



"A big city inspection group with small town values"



**Pier & Beam Sample report
Houston, TX 77008**



PROPERTY INSPECTION REPORT FORM

John Doe <i>Name of Client</i>	10/13/2022 <i>Date of Inspection</i>
Pier & Beam Sample report, Houston, TX 77008 <i>Address of Inspected Property</i>	
John Tatum <i>Name of Inspector</i>	Professional Inspector # 9459 <i>TREC License #</i>
 <i>Name of Sponsor (if applicable)</i>	 <i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

How to read and interpret this report:

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

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

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

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

For reference: The front of the unit faces north

Description: 1 story, wood framed single family residence ; wood exterior; composition roof; no garage present

I=Inspected

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I	NI	NP	D
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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.

Earth wood contact in some areas, conducive condition to termite activity and wood rot.
(Below the porches)



I=Inspected

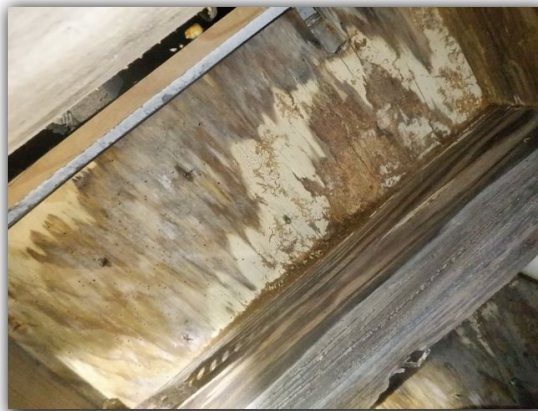
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Multiple areas observed below house with various degrees of damage from water and/or wood destroying insects. **Damage found to be in my opinion as in need of repair was observed below the vicinity of both bathrooms. The area below the hall bathroom appears to be a combination of water and wood destroying insect damage.** Recommend qualified contractor be retained/consulted regarding scope of all repairs needed/required and deemed necessary to effect a proper repair that the contractor deems adequate and is willing to warrant.



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What appears to be active wood destroying insect activity observed below the house; Final determination of structurally significant damage to wood members cannot be determined without removal of wall covering {interior sheetrock or exterior siding}.



B. Grading and Drainage

Comments:

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

I=Inspected

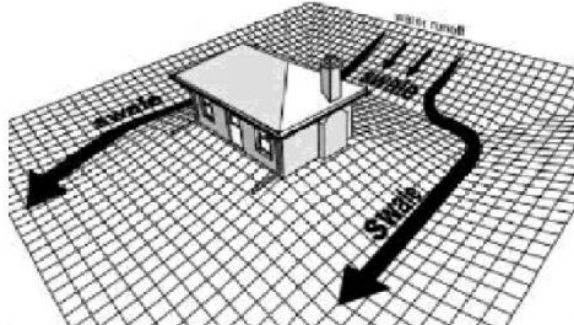
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Drainage swale is not continuous at sides. The drainage swale must be kept clear and continuously sloped in order to drain water properly.



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C. Roof Covering Materials

Types of Roof Covering: composition shingles and roll roofing over solid decking

Viewed From: Roof Level

Comments:

ROOF SURFACE:

The roll roofing over the back patio appears to have been nailed and caulked around the perimeter. This style of roofing should not be penetrated by nails.

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



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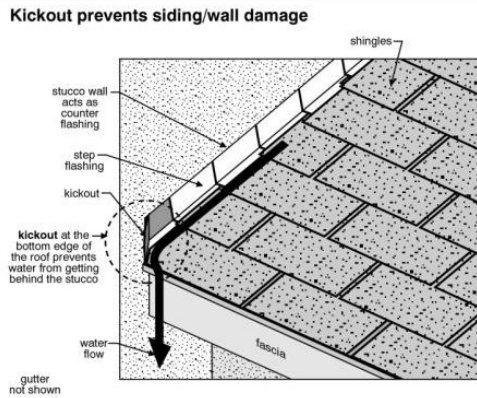
I NI NP D

Tree limbs in contact with shed roof should be cut back.



VISIBLE FLASHING:

Recommend addition of “kick out” flashing wherever a roof or balcony terminates along a vertical wall to encourage rain water running down roof or balcony to be diverted / “kicked out” away from vertical wall and reduce water running down vertical wall.



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Flashing over the patios is improperly installed. The wood should overlap the flashing to act as a counter flashing. Gapping is already taking place between the flashing and siding, which can allow water penetration.



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:

Possible from improper areas of flashing over patios.

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RAIN GUTTERS AND DOWNSPOUTS:

Downspouts need splash blocks at bottoms to prevent soil erosion.



D. Roof Structures and Attics

Viewed From: Safely accessible areas as deemed by the inspector

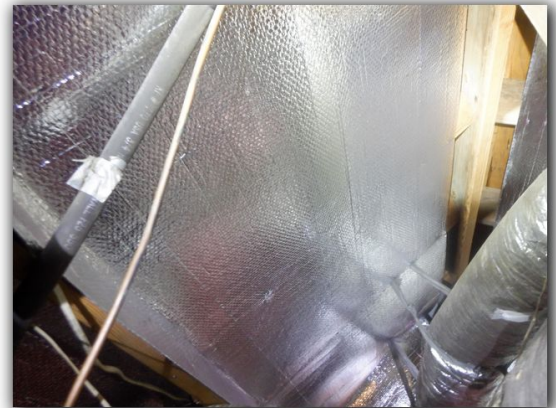
Approximate Average Depth of Insulation: 12-14 inches

Approximate Average Thickness of Vertical Insulation: not observable

Comments:

ROOF STRUCTURE AND FRAMING:

The majority of the attic framing was not visible due to radiant barrier sheeting.



Observed purlin(s) {roof bracing} of improper / inadequate size and/or not installed on strength axis in attic per today's code, did not observe any significant adverse affects / sagging of roof surfaces at time of inspection, no repair recommended.

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Ridge and/or valley board(s) not deep enough to support ends of rafters, recommend addition of 2x4 below bottom end of ridge/valley board to support end of rafters, Reference: 1989 CABO One & Two Family R-702.2 Ridge and/or valley board(s) not deep enough to support ends of rafters, recommend addition of 2x4 below bottom end of ridge/valley board to support end of rafters, Reference: 1989 CABO One & Two Family R-702.2

Observed ridge and/or valley rafter splice(s) not properly supported in attic. Recommend repair as splices are separating or may separate;



ATTIC INSULATION:

No deficiencies observed at the time of inspection.

ATTIC ACCESS, LADDERS AND SERVICE WALKS:

Not all areas of attic were accessible for inspection.

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

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

ATTIC VENTILATION AND SCREENING:

No deficiencies observed at the time of inspection.

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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.

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

Recommend properly sealing the kitchen countertop at the backsplash.



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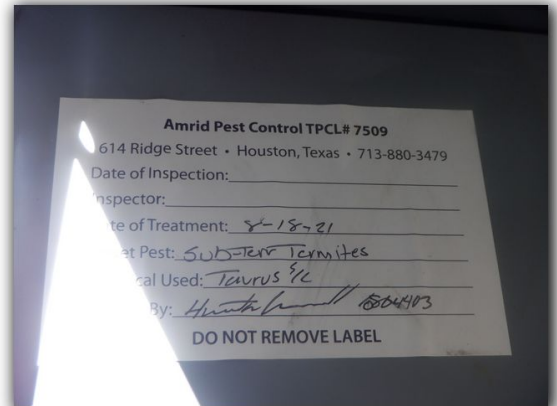
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Evidence house and/or garage has been treated for wood destroying insects in the past. Final determination of structurally significant damage to wood members (if any) cannot be determined without removal of wall coverings. Recommend client obtain additional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



Cosmetic cracks and/or repaired cracks in sheetrock observed over some / many doors, windows, and/or corners.



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EXTERIOR:

Wood destroying insect activity observed at the southern exterior; Final determination of structurally significant damage to wood members cannot be determined without removal of wall covering {interior sheetrock or exterior siding}.



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



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



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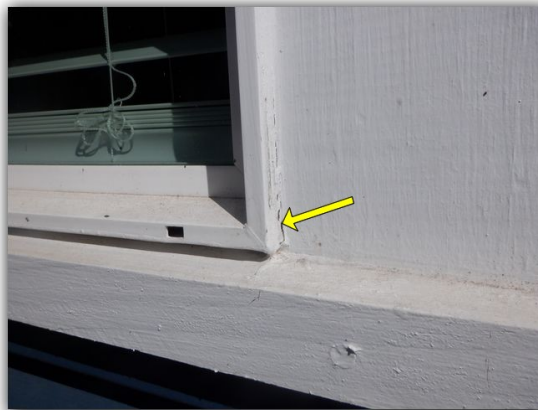
Earth wood contact in some areas, conducive condition to termite activity and wood rot.



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



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



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Wood rot observed on areas of house / garage.



EVIDENCE OF WATER PENETRATION:

None observed at time of inspection.

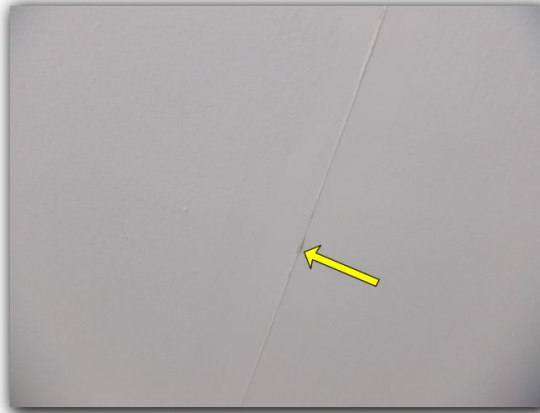
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F. Ceilings and Floors

Comments:

CEILINGS:

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



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FLOORS:

Floor is not level downstairs, possibly due to foundation settlement.

Floor squeaks noted.

Cracks and/or loose floor tile observed in both bathrooms.



Tripping hazard, there is no contrasting color at raised section of flooring:



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G. Doors (Interior and Exterior)

Comments:

INTERIOR:

Multiple interior doors observed to have realigned striker plate(s), door shaved to fit, not square in jamb, will not latch and/or snug fit, etc.

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

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.

GARAGE:

Not present at time of inspection.

H. Windows

Comments:

All windows were not operated/accessible in furnished residence.

WINDOWS:

Buyer's note; Many original windows were not operational, painted shut, ropes broken, etc.. windows in a bedroom that do not open are a recognized fire/safety hazard.



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Damaged window trim was present at a northwest window, which leaves a gap between the window and frame that may allow water entry.



Double pane window vapor seals appear broken, including but not limited to, (Master bathroom & Master bedroom)



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Wood rot of window frame/jambs observed at one or more locations. (Interior of the northern bedroom)



One or more window locking latches were broken and/or difficult to operate.



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Several windows were observed to be screwed and/or locked shut, which is a safety hazard in bedrooms in the event of a fire.



SAFETY GLASS IN HAZARDOUS LOCATIONS:

No deficiencies observed at the time of inspection.

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I. Stairways (Interior and Exterior)

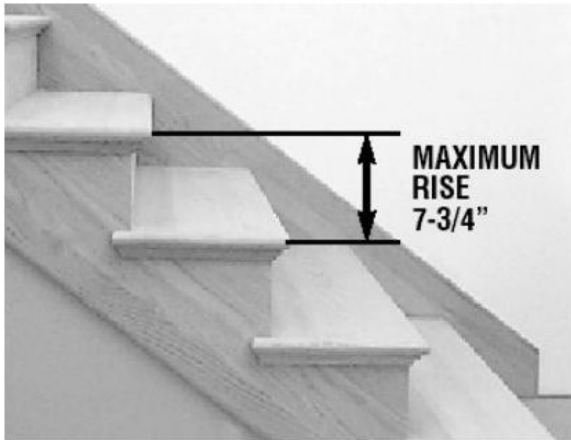
Comments:

INTERIOR:

Not present at time of inspection.

EXTERIOR:

Stairway does not comply with current industry standard, (code). CABO 314.2 requires “The maximum riser height shall be 7-3/4 inches.”



I=Inspected

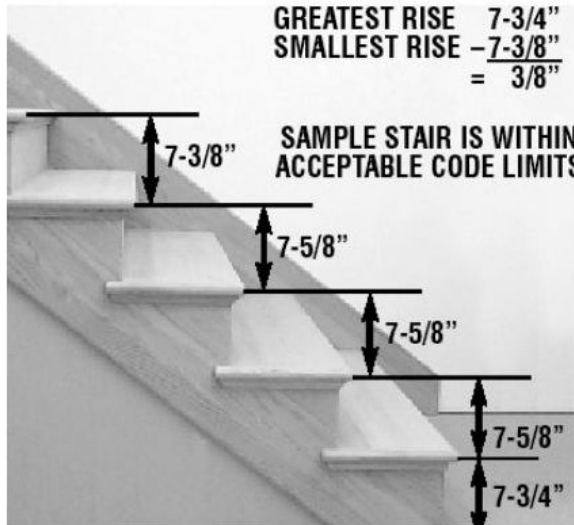
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Stairway has tripping hazard, Risers are not same height along the entire height of steps. Stairway does not comply with current industry standard, (code). CABO 314.2 & UBC 1006.3 requires "The greatest riser height within any flight of stairs shall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

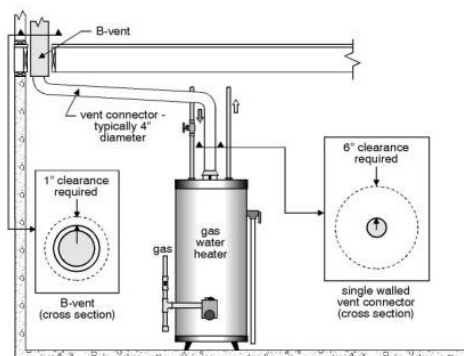


J. Fireplaces and Chimneys

Comments:

Exhaust vent pipe is in contact with combustible material, [wood roof decking]. Current industry standards (code) require 1" clearance for double wall vent pipe.

Vent clearances



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A gap was present between the glass and upper frame of the fireplace / is not properly fully enclosed.



The fireplace had no gas shut off or pilot ignition control. There was simply a single box below with "On", "Off" & "Remote" settings. When turned to the on position, no spark ignition was observed. Recommend inquiry of the seller regarding operation and having further evaluated & corrected as necessary.

K. Porches, Balconies, Decks, and Carports

Comments:

Exterior porch/patio(s) at or greater than 30 inches above ground should have proper guardrail height of 36 inches. Ref. CABO 315.1 IRC R312.1.



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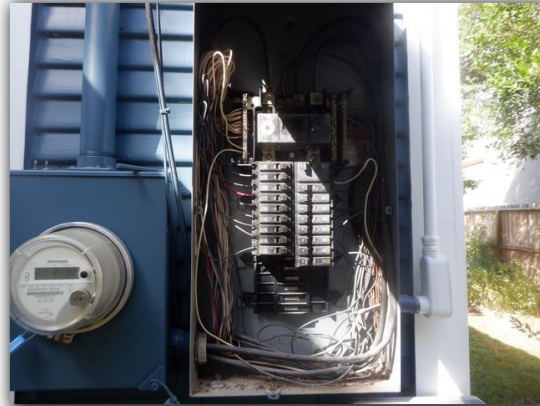
I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

150 AMP ELECTRICAL SERVICE PANEL LOCATED AT THE SOUTHERN EXTERIOR:



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

Not all breakers are properly identified.

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

I=Inspected

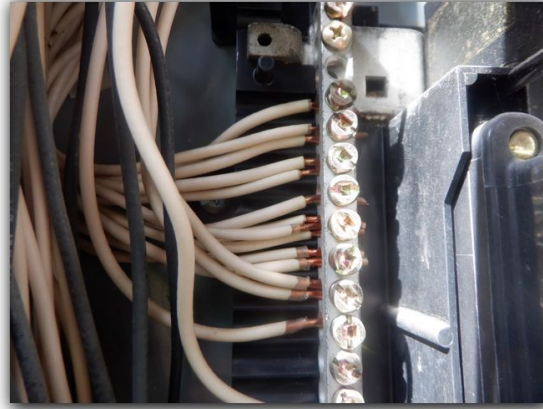
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Observed two or more neutral conductors under one screw lug on the neutral bus.
Current industry standards and National Electric Code permit one neutral conductor per screw lug.

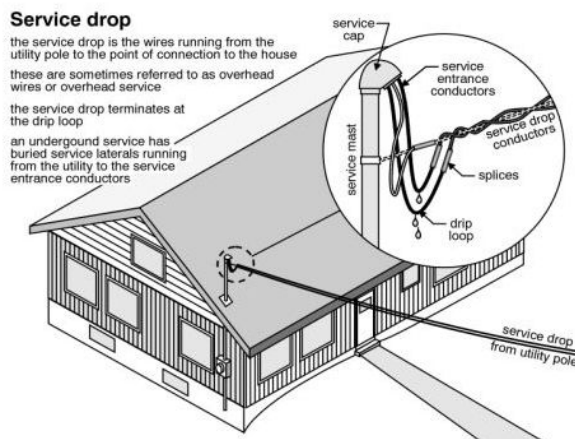


Dead front missing one or more securing screws. Need to ensure screws used do not have sharp / pointed ends that can penetrate live electrical wiring behind dead front and cause shock, fire, serious injury.

SERVICE WIRING:

Observed service type of wiring is aluminum.

Drip loop of electrical service drop is not proper, rain water can run down conductors into weather head.



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Low elevation of power lines over shed roof, electrocution hazard. Code requires a minimum clearance of 3 feet over roof with a pitch greater than 4 in 12.



FEEDER WIRING:

Observed feeder type of wiring is copper.

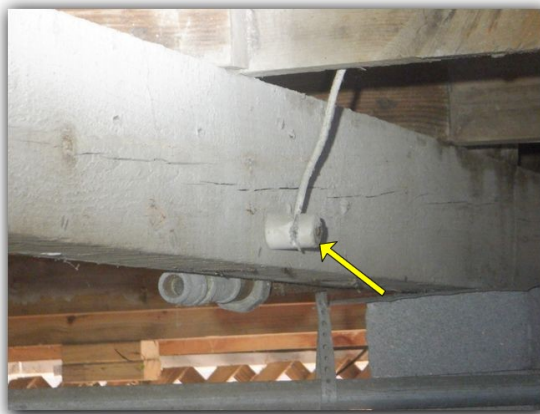
B. Branch Circuits, Connected Devices, and Fixtures

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

Comments:

BRANCH WIRING:

All knob & Tube wiring found during course of inspection was not active / live.
(Interpretation: While inspector did not find any active/live knob & tube wiring in house we cannot guarantee there is no active/live knob & tube in the house, only that what we visually observed during the inspection process was not active/live.)



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FIXTURES:

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

Buyer's note: One set of track lights in the kitchen is on a dimmer switch, while the other is not.

The pull chain would not function at the master bedroom fan. Fan would not turn on.

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; (Kitchen, Hall Bathroom, Exterior)

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

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

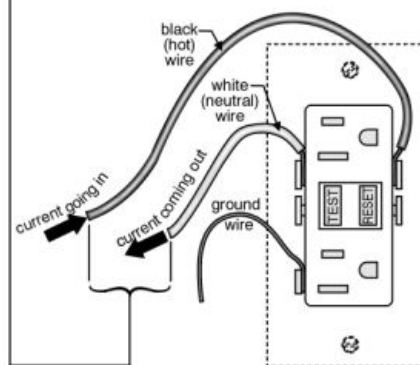
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

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



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

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

SWITCHES:

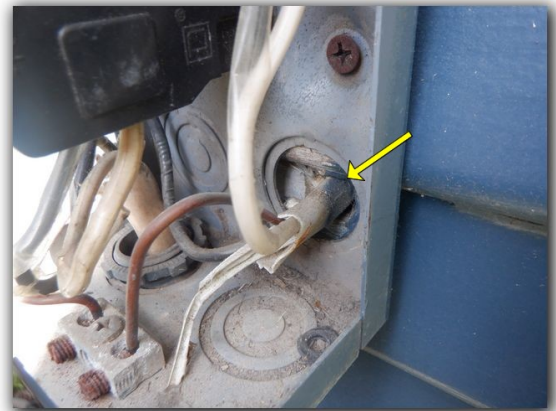
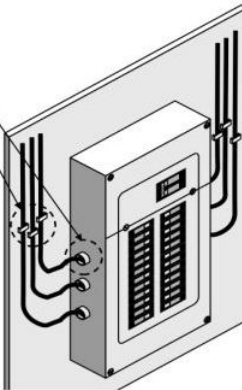
Damaged / defective dimmer switch, (Hall bathroom)

EQUIPMENT DISCONNECTS:

Protective bushing not present around electrical wire as it passes through metal box. (A/C disconnect)

Securing wires

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



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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

Wifi enabled doorbells are not checked / inspected by this company / are outside of the scope of this inspection.

I=Inspected

NI=Not Inspected

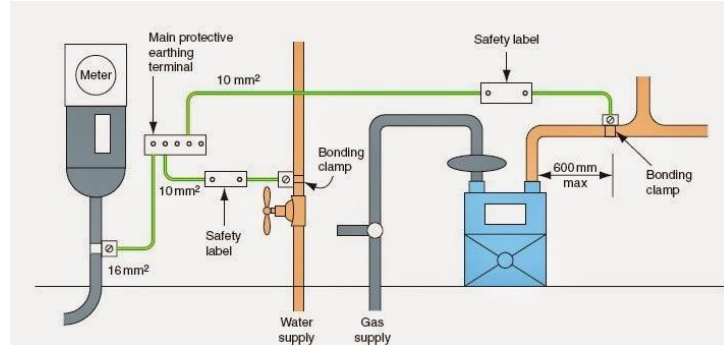
NP=Not Present

D=Deficient

I	NI	NP	D
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OTHER ELECTRICAL ITEMS:

Ground rod / wire missing or damaged at gas meter.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Forced air-split system

Energy Sources: Gas

Comments:

HEATING UNIT:

Make: Goodman (1997)

Model: GMP050-3

S/N: 9703804964

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):

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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B. Cooling Equipment

Type of Systems: Forced air-split system

Comments:

CONDENSING UNIT:

Make: Goodman (2020)

Model: GSX16S361AA

S/N: 2005140507

Recommend sealing exterior where AC lines enter house.



EVAPORATOR COIL:

Temperature Differential: $76.8 - 58.5 = 18.3$

Make: Aspen (2019)

Capacity: 3 Tons

CONDENSATION DRAIN PAN/DRAIN LINES:

The secondary drain line for the A/C does not properly terminate over a door or window as is currently required.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments:

Observed possible micro-organism growth on air supply grills / vents which may be a concern due to increased awareness of environmental issues associated with molds. This company does not inspect for and is not qualified to render opinions on any type of environmental or other bio-hazards. If this is a concern or potential concern, Sentinel Inspection Group recommends contacting a qualified professional of your choice for further information / investigation. (Northern bedroom)



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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front of property

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

Static water pressure reading: 40 psi

Comments:



WATER SUPPLY PLUMBING:

Type of supply piping material: Water supply piping observed to be predominantly PEX (cross-linked polyethylene) plastic.

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

COMMODES:

Recommend caulking around base of all commodes.

SINKS:

Slow drain; (Hall bathroom sink)

FAUCETS:

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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TUBS:

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.



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.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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The master shower window is poorly sealed / appears to allow water penetration. Wood destroying insect activity was observed to the exterior side below this window. The moisture can make it possible for these insects to stay in the structure rather than having to go back and forth to the earth for moisture.



The master shower head was observed to be clogged.

One or more shower head(s) leak water.

LAUNDRY CONNECTIONS:

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

The laundry plumbing connections were not visible behind the stacked washer and dryer.

EXTERIOR HOSE BIBS:

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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GAS SUPPLY SYSTEMS

Pressure test of gas lines has been specifically excluded.

Gas meter located at the west exterior side of house

Type of gas distribution piping material: Iron

OBSERVED BRANCH LINES:

Galvanized and/or black iron

An open / abandoned gas line was present adjacent to the meter to an unknown location. Recommend inquiry of the seller.



APPLIANCE CONNECTIONS:

Proper flex

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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B. Drains, Wastes, and Vents

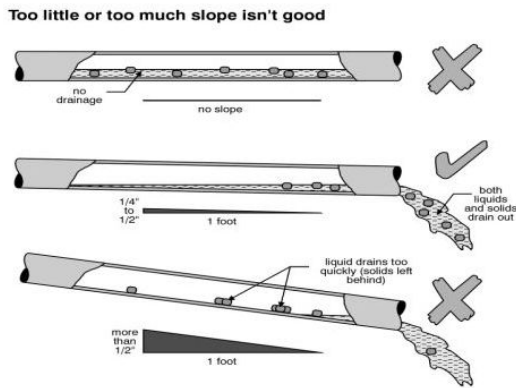
Comments:

Hydrostatic pressure test of sewer lines was specifically excluded.

DRAIN, WASTE, VENT PLUMBING:

Type of drain waste vent material observed to primarily mix of plastic and cast iron and/or galvanized

Reverse slope of drain line, does not tilt towards downhill for proper drainage, (Hall bathroom)



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C. Water Heating Equipment

Energy Source: Gas

Capacity: 2014 Rheem - 40 gallons

Comments:

WATER HEATING UNIT(S):

Older unit, typically limited service life remaining.

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

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
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TEMPERATURE AND PRESSURE RELIEF VALVE(S):

Drain line for T&P valve and drain pan terminate improperly below house, *should extend to exterior, cause no property damage or personal injury, and be readily observed by the building occupants; REF.: 1991 Standard Plumbing Code 1213.7.4 IRC 2803.6.1.*



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.

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D. Hydro-Massage Therapy Equipment

Comments:

Not present at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

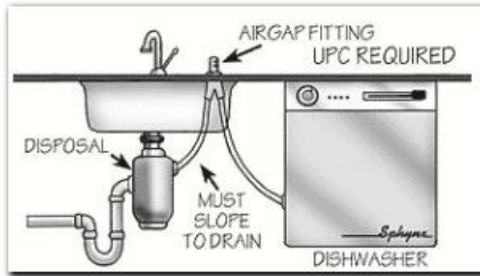
I	NI	NP	D
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V. APPLIANCES

A. Dishwashers

Comments:

Drain line needs to be elevated above side inlet of disposal to underside of countertop to prevent debris and gray water from draining down line from disposal and back into dishwasher.



Rusting / corrosive damage was observed to the dishwasher racks.



B. Food Waste Disposers

Comments:

No deficiencies observed at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

C. Range Hood and Exhaust Systems

Comments:

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

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

D. Ranges, Cooktops, and Ovens

Comments:

GAS RANGE/COOKTOP:

No deficiencies observed at the time of inspection.

GAS OVEN:

Timer and cleaning cycles not checked

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

E. Microwave Ovens

Comments:

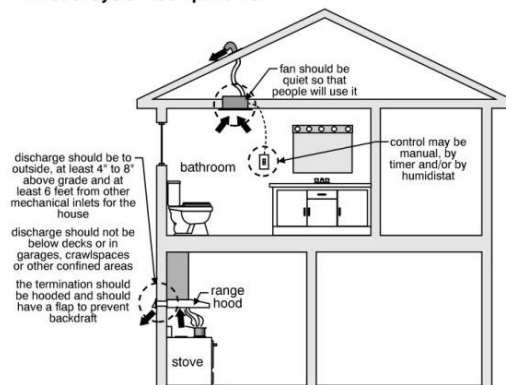
No deficiencies observed at the time of inspection. (Not a built in unit)

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Improperly vents into attic. Should vent to exterior.

Exhaust system components



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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G. Garage Door Operators

Comments:

Not present at time of inspection.

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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 connection was not visible behind the stacked washer and dryer.

Dryer vents improperly below house / needs to be properly routed to the exterior and have a proper vent cover installed with a back draft damper.



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I. Other

Comments:

The refrigerator, washer and dryer appeared to operate as intended at the time of inspection.

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.

- B. Outbuildings**

Comments:

Wood rot was observed around the perimeter of the backyard shed.



The shed door was locked / the interior was not accessed.



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.