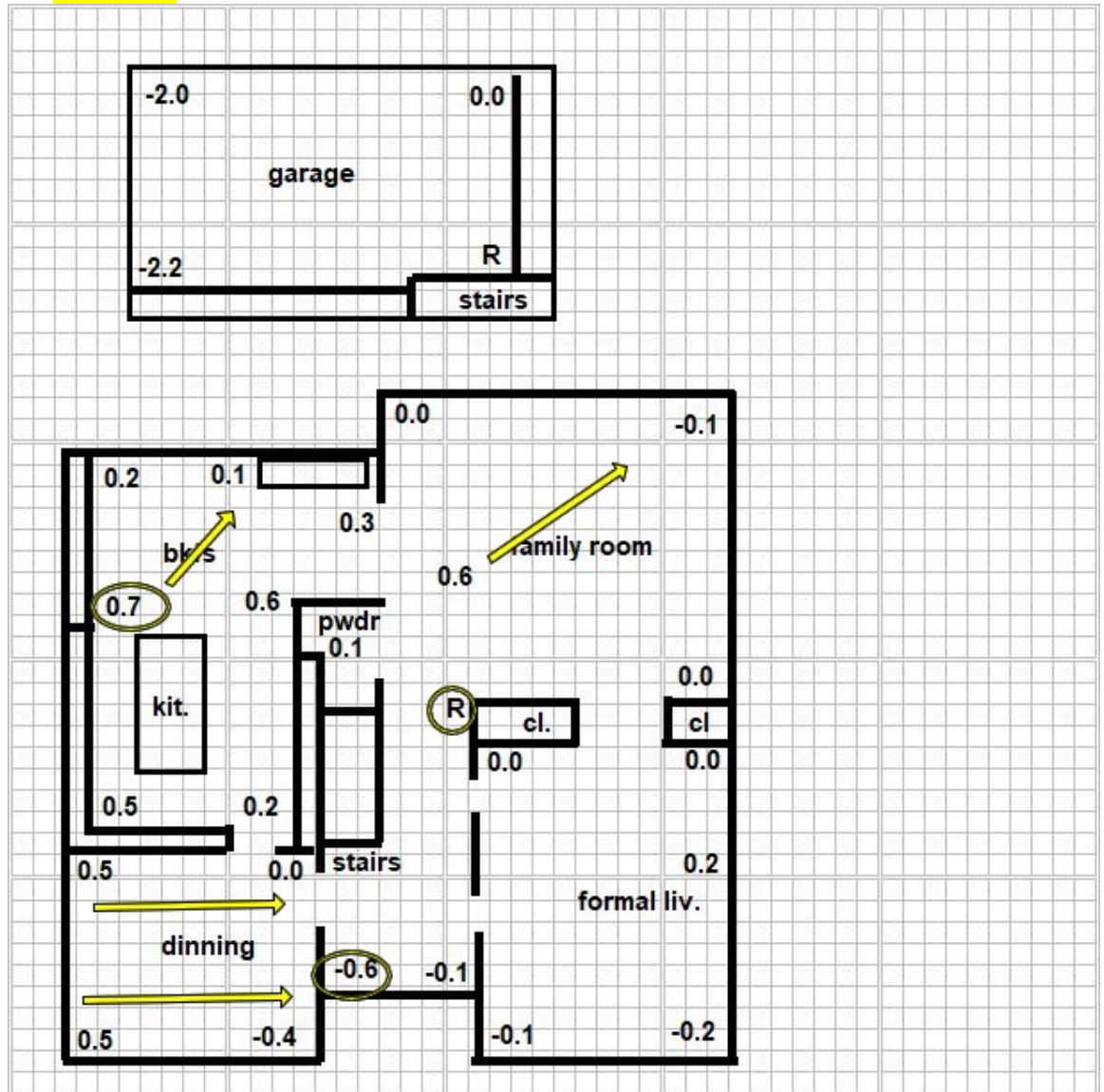
I. STRUCTURAL SYSTEMS

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 1.3 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.



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B. Grading and Drainage

Comments:

Underground yard and/ or pool deck 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.

Buyer's note; ensure flower bed soil does not rise above joint between concrete and brick pavers of exterior patios, wood destroying insects have been known to gain entry between pavers and concrete patio and migrate to house.

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C. Roof Covering Materials

Types of Roof Covering: composition shingles over solid decking

Viewed From: with drone

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:

Roof water penetration observed at the following location(s): Low moisture meter readings were taken in the attic at the location of the evidence.



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RAIN GUTTERS AND DOWNSPOUTS:

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

Observed water stains or wood rot on fascia board on back side of rain gutters; indication water is running down back side of rain gutter which leads to wood rot.



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D. Roof Structures and Attics

Viewed From: Safely accessible areas as deemed by the inspector

Approximate Average Depth of Insulation: 4-6 inches

Approximate Average Thickness of Vertical Insulation: not observable

Comments:

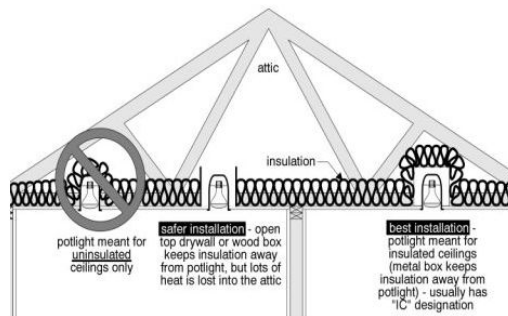
ROOF STRUCTURE AND FRAMING:

No deficiencies observed at the time of inspection.

ATTIC INSULATION:LOW

Ensure insulation is maintained a minimum of 3 inches and wood a minimum of 1 inch from around all recessed lights to reduce possible fire hazard.

Potlights in insulated ceilings



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ATTIC ACCESS, LADDERS AND SERVICE WALKS:

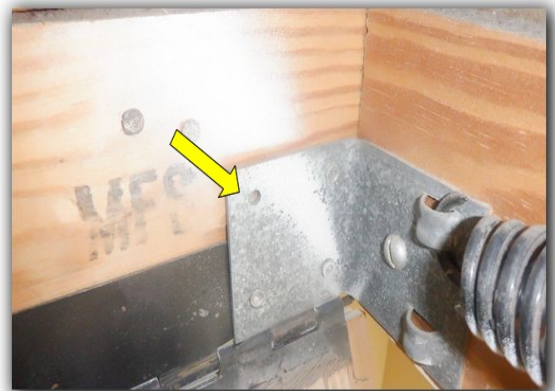
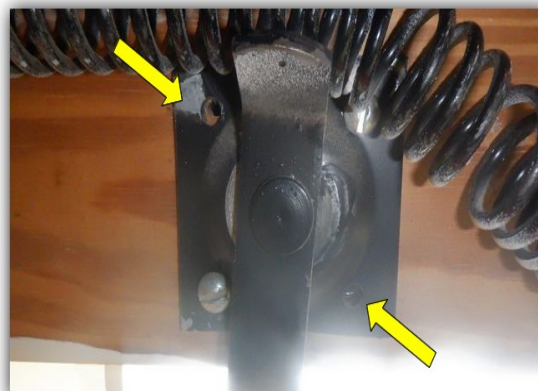
Not all areas of attic were accessible for inspection.

Stairway to attic is not sealed with weather stripping to seal gaps and prevent loss of conditioned air to attic or is missing insulation on stairway.

Attic ladder not cut to fit properly, which puts undue stress on ladder; there should be no gaps at section ends.



Not installed per manufacturer's installation instructions. Missing securing nails / lag bolts in holes of metal pivot points and corner braces.



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ATTIC VENTILATION AND SCREENING:

Attic power fan control box is not accessible, was unable to verify operation.



E. Walls (Interior and Exterior)

Comments:

Houses built prior to 1978 may contain lead based paint, this company does not inspect for lead, bio-hazards or any other pollutants.

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.

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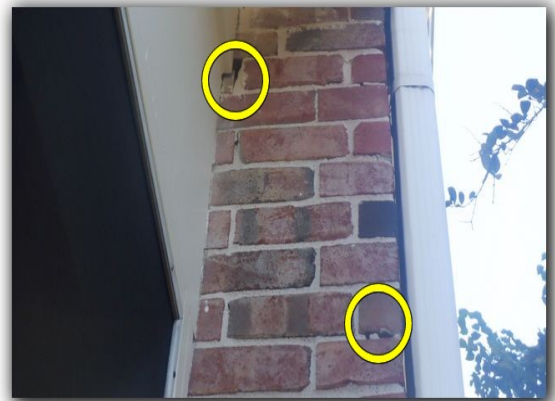
Evidence house and/or garage has been treated for wood destroying insects in the past. Final determination of structurally significant damage to wood members (if any) cannot be determined without removal of wall coverings. Recommend client obtain additional information from seller regarding extent and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



EXTERIOR:

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

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.(southeast corner of the house)



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Wood rot observed on areas of house / garage.(back door trim and multiple window frames.



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.



Rusting of the steel lintels observed at one or more locations. Recommend cleaning and painting to help prevent further deterioration if possible or repairing as necessary.

I=Inspected

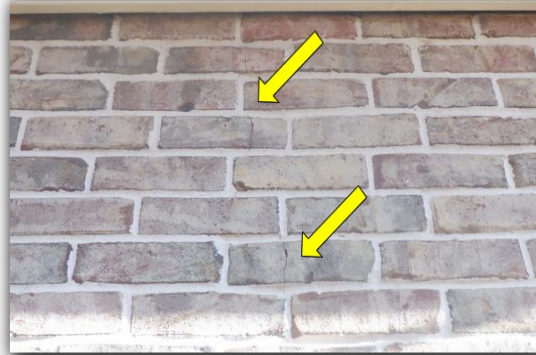
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Cracks in brick veneer and/or repairs, one or more locations, Recommend buyer take photographs of cracks, their location, and width [ruler across the crack] with a high resolution camera that has a date stamp for future reference. (south side of garage)



EVIDENCE OF WATER PENETRATION:

<p>Water penetration observed at the following location(s):Evidence of water intrusion observed at the dinning area corner window, this condition is caused by the wood deterioration on the exterior of the frame.</p>
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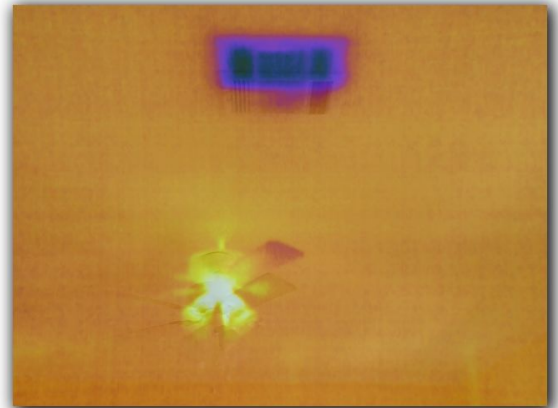
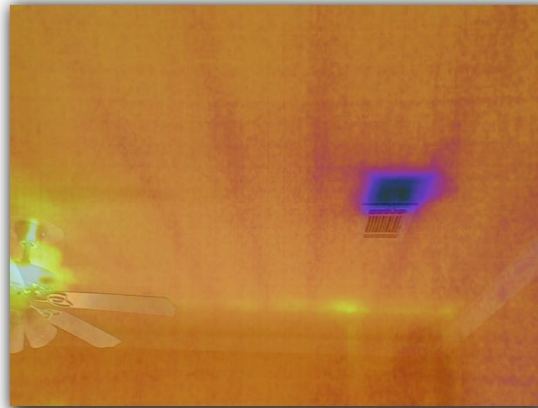
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F. Ceilings and Floors

Comments:

CEILINGS:

Thermal imaging of the interior was taken and no anomalies were observed.



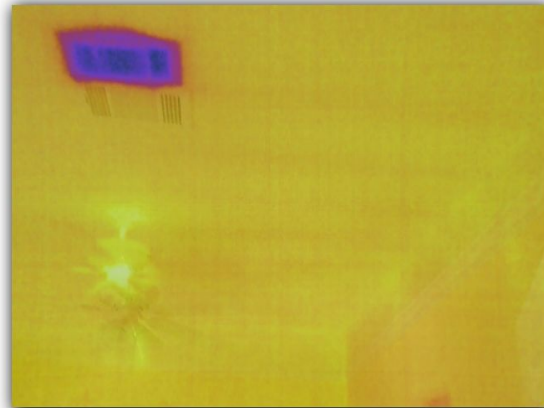
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FLOORS:

Cracks and/or loose floor tile observed in, Jack and Jill bath.

G. Doors (Interior and Exterior)

Comments:

INTERIOR:

Door sticks some when closed; master bedroom. The door hardware for the master bedroom was also loose.

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

Door hardware observed to be missing to the pocket door between the breakfast area and the living room.



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EXTERIOR:

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

Exterior door does not have 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.

GARAGE:

No deficiencies observed at the time of inspection.

H. Windows

Comments:

All windows were not operated/accessible in furnished residence.

WINDOWS:

No window screens on house.

Wood rot of window frame/jamb observed at one or more locations.



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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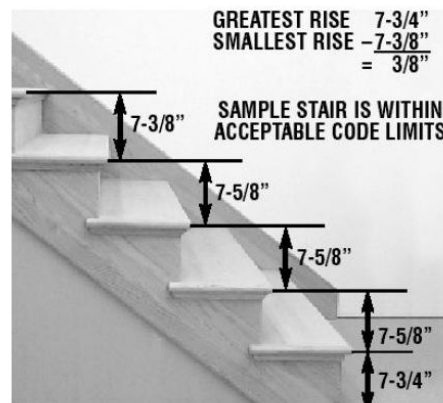
I. Stairways (Interior and Exterior)

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.(garage storage)

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."(garage storage)



The main staircase handrail observed to be loose and should be secured for safety reasons.

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.

Soot build up on Faux logs indicates improper combustion - air/fuel mixture.

Recommend service to clean soot and adjust air/fuel mix to reduce/eliminate soot production.

I=Inspected

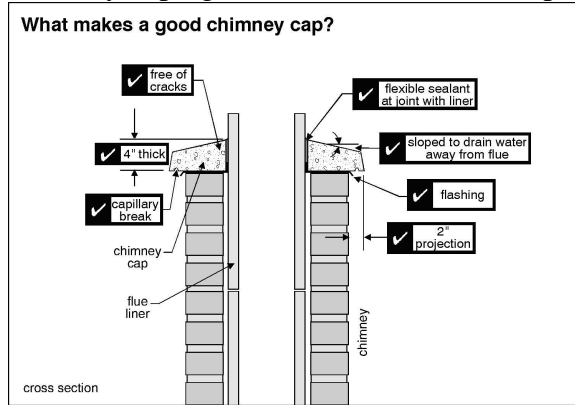
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Masonry coping cracked, or in need of improvements on top of chimney.



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K. Porches, Balconies, Decks, and Carports

Comments:

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

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L. Other

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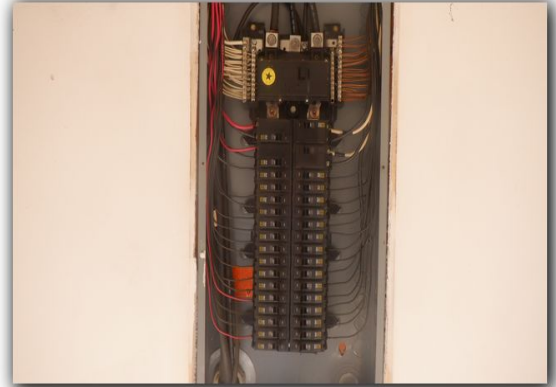
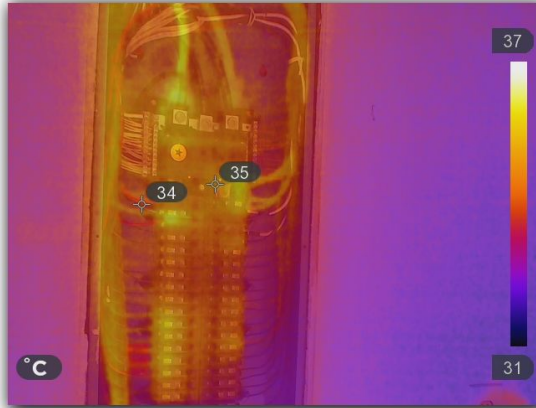
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II. ELECTRICAL SYSTEMS

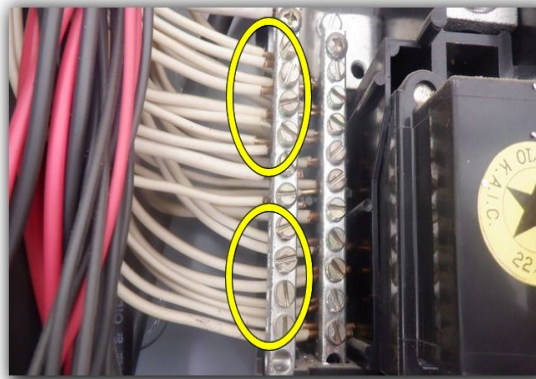
A. Service Entrance and Panels

Comments:

200 AMP ELECTRICAL SERVICE PANEL LOCATED AT GARAGE



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.



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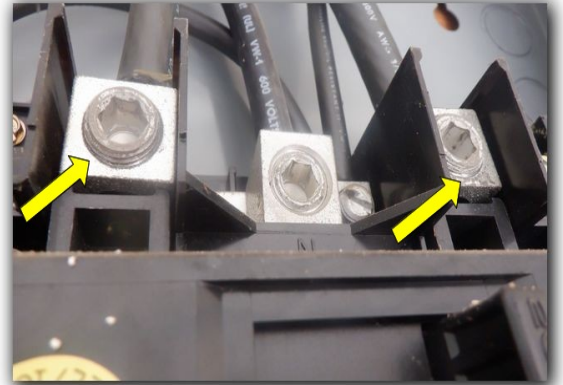
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The left leg of the feeder wire appears to be running hotter than typical and the fastener appears to be in need of being torqued. compared to the fastener on the right.



FEEDER WIRING:

Observed feeder type of wiring is copper.

Electrical wiring insulation damaged on service drop, shock hazard, in need of repair.



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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:

Some exterior lights appear to be equipped with dusk to dawn sensor, motion sensor or timer controls, sensor controlled lights were not checked / inspected.

Light(s) found to be not functioning. Probably just a burned out bulb, or it could be a broken fixture / switch or improper wiring. Including but not limited to; downstairs hall closet.

OUTLETS:

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

GFCI reset locations; kitchen 3, front exterior 1, garage 1, 1st floor hall bath 1, master closet 1, master bedroom 2, northwest corner bedroom 1, Jack and Jill bath 1.

No power to outlet(s); front exterior. The GFCI outlet is not resetting.



One or more outlets are not secured well in wall.(garage)

One or more switch controlled outlets were observed in house. (upstairs northwest bedroom)

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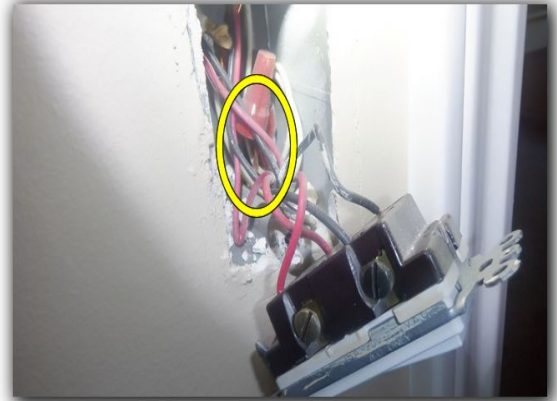
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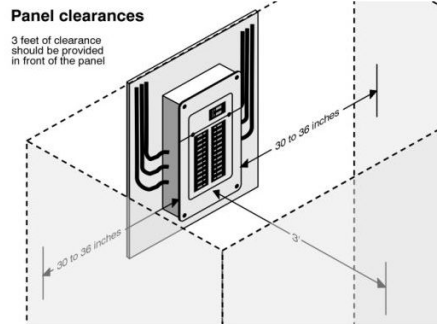
SWITCHES:

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.



EQUIPMENT DISCONNECTS:

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



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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.

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.

C. Other

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced air

Energy Sources: Gas

Comments:



DOWNSTAIRS HEATING UNIT:

Make: Trane-

Model: TUE100A948L0

S/N: 2404JN52G

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

UPSTAIRS HEATING UNIT:

Make: Bryant-

Model: 310JAV036070

S/N: 3002A28499

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.

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THERMOSTAT(S):

Thermostat wiring not secured to attic unit(s), missing small fitting that secures wiring to cabinet to prevent pulling loose by service personnel or homeowner.



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B. Cooling Equipment

Type of Systems: Forced air-split system

Comments:

DOWNSTAIRS CONDENSING UNIT:

Make: Trane-2017 unit

Model: 4TTR6042J1000AA

S/N: 17246JKK5F max breaker 35 amps

DOWNSTAIRS EVAPORATOR COIL:

Temperature Differential: 72.5-51.1=21.4

Make: Trane-2017 unit

Capacity: 3.5 ton

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UPSTAIRS CONDENSING UNIT:

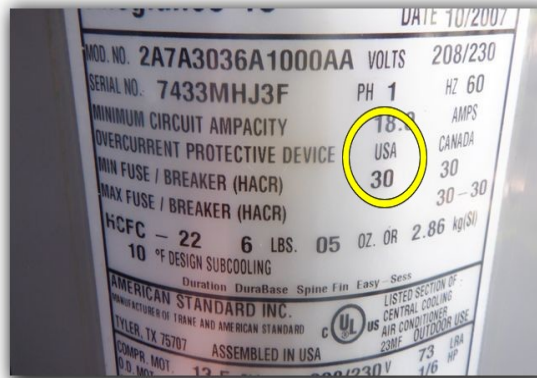
Make: American Standard-2007

Model: 2A7A3036A1000AA

S/N: 7433MHJ3F max breaker 30 amps

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

Improper sizing of breaker to unit may void manufacture's warranty. Data plate on unit states maximum breaker size to be 30 amps, observed size in service panel is 40 amps.



Older unit, limited service life remaining.
Unit not level, needs to be level for proper operation.



UPSTAIRS EVAPORATOR COIL:

Temperature Differential: $73.5 - 60.1 = 12.4 =$

Make: Trane-2008

Capacity: 3 ton

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CONDENSATION DRAIN PAN/DRAIN LINES:

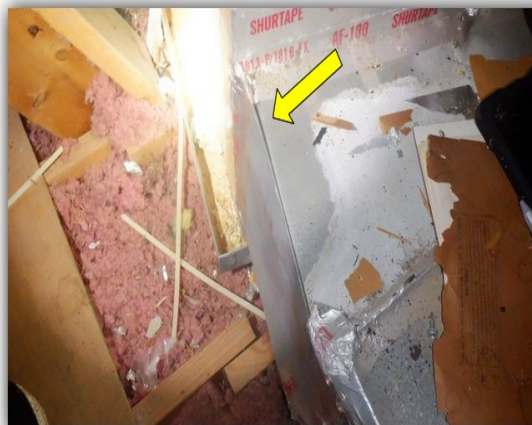
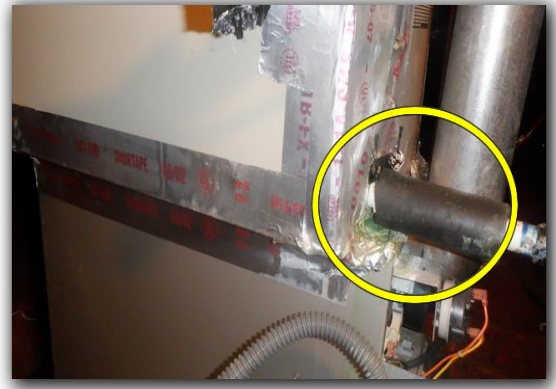
Secondary drain pan is rusted; indication coil (or previous coil) has history of leaking/dripping condensation into pan.



C. Duct Systems, Chases, and Vents

Comments:

Excessive air loss at defective manufacture construction joint / seam of heaters and coils. (both units)



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D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard

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

Static water pressure reading: 44 psi

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

Comments:

WATER SUPPLY PLUMBING:

Water softener, treatment and filtration type of equipment was not checked/inspected. Recommend insulating exterior water line(s) to prevent freeze damage.



COMMODES:

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;master bathroom.

Recommend caulking around base of all commodes.

SINKS:

No deficiencies observed at the time of inspection.

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FAUCETS:

Laundry faucet handle observed to be leaking when operated.

Wet bar faucet handles were stiff or difficult to operate.

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

Leaks at base "O" rings, and/or stem washers; kitchen sink.



TUBS:

Upstairs northwest bathroom tub stopper was installed.

The upstairs northwest bathroom soap dish fixture was broken off the wall.

Grout / caulking needed at vertical tile corners, cracks in tile and/or mortar between tiles, and where tile meets tub to prevent water entry behind wall. (master)

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.(master shower)

Master bathroom shower enclosure door lower weather stripping observed to be missing.

LAUNDRY CONNECTIONS:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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 north exterior side of house

OBSERVED BRANCH LINES:

Galvanized and/or black iron

APPLIANCE CONNECTIONS:

Proper flex

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

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B. Drains, Wastes, and Vents

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

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(2004 units)

Capacity: 50 gallons

Comments:

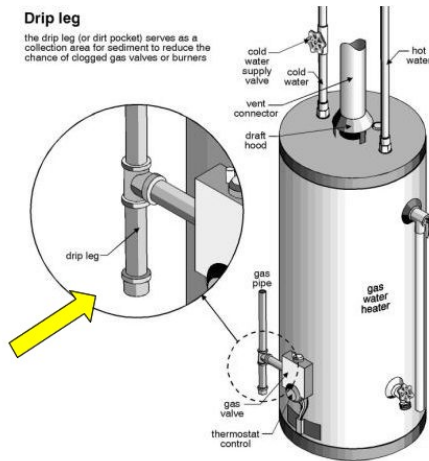
WATER HEATING UNIT(S):

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

One of the water heaters was excessively corroded, recommend replacing to prevent damage if the unit corrodes thru.



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.



WATER HEATER EXHAUST VENT(S):

No deficiencies observed at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

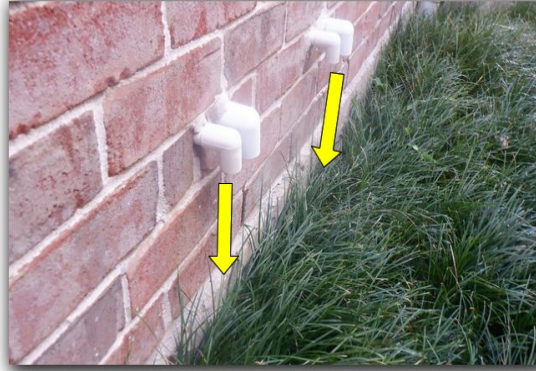
D=Deficient

I NI NP D

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 terminates improperly, current industry standards (Code) require drain line terminate within 6 inches from grade. Recognized safety hazard, repair IRC 2803.6.1.



D. Hydro-Massage Therapy Equipment

Comments:

Was not able to access motor for visual inspection. Does not fully comply with National Electric Code (Reference NEC 680-72. Accessibility. “hydromassage bathtub electrical equipment shall be accessible for repair / replacement without damaging the building structure or building finish”.) Should have access panel installed for servicing / access to pump motor IRC 4109.3.



E. Gas Distribution Systems and Gas Appliances

Location of gas meter:

Type of gas distribution piping material:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

No deficiencies observed at the time of inspection.

B. Food Waste Disposers

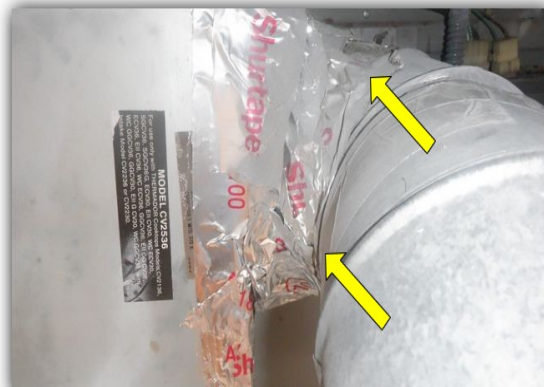
Comments:

No deficiencies observed at the time of inspection.

C. Range Hood and Exhaust Systems

Comments:

Excessive air loss from vent ducting, needs to be sealed. (cabinet under the range)



D. Ranges, Cooktops, and Ovens

Comments:

GAS RANGE/COOKTOP:

Older unit, limited service life remaining.

Control knob(s) markings are not legible.

The unit was functional at the time of this inspection.

ELECTRIC OVEN:

Timer and cleaning cycles not checked

Thermostat / knob needs adjustment / replacement, when set at 350 degrees oven heats to approximately 325 degrees.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

E. Microwave Ovens

Comments:

No deficiencies observed at the time of inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

Remote control hand held units were not checked/inspected.

Garage door operator control button is improperly located. Federal safety standard for automatic residential garage door openers states "Locate control button: (a) within sight of door, (b) at a minimum height of 5 feet so small children cannot reach it, and (c) away from all moving parts of the door."

Missing required safety sticker / decal next to operator button.



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.

The dryer vent does not appear to be venting properly, lint observed to be falling back into the attic, recommend a roof termination with a damper.



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I. Other

Comments:

The refrigerator was inspected and observed to be functioning as intended. Older unit, limited service life remaining.

VI. OPTIONAL SYSTEMS

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A. Outdoor Cooking Equipment

Energy Source:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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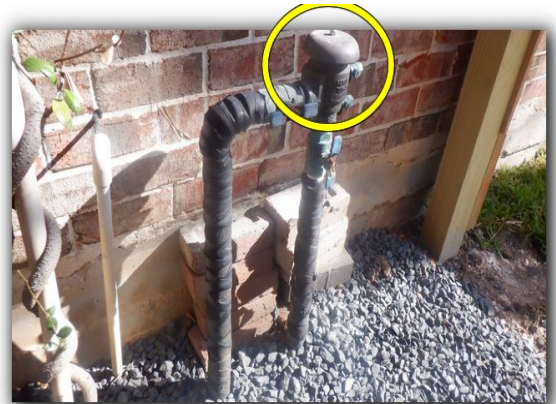
B. Landscape Irrigation (Sprinkler) Systems

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.(station 6)

Code required back flow prevention device on sprinkler system is not installed at proper height; a minimum of 6” above highest head IRC 2902.2.2.



One of the rotating heads in station 3 was damage or not rotating.

One of the heads in station 5 was not popping up high enough to dispense water properly.



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C. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Outbuildings

Comments:

Not present at time of inspection.

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E. Private Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

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G. Other Built-in Appliances

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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H. Other

Comments:

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.