

# Axis Real Estate Inspections

Home Mold Termite Energy

7457 Harwin Dr, Ste 364, Houston, TX 77036

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Amandeep (Andy) Punia, CPI

*Professional Real Estate Inspector, TREC # 22380*

*Real Estate Sales Agent, TREC # 694010*

*Mold Assessment Technician, TDLR # MAT1209*

*Structural Pest Control Technician, TPCL # 0730859*

*Home Energy Score Assessor, DOE # CO-ITNC-0349*

*Commercial Drone Pilot, FAA # 4041717*

*Certified Professional Inspector*

*Infrared Certified*

*Certified Pool Inspector / Certified Pool Operator*

*Certified Septic Inspector*

*Certified Mold Inspector*

*Certified Indoor Air Consultant*



1234 Happy Street  
Fun City, TX 77777

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## PROPERTY INSPECTION REPORT

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Prepared For: Peter Smith

(Name of Client)

Concerning: 1234 Happy Street, Fun City, TX 77777

(Address or Other Identification of Inspected Property)

By: Amandeep (Andy) Punia, Lic #22380 04/18/2017

(Name and License Number of Inspector)

(Date)

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(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

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

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**How to read this report**

*Orientation:* Areas of deficiency are indicated as right or left as you stand facing the house with your back to the road. Inside the house, all rooms are numbered in clockwise direction.

*Comments:* Deficiencies and recommendations

*Notes:* Client advisory

*Example:* Pictures showing correct installation, condition, or function

*Advisory:* We encourage all our clients to hire licensed professionals or qualified contractors for any items that are to be addressed from this inspection report.

**Overview**

*Type:* Single Family Home

*Occupancy:* Vacant

*Utilities On:* Electric, Water

*Attendees:* Buyer, Buyer's Agent, Inspector

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Slab on Grade

*The Foundation is:* Not performing as intended. See additional comments below.

*Comments:*

Foundation was not visible in multiple areas. Based on the cracks in the exterior walls, interior walls, ceilings and uneven floors, along with multiple out-of-square doors, it is the opinion of the inspector that the foundation is not performing as intended. See comments and photos in the following sections for details.

Foundation was not visible at multiple areas due to high soil, grass, foliage, porch, deck, and, driveway . Building standards require minimum foundation exposure above the finished soil grade of at least 6 inches under wood siding and 4 inches under brick veneer.



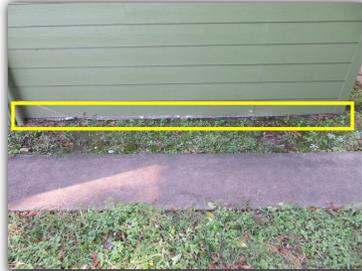
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I	NI	NP	D
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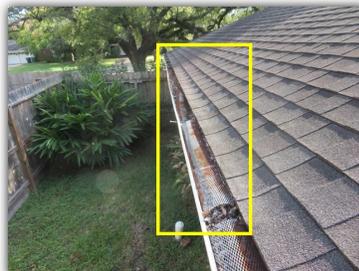
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*Notes:* The purpose of the foundation is to remain plane enough, under imposed loads and variable soil conditions, such that the structure does not experience unacceptable distress. Slab on grade foundation may experience stress in areas of expansive soils from moisture content variation with changing weather conditions, drainage, leakage, and other adverse factors causing differential movement. The inspector's opinion is based on visual inspection of visible and accessible exterior or interior areas of the structure at the time of the inspection. The inspector is not responsible for defects that are not visible for inspection and future performance of the structure cannot be predicted or warranted.

**B. Grading and Drainage**

*Comments:*

Leaf Guards were observed to be damaged and/or missing in multiple gutters.



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Debris was observed inside the gutters.. The debris should be cleared to allow for adequate drainage of rain water.



Multiple downspout's were observed to be missing. The downspout's can be installed to improve the drainage of rain water away from the property.



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The splash guard was observed to be installed incorrectly. This can be improved to reduce the water run-off over the gutter.



Nails were observed to be under driven on the gutter on the right side of the property. The nails should be fully driven to secure the gutter to the eave.



The downspout was observed to be discharging the rain water next to the foundation on the front of the property. Storm water should flow away from the structure at the points of discharge, at least 3 feet away from the foundation.



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Splash Block was observed to be missing on the front of the property. Splash Block can be added to prevent soil erosion. Storm water should flow away from the structure at the points of discharge, at least 3 feet away from the foundation.



Areas of neutral and/or negative drainage that will route runoff from rain toward the foundation were observed on the property. The grading can be improved and/or French Drain installed to promote the flow of storm water away from the house. The ground should slope away from the house a minimum of 6 inches within the first 10 feet or to a swale if 10 feet is not available.



*Notes:* Grading and drainage is visually inspected for adverse conditions at the area adjacent to the foundation. It is recommended to maintain positive drainage away from the foundation for minimum of 6 to 10 feet and keep 6 to 8 inches of slab exposed.

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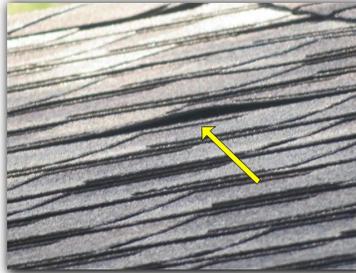
**C. Roof Covering Materials**

*Types of Roof Covering:* Composition Asphalt Shingles

*Viewed From:* Ladder at eaves, Ground with binoculars

*Comments:*

Multiple shingle uplifts were observed on the roof. All shingle uplifts and roof penetrations should be examined and sealed as necessary to reduce the risk of water intrusion.



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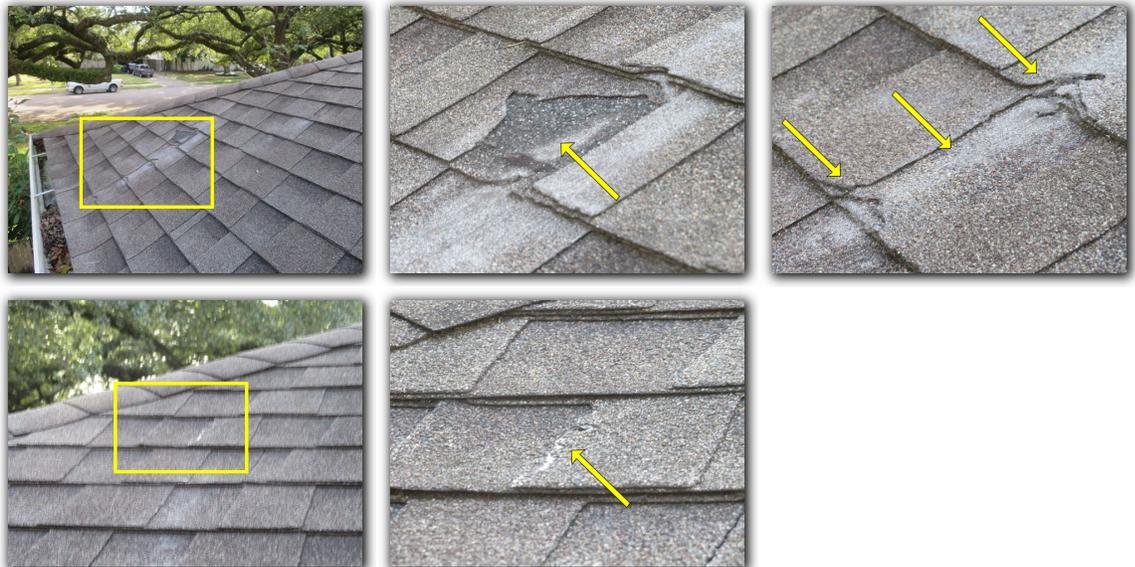
D=Deficient

I	NI	NP	D
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Evidence of prior shingle repairs was observed on the roof. All repaired areas should be monitored on a continual basis and sealed as needed to reduce the risk of water intrusion.



Damaged roof shingles were observed at multiple areas of the roof. Damaged and/or missing roofing material should be repaired to reduce the risk of water intrusion.



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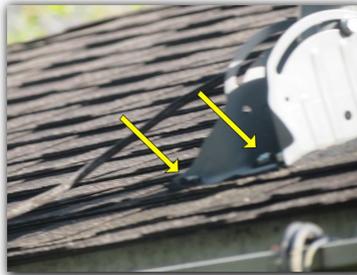
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Dish mount fasteners were observed to be exposed on the roof and should be sealed to reduce risk the of water intrusion. All roof penetrations should be examined and sealed as needed.



Evidence of prior repairs with sealant was observed on the roof vents. All repaired areas should be monitored on a continual basis and sealed as needed to reduce the risk of water intrusion.



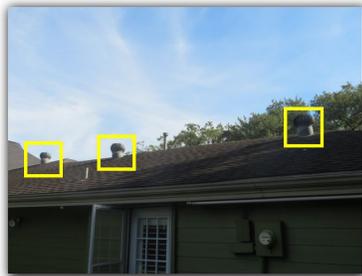
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*Notes:* The roof is not inspected for insurability. The inspector's opinion is based on limited, visual inspection of visible and accessible areas of the roof and no determination of life expectancy or future performance is predicted or warranted.

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**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:* 2 - 4 inches

*Approximate Average Depth of Wall/Ceiling Insulation:* Insulation not installed

**Comments:**

A gap was observed in the soffit board around the drain pipe. This should be sealed to reduce the risk of wood destroying insect entry.



Insulation was observed to be 2" to 4" inches thick on the attic floor. Current building standards recommend 13" to 14" insulation thickness for most southern climates. This can be improved or additional floor insulation can be installed as needed.



**Additional attic photos**



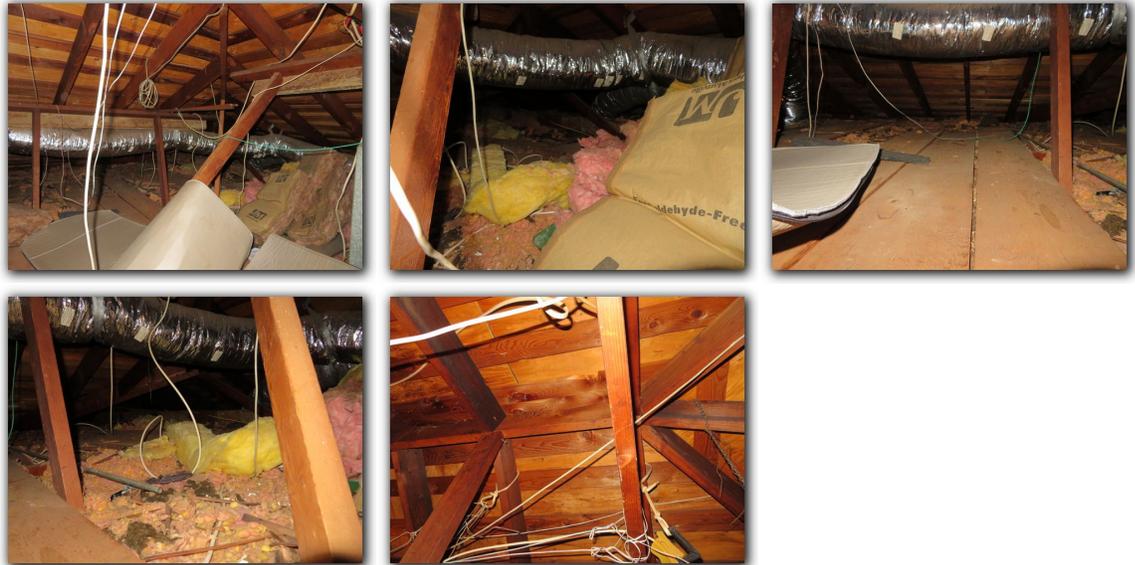
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*Notes:* All areas of the attic may not be inspected due to limited access. When entered, the attic is viewed from catwalks installed in the attic space only. The entire underside of roof sheathing may not be visible and vaulted ceilings, if present do not provide visible attic space for inspection. Also, insulation, ductwork and storage items typically restrict the view and access to many areas of attic space. Framing members are not necessarily inspected to engineering code of standards.

**E. Walls (Interior and Exterior)**

*Comments:*

Typical cracks were observed on the exterior walls of the property. The extent of movement does not indicate a serious structural problem. This area should be monitored. The rate of movement cannot be predicted during a one-time inspection. In the event the cracks continue a structural specialist should be consulted to further evaluate this condition and the remedies available for correction.



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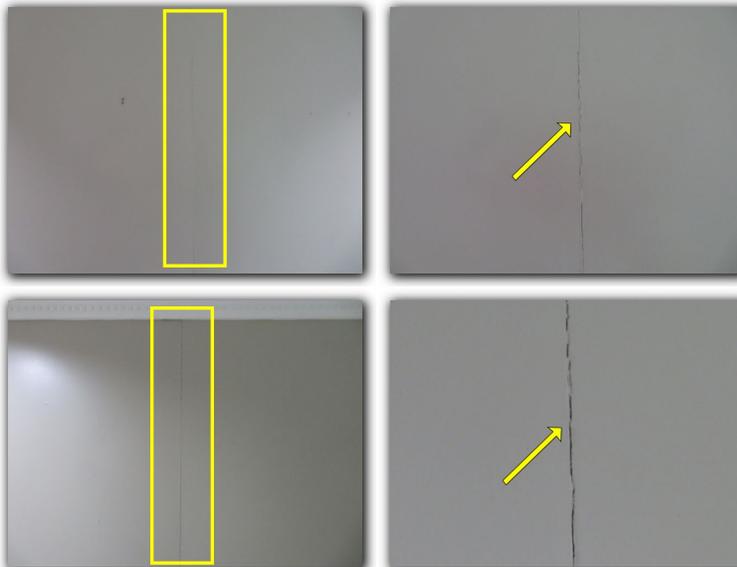
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Typical cracks were observed on the walls of multiple rooms.



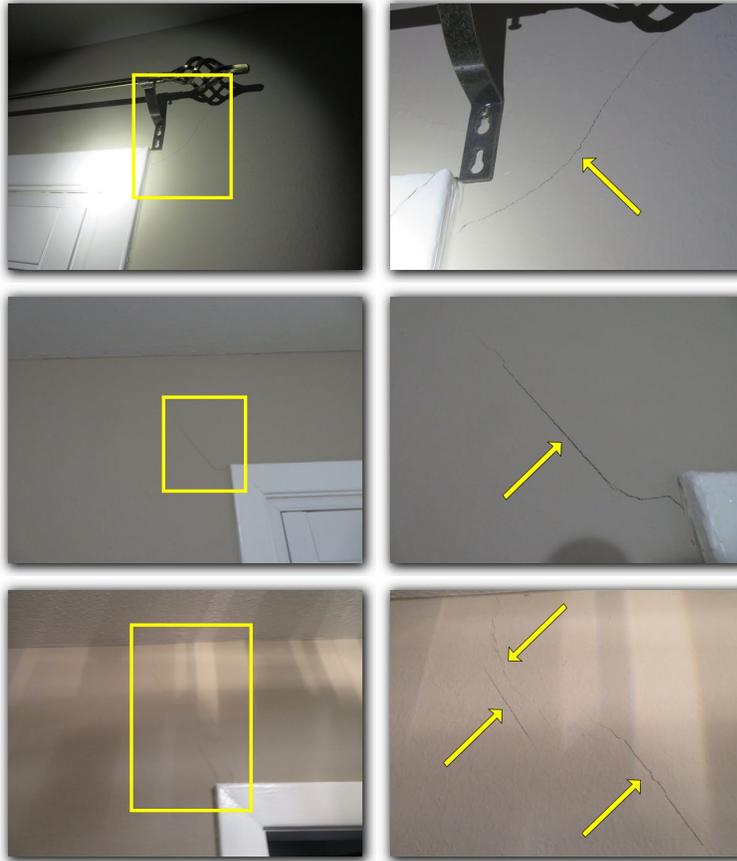
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*Notes:* The exterior and interior walls are visually inspected for structural performance and water penetration where visible and accessible. The inspector could not confirm the presence, nor determine the extent or type of insulation and vapor barriers concealed behind the walls. Structural components concealed behind finished surfaces could not be inspected. Some areas may not be inspected due to landscaping or household furnishings.

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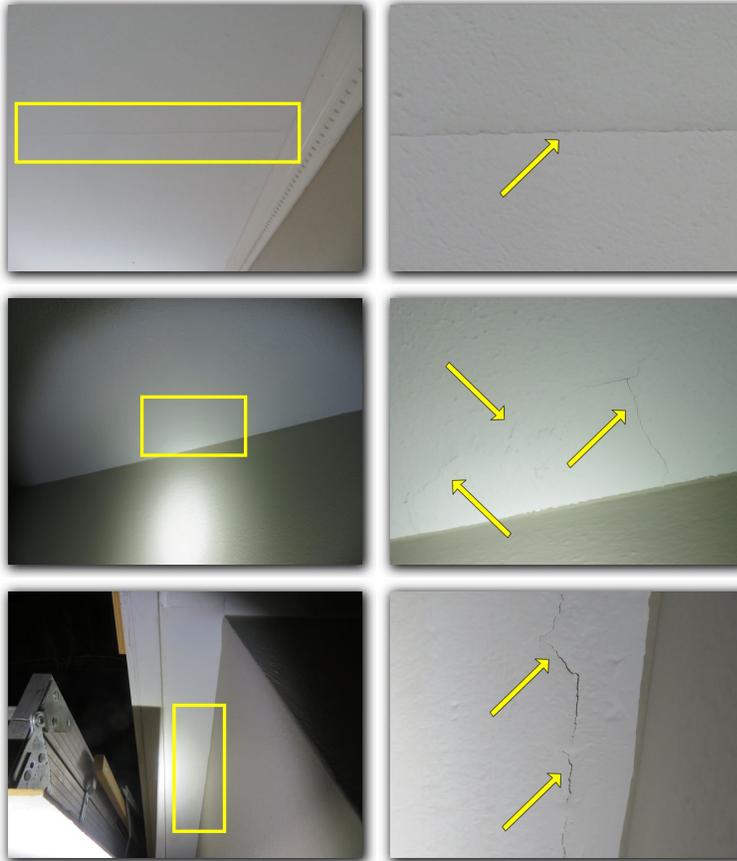
D=Deficient

I	NI	NP	D
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**F. Ceilings and Floors**

*Comments:*

Typical cracks were observed on the ceiling of multiple rooms.



Uneven floor was observed in the Breakfast Area, and, Bedroom 1.



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A tile was observed to be loose in the Foyer.



Damage was observed on the tile floor in the Kitchen.



Cracks were observed on the tile floor in the Foyer.



*Notes:* The ceilings and floors are visually inspected from the interior of the house for structural performance, water penetration and previous repairs only. The floor coverings are not addressed in the structural inspection.

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**G. Doors (Interior and Exterior)**

*Comments:*

A crack was observed in the front door.



Multiple doors were observed to be out-of-square. This may be an indication of structural movement, sub-standard installation or door hardware issues.



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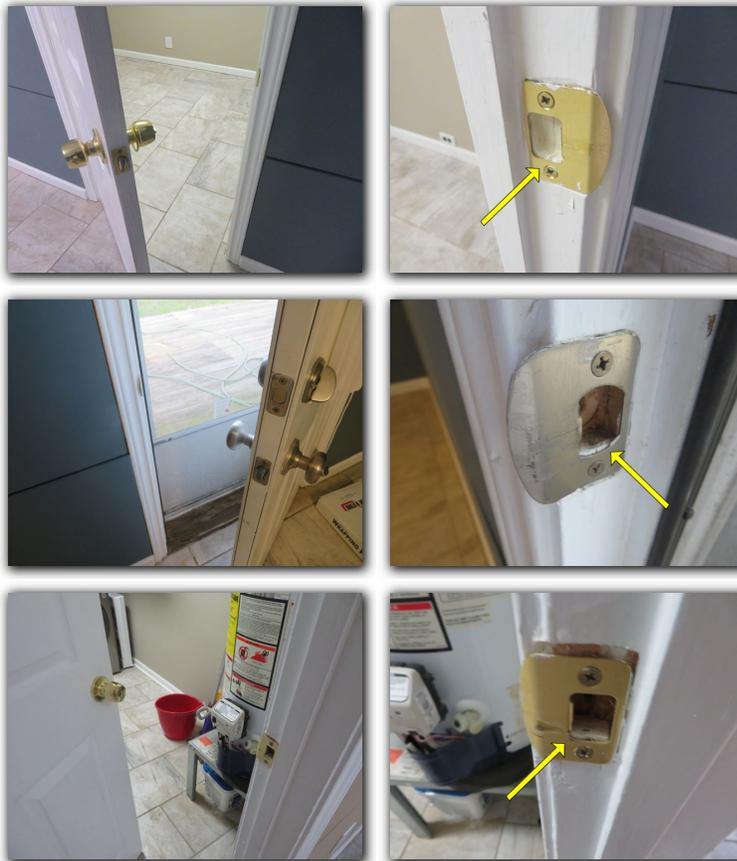
D=Deficient

I	NI	NP	D
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Door stoppers were observed to be missing in multiple rooms. The stoppers can be installed to reduce the risk of damage to the walls.



The door is not latching properly in multiple rooms. Door hardware can be repaired and/or replaced as needed for proper operation of the door.



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The back door was observed to be out of square. This may be an indication of structural movement or sub-standard installation. The door can be adjusted for proper operation of the door.



The latch bolt on the door lock is not latching in the strike plate in Backyard Door. Door hardware should be repaired and/or replaced as needed for proper operation of door and safety reasons.

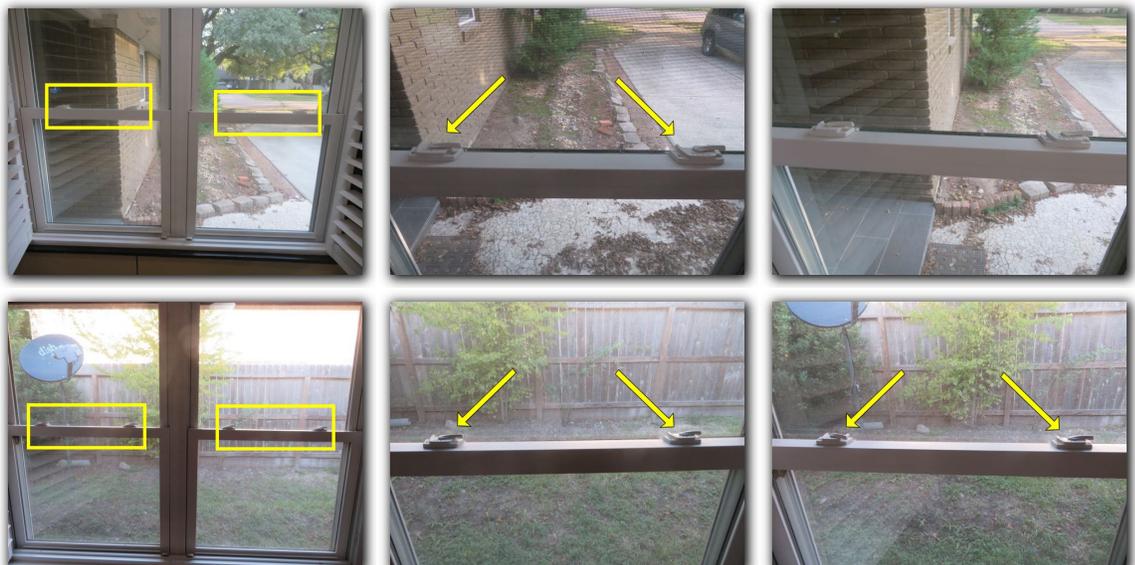


*Notes:* The interior, exterior and overhead garage doors are visually inspected for condition, installation, operation, and safety issues in the structural inspection.

### H. Windows

*Comments:*

Windows did not latch or were difficult to latch when closed in multiple rooms. The window hardware should be adjusted for safety reasons and proper operation of the window.



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*Notes:* Only a representative number of readily accessible windows are visually inspected and manually operated for condition, installation, operation, and safety issues. Failed double paned window seals are not always detectable due to cleanliness and atmospheric conditions. All windows may not be inspected due to limited access and household furnishings.

**I. Stairways (Interior and Exterior)**

*Comments:* Not Present

*Notes:* The stairways are visually inspected for condition, construction, installation, and safety issues. Handrails and Guardrail's are not load tested due to high potential of destruction during testing.

**J. Fireplaces and Chimneys**

*Comments:* Not Present

*Notes:* The fireplace is visually inspected for the operation of the damper, soot build up and cracks in the firebox. The presence of fire-stopping and fire-blocking could not be observed or confirmed. No determination was made of the adequacy of the draft nor a chimney smoke test was performed.

**K. Porches, Balconies, Decks, and Carports**

*Comments:* It is the opinion of the inspector that visible components of the porches, balconies, decks and carports appear to be in satisfactory condition and functioning as intended on the day of this inspection.

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**L. Other**

*Comments:*

The walkway was observed to be cracked in multiple areas.



The fence was observed to be damaged at multiple areas.



The gate on the fence was observed to have a broken latch. This can be repaired and/or replaced as needed.



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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

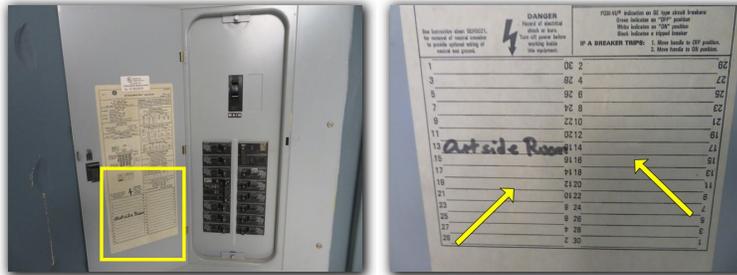
*Service Entrance:* Underground

*Service Panel Location:* Foyer

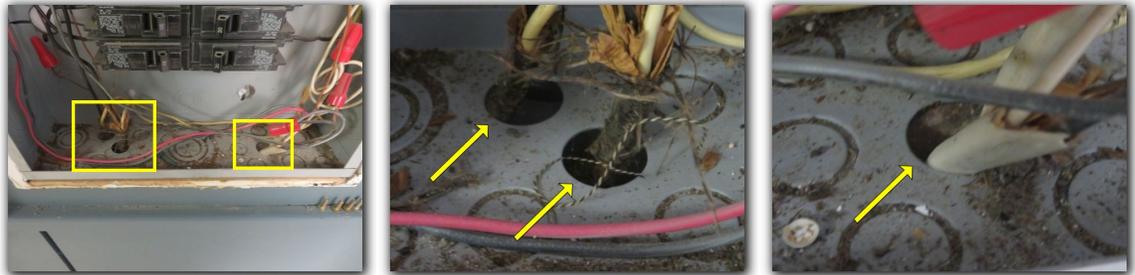
*Amperage:* 150 AMPS

*Comments:*

The main electrical service panel was observed to be not labeled. All circuit breakers should be identified with clearly marked labels so that in an emergency, individual circuits can be quickly shut off.



Bushing's and/or grommet's were observed to be missing in some panel knockouts. This should be corrected to reduce the risk of damage to the non-metallic conductor from the sheet metal sharp edge of the panel knockout.



Gas pipes on the property were observed to be not bonded to the electrical system. Current electrical standards require that the gas pipes should be bonded to electrical system for safety reasons. This condition should be corrected by a qualified professional.



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Water pipes on the property were observed to be not bonded to the electrical system. Current electrical standards require that the gas pipes should be bonded to electrical system for safety reasons. This condition should be corrected by a qualified professional.



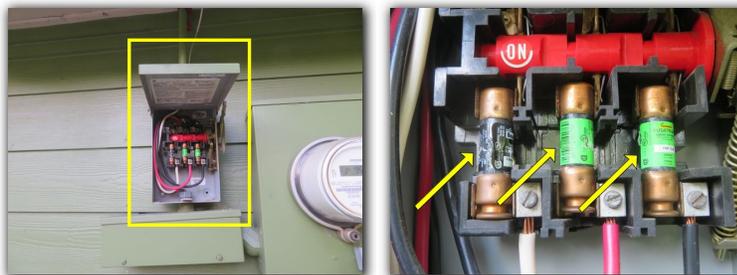
Only one grounding rod (grounding electrode ) was observed on the property. Current building standards require installation of two grounding electrodes. The presence of a proper grounding electrode system should be verified or a proper grounding electrode system should be installed for safety. **This house predates the adoption of this standard; however, this should be corrected for safety reasons.**



The grounding conductor was not connected to the grounding rod on the right side of the property. The purpose of this grounding rod should be evaluated by a qualified professional.



A disconnect containing fuses was observed next to the electric meter. The purpose and safety of this disconnect should be evaluated by a qualified professional.



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Additional service entrance and panel photos.



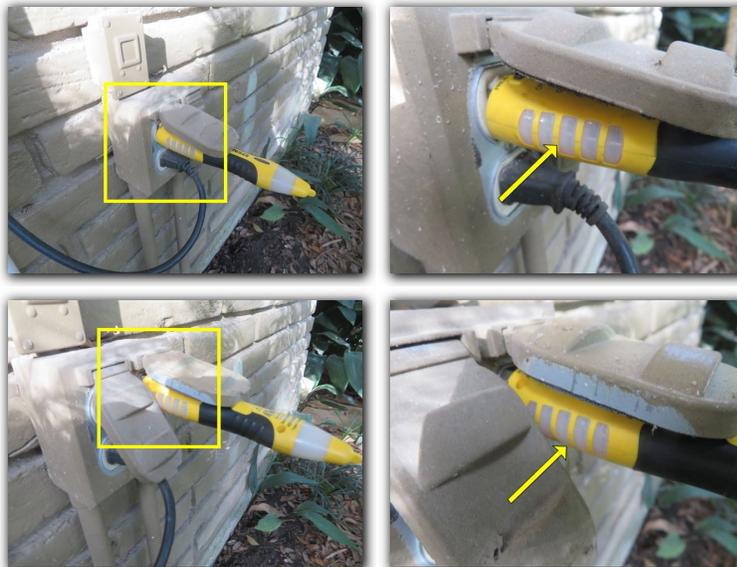
*Notes:* The electrical service is visually inspected for visible and accessible condition, installation, operation, and safety issues. It is not necessarily inspected to determine service capacity, amperage of panel, the amperage or voltage requirement of the subject property. Verification of proper and complete bonding and grounding of a home is not possible during this inspection due to lack of access to all areas requiring such bonding and grounding as well as the need for testing equipment. A qualified electrician should be engaged if this is desired.

**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

*Comments:*

Multiple electrical receptacles/outlets were observed to be inoperative in the Exterior, and, Office. The circuit and/or outlet should be further evaluated, repaired and/or replaced as needed.



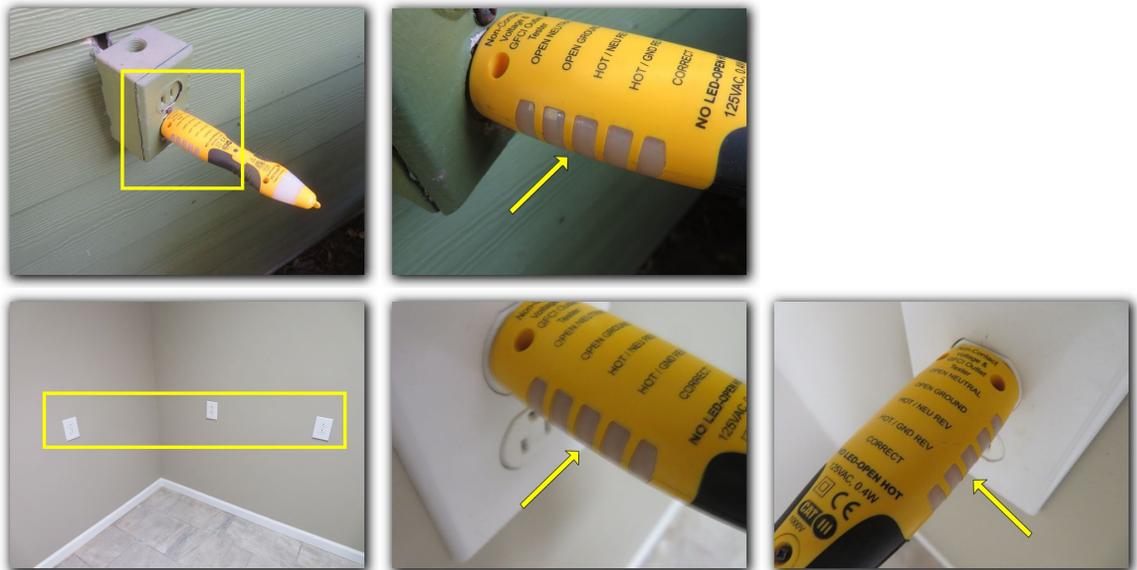
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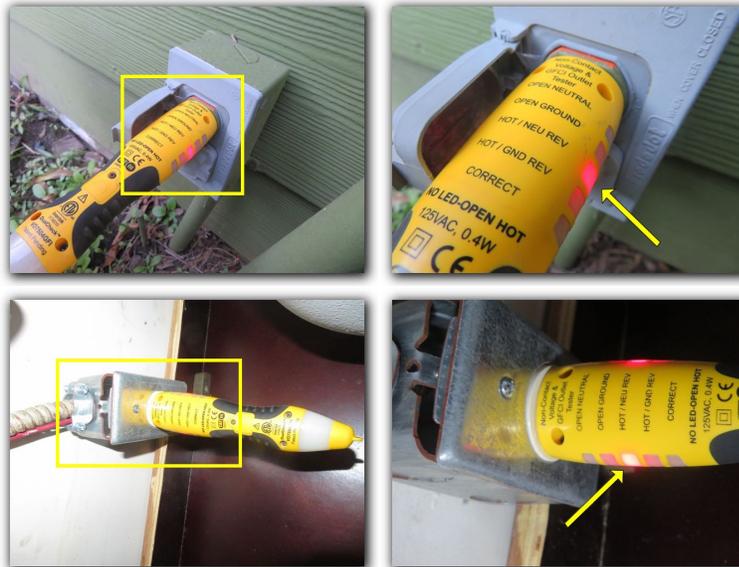
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Reversed Polarity (hot and neutral conductors reversed) was observed in the electrical receptacle/outlet in the Exterior, and, Kitchen. This should be corrected for safety reasons.



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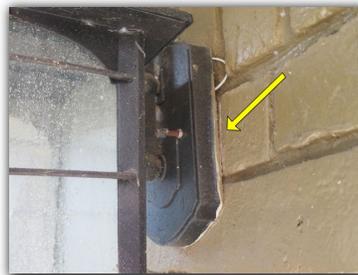
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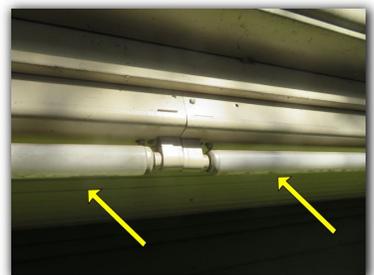
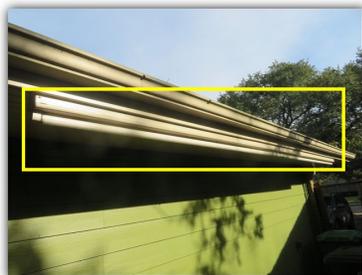
The outlets installed on the exterior were observed to be not compliant with the current electrical standards. Current electrical standards require for new construction and replacement outdoor outlet covers to be of the bubble cover type in all wet locations (being weatherproofed while outlet is in use). **This property predates the adoption of this standard; however, this should be corrected for safety reasons.**



Light fixtures installed on the exterior walls were observed to be not caulked around the perimeter. Fixtures should be caulked where it contacts the exterior wall to reduce the risk of water intrusion.



Multiple light fixtures installed on the soffit's in the exterior of the property were observed to be inoperative and/or missing the fluorescent lamps and light covers. This should be further evaluated by a qualified professional.



I=Inspected

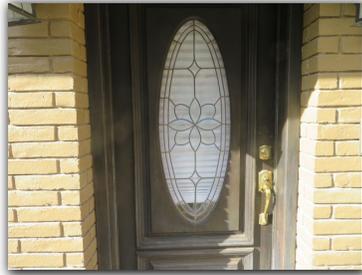
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Doorbell was observed to be missing and can be installed.



Multiple wires were observed in the back of the property having inadequate clearance from the ground. These wires should be further evaluated by a qualified professional to determine the purpose and safety.



A receptacle was observed to be not installed for the AC compressor/condenser. Current building standards require that at least one 125 volt , 15 amp or 20 amp receptacle be installed within 25 feet of an HVAC unit that is located outside.



I=Inspected

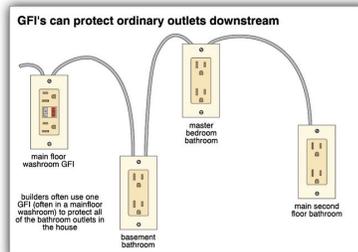
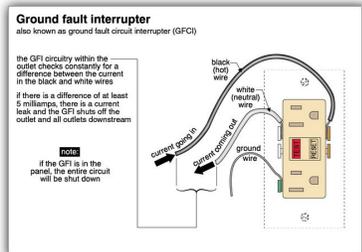
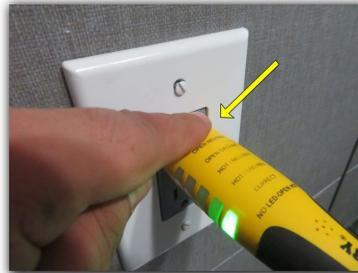
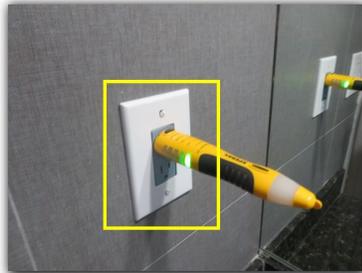
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

GFCI (Ground Fault Circuit Interrupter) protection was observed to be not installed to protect electrical circuits from ground faults. Current building standards require GFCI protection for 15 and 20 amp receptacles in kitchens, bathrooms, outdoor areas, unfinished basements and crawl spaces, garages, boathouses, laundry areas, and within 6' of sinks, bathtubs and shower stalls. GFCI protection is also required for certain appliances that have a history of being a shock hazard such as dishwashers and food waste disposers etc. GFCI devices can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard (i.e., a person comes in contact with a faulty appliance together with a grounded surface). GFCI devices can be installed as a circuit breaker in a panel or as a receptacle outlet. **This property predates the adoption of this standard; however, this should be corrected for safety reasons.**



I=Inspected

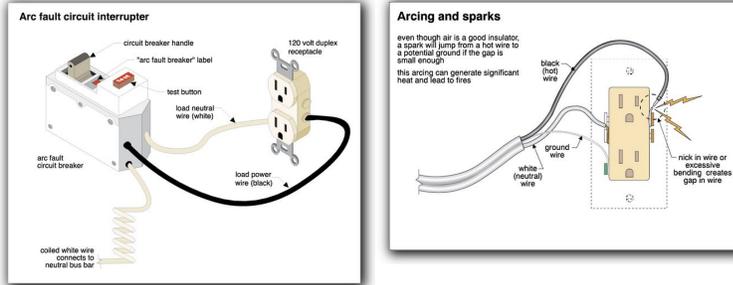
NI=Not Inspected

NP=Not Present

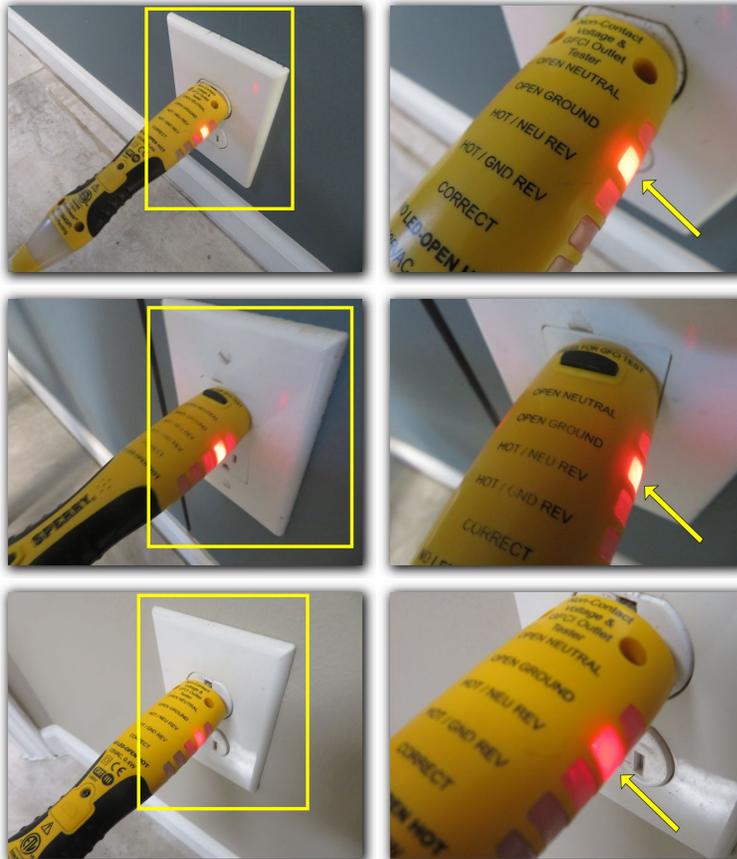
D=Deficient

I NI NP D

AFCI (Arc Fault Circuit Interrupter) protection was observed to be not installed to protect electrical circuits from arcing. Current building standards require AFCI protection for 15 and 20 amp circuits that serve outlets and devices in all areas of new residential construction, excluding bathrooms, garages, and outside areas. In addition to new construction, when receptacles are replaced in areas where AFCI protection is now required, the replacement receptacle must have AFCI protection. AFCI devices protect against fire by continuously monitoring the electrical current in a circuit and shutting off the circuit when unintended arcing occurs which can lead to high temperatures and sparking, possibly igniting combustibles. AFCIs can be installed as a circuit breaker in the main electrical panel or as a receptacle outlet. **This property predates the adoption of this standard; however, this should be corrected for safety reasons.**



Receptacles were observed to have an open ground when tested in multiple rooms. All receptacles and circuits should be further evaluated, repaired and/or replaced by a qualified professional for safety reasons.



I=Inspected

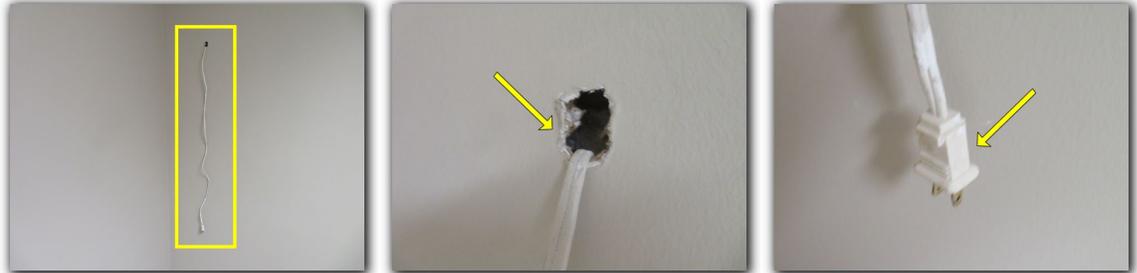
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A cord was observed to be installed through the wall in the Office. This is not an approved method of installation.



Smoke and Carbon Monoxide alarms were observed to be missing, disconnected and/or inoperative in multiple rooms.

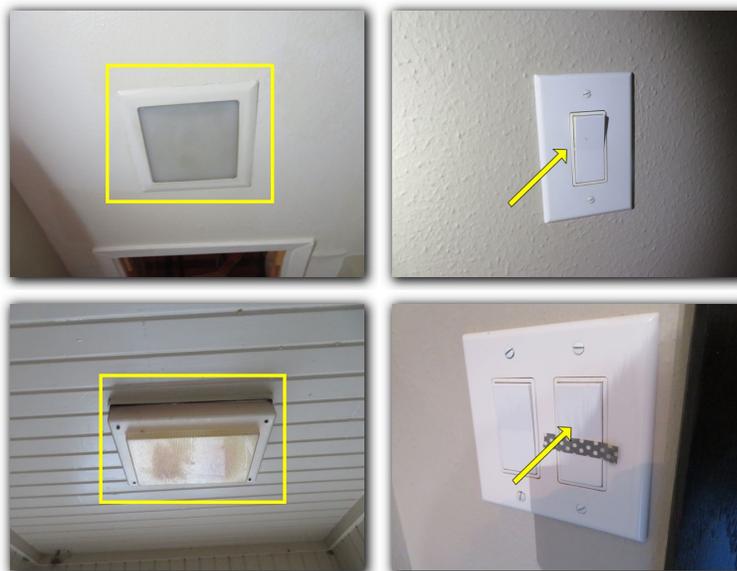
Current building standards require:

- (a) a working smoke alarm inside and outside each sleeping area, on every level, habitable attic, and basement
- (b) a working carbon monoxide alarm installed in a central location outside each sleeping area and on every level

These items should be installed, repaired and/or replaced for safety reasons.



Light fixtures were observed to be inoperative in multiple rooms. This should be further evaluated, repaired and/or any burned out/missing light bulbs should be replaced as needed.



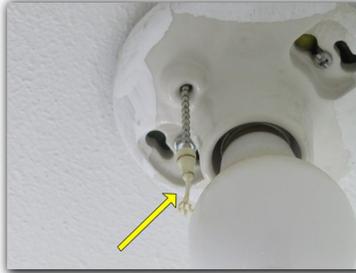
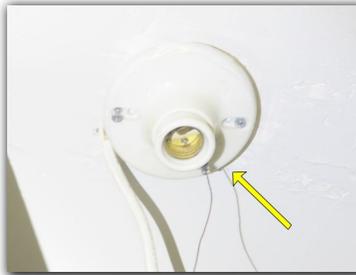
I=Inspected

NI=Not Inspected

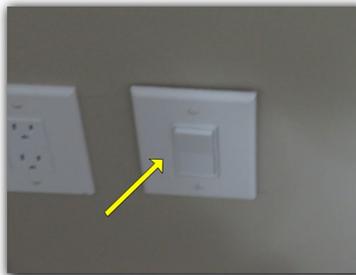
NP=Not Present

D=Deficient

I	NI	NP	D
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Multiple mystery switches were observed in the Master Bedroom, and, Guest Bathroom. The switch function should be verified with the owner before closing.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

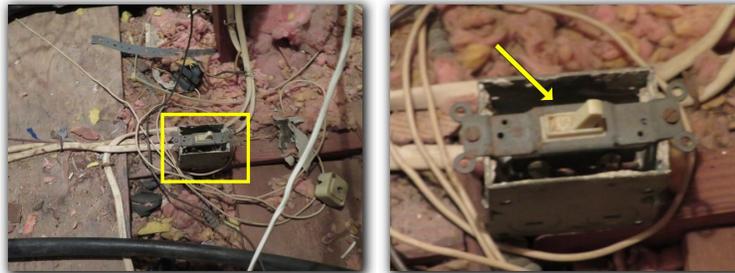
The GFCI (Ground Fault Circuit Interrupter) device serving the jetted whirlpool tub in the master bathroom was observed to be inoperative when tested. This should be corrected for safety reasons.



Tamper resistant receptacles were observed to be missing on the property. Current electrical standards require tamper resistant receptacles in new and renovated homes because it is the most effective way to prevent injuries associated with electrical receptacles, especially to children. **This property predates the adoption of this standard; however, this should be corrected for safety reasons.**



A cover plate was observed to be not installed in Attic. This should be corrected for safety reasons.



Extension cord wiring was observed in the Attic. Extension cords should not be used as permanent wiring.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Notes:* Electrical receptacles, switches, lights, and fans are visually inspected for condition, operation, installation, and safety issues where readily visible and accessible without moving furniture or household furnishings. Wiring and all associated components that are underground, inside walls, under floor or ceiling, concealed in the attic and other inaccessible areas could not be inspected by the inspector and are excluded from the report. Malfunctioning and/or missing Ground Fault Circuit Interrupters and Arc Fault Circuit Interrupters where required, will be reported as "Deficient" for safety reasons in accordance with TREC requirements.

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

#### A. Heating Equipment

*Type of Systems:* Central Forced Air

*Energy Sources:* Gas

*Location:* Attic

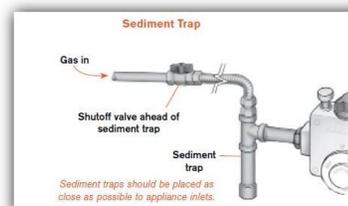
*Manufacturer:* American Standard

*Comments:*

The heating equipment operation was not inspected because the gas supply to the property was turned off at the gas meter.



Sediment trap was observed to be not installed in the gas supply piping. The sediment trap serves as a collection chamber for sediment and moisture to reduce the risk of clogged gas valve(s) or burner(s). This should be corrected by a qualified professional for proper operation of the heating unit.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Additional heating equipment photos.



*Notes:* The heating system is visually inspected for condition, operation, installation, and safety issues. It is not disassembled or cleaned to ascertain the condition of the equipment.

**B. Cooling Equipment**

*Type of Systems:* Central Forced Air

*Energy Source(s):* Electric

*Capacity:* 48,000 BTU (4 Ton)

*Efficiency:* 13 SEER

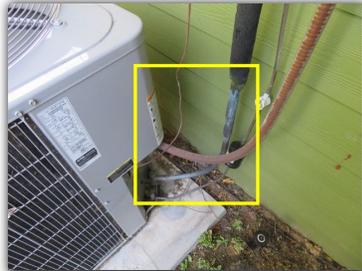
*Age:* Manufactured in April 2014

*Location:* Back of the house

*Compressor/Condenser Manufacturer:* Carrier

*Comments:*

Insulation on the air-conditioning refrigerant (large, insulated) line was observed to be damaged at the compressor/condenser unit. It should be repaired and/or replaced by a qualified HVAC professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The compressor/condenser exterior service disconnect was observed to be not installed. Current building standards require a service disconnect should be installed that is readily accessible and within sight of the compressor/condenser unit.



The secondary drain pan installed below the of the evaporator coil in the attic was observed to have rust stains. This area should be monitored for leaks. A new pan can be installed to reduce the risk or water intrusion.



The cooling system was functional when tested and responded adequately to the thermostat. The difference in air temperature measured at supply and return registers was measured to be within the acceptable range of between 14 and 22 degrees F.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Additional cooling equipment photos.



*Notes:* The cooling system is visually inspected for condition, operation, installation, and safety issues. It is not disassembled or cleaned to ascertain the condition of the equipment. To determine the performance of the system a differential air temperature test is performed. The supply and return air temperatures are recorded and if the temperature difference is out 14 to 22 degrees range, a licensed HVAC specialist should evaluate the system and perform the necessary repairs for satisfactory operation.

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:* It is the opinion of the inspector that visible components of the Ducts, Chases and Vents appear to be in satisfactory condition and functioning as intended on the day of this inspection.

*Notes:* The duct system is visually inspected for condition, installation, operation, and safety issues where visible and accessible. It is not disassembled or cleaned to determine the condition of the duct material. The airflow rate is not measured, and the system is not tested for airflow balance. All components of duct systems may not be inspected due to limited access or household furnishings.

**IV. PLUMBING SYSTEMS**

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter:* Unable to verify

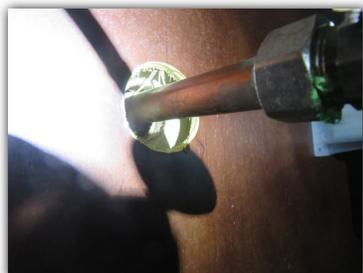
*Location of main water shutoff:* Front exterior wall



*Static water pressure reading:* 55 PSI



*Visible piping materials:* Copper and Galvanized Steel



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Location of main gas shutoff: Back of the property*



*Comments:*

Anti-siphon device was missing on the hose bibs. It is recommended that an anti-siphon device be added to the hose bib(s) to prevent cross contamination of water system in the event of pressure drop in the main water supply.

Diverter was observed to be inoperative in the Master Bathroom, and, Guest Bathroom. This can be repaired and/or replaced for comfort reasons.



*Notes:* The plumbing supply, distribution systems and fixtures are visually inspected for condition, operation, installation, and safety issues where readily visible and accessible. It is not disassembled or cleaned to ascertain the condition of the components. The service and supply piping is inspected only where visible for condition and leaks. Plumbing components which were not visible or not accessible such as buried in the yard, behind appliances or furnishings, and concealed under insulation, floor, ceiling or walls were not inspected and are excluded from this report. The piping is not pressure tested. Water temperature, quality and potability is not tested. Main valves, branch valves and shut-off valves were not operated. Any system that was shut down or otherwise secured was not inspected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

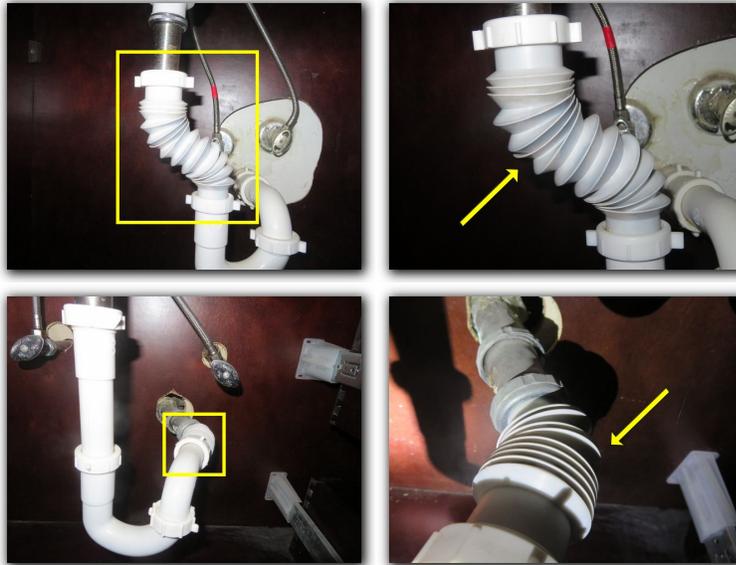
I	NI	NP	D
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**B. Drains, Wastes, and Vents**

*Visible piping materials:* Plastic

*Comments:*

Flexible drain pipe was observed under the Master Bathroom, and, Guest Bathroom sink. It is not approved for installation by current plumbing standards, which require that any waste pipe fitting have a smooth interior surface that allows free flow of drain water and prevents waste buildup clogs.



*Notes:* The drain, waste and vent piping material is observed only where visible for leaks and the condition of the exterior piping. The piping that is not visible such as piping buried in the yard, walls, or concealed under insulation is excluded from this report.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* 40 GAL

*Location:* Utility Room

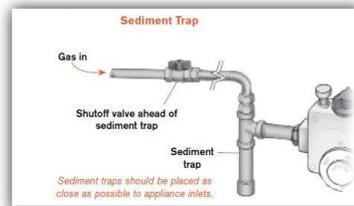
*Manufacturer:* Whirlpool

*Comments:*

The water heater operation was not inspected because the gas supply to the property was turned off at the gas meter.



Sediment trap was observed to be not installed in the gas supply piping. The sediment trap serves as a collection chamber for sediment and moisture to reduce the risk of clogged gas valve(s) or burner(s). This should be corrected by a qualified professional for proper operation of the water heater.



Drain pan and discharge drain pipe was observed to be not installed under the water heater. It collects water in the event the water heater leaks. This should be addressed by installation of a pan with a drain by a qualified plumber.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Additional water heater photos.



Notes: The water heater is visually inspected for condition, operation, installation, and safety issues where readily visible and accessible. It is not disassembled or cleaned to ascertain the condition of the equipment.

**D. Hydro-Massage Therapy Equipment**

Comments:

The access door for servicing the whirlpool was observed to be not installed. Current building standards require an access door large enough to remove and/or service the motor and/or pump shall be provided at the side or end of the whirlpool bathtub.



Additional whirlpool photos.



**E. Other**

Comments: Not Present

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Manufacturer: LG

Comments:

The dishwasher was observed to be not secured and properly mounted to the cabinet. The dishwasher should be level and fastened to the underside of the countertop using mounting brackets.



The dishwasher lacks an air gap device or a high loop. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed or the waste pipe properly configured to prevent back flow of waste water into the dishwasher.



Additional dishwasher photos.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**B. Food Waste Disposers**

*Manufacturer:* Waste King

*Comments:*

Debris was observed in the food waste disposer when tested. The debris should be removed before operating the food waste disposer to reduce the risk of damage.



Additional food waste disposer pictures.



**C. Range Hood and Exhaust Systems**

*Manufacturer:* Arietta

*Comments:*

The range hood light was observed to be inoperative. This should be further evaluated, repaired and/or replaced for comfort reasons.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**D. Ranges, Cooktops, and Ovens**

*Manufacturer:* General Electric

*Comments:*

The Ranges, Cooktops and Ovens were not inspected because gas supply to the property was turned off.



The cooking range was not secured to the wall or cabinet. An anti-tip bracket should be installed for safety reasons to avoid the cooking range from tipping over and causing injury.



<b>⚠ WARNING</b>
<p><b>Tip Over Hazard</b>                  A child or adult can tip the range and be killed. Install anti-tip bracket to floor or wall per installation instructions.                  Slide range back so rear range foot is engaged in the slot of the anti-tip bracket.                  Re-engage anti-tip bracket if range is moved.                  Do not operate range without anti-tip bracket installed and engaged.                  Failure to follow these instructions can result in death or serious burns to children and adults.</p>

Additional range, cooktop and oven photos.



**E. Microwave Ovens**

*Comments:* Not Present

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:* It is the opinion of the inspector that visible components of the mechanical exhaust vents and bathroom heaters appear to be in satisfactory condition and performing as intended on the day of the inspection.

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**G. Garage Door Operators**

*Comments:* Not Present

**H. Dryer Exhaust Systems**

*Comments:* The inspector was unable to verify the dryer exhaust vent location. Please consult with the owner/buyer to confirm the location and operation.

**I. Other**

*Comments:* Not Present

## Summary

### 1.1 FOUNDATIONS

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- ◆ Foundation was not visible in multiple areas. Based on the cracks in the exterior walls, interior walls, ceilings and uneven floors, along with multiple out-of-square doors, it is the opinion of the inspector that the foundation is not performing as intended. See comments and photos in the following sections for details.
- ◆ Foundation was not visible at multiple areas due to high soil, grass, foliage, porch, deck, and, driveway . Building standards require minimum foundation exposure above the finished soil grade of at least 6 inches under wood siding and 4 inches under brick veneer.

### 1.2 GRADING AND DRAINAGE

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- ◆ Leaf Guards were observed to be damaged and/or missing in multiple gutters.
- ◆ Debris was observed inside the gutters.. The debris should be cleared to allow for adequate drainage of rain water.
- ◆ Multiple downspout's were observed to be missing. The downspout's can be installed to improve the drainage of rain water away from the property.
- ◆ The splash guard was observed to be installed incorrectly. This can be improved to reduce the water run-off over the gutter.
- ◆ Nails were observed to be under driven on the gutter on the right side of the property. The nails should be fully driven to secure the gutter to the eave.
- ◆ The downspout was observed to be discharging the rain water next to the foundation on the front of the property. Storm water should flow away from the structure at the points of discharge, at least 3 feet away from the foundation.
- ◆ Splash Block was observed to be missing on the front of the property. Splash Block can be added to prevent soil erosion. Storm water should flow away from the structure at the points of discharge, at least 3 feet away from the foundation.
- ◆ Areas of neutral and/or negative drainage that will route runoff from rain toward the foundation were observed on the property. The grading can be improved and/or French Drain installed to promote the flow of storm water away from the house. The ground should slope away from the house a minimum of 6 inches within the first 10 feet or to a swale if 10 feet is not available.

### 1.3 ROOF COVERING MATERIALS

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- ◆ Multiple shingle uplifts were observed on the roof. All shingle uplifts and roof penetrations should be examined and sealed as necessary to reduce the risk of water intrusion.
- ◆ Evidence of prior shingle repairs was observed on the roof. All repaired areas should be monitored on a continual basis and sealed as needed to reduce the risk of water intrusion.
- ◆ Damaged roof shingles were observed at multiple areas of the roof. Damaged and/or missing roofing material should be repaired to reduce the risk of water intrusion.
- ◆ Dish mount fasteners were observed to be exposed on the roof and should be sealed to reduce risk the of water intrusion. All roof penetrations should be examined and sealed as needed.
- ◆ Evidence of prior repairs with sealant was observed on the roof vents. All repaired areas should be monitored on a continual basis and sealed as needed to reduce the risk of water intrusion.

### 1.4 ROOF STRUCTURES AND ATTICS

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- ◆ A gap was observed in the soffit board around the drain pipe. This should be sealed to reduce the risk of wood destroying insect entry.
- ◆ Insulation was observed to be 2" to 4" inches thick on the attic floor. Current building standards recommend 13" to 14" insulation thickness for most southern climates. This can be improved or additional floor insulation can be installed as needed.

### 1.5 WALLS (INTERIOR AND EXTERIOR)

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- ◆ Typical cracks were observed on the exterior walls of the property. The extent of movement does not indicate a serious structural problem. This area should be monitored. The rate of movement cannot be predicted during a one-time inspection. In the event the cracks continue a structural specialist should be consulted to further evaluate this condition and the remedies available for correction.

- ◆ Typical cracks were observed on the walls of multiple rooms.

### **1.6 CEILINGS AND FLOORS**

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- ◆ Typical cracks were observed on the ceiling of multiple rooms.
- ◆ Uneven floor was observed in the Breakfast Area, and, Bedroom 1.
- ◆ A tile was observed to be loose in the Foyer.
- ◆ Damage was observed on the tile floor in the Kitchen.
- ◆ Cracks were observed on the tile floor in the Foyer.

### **1.7 DOORS (INTERIOR AND EXTERIOR)**

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- ◆ A crack was observed in the front door.
- ◆ Multiple doors were observed to be out-of-square. This may be an indication of structural movement, sub-standard installation or door hardware issues.
- ◆ Door stoppers were observed to be missing in multiple rooms. The stoppers can be installed to reduce the risk of damage to the walls.
- ◆ The door is not latching properly in multiple rooms. Door hardware can be repaired and/or replaced as needed for proper operation of the door.
- ◆ The back door was observed to be out of square. This may be an indication of structural movement or sub-standard installation. The door can be adjusted for proper operation of the door.
- ◆ The latch bolt on the door lock is not latching in the strike plate in Backyard Door. Door hardware should be repaired and/or replaced as needed for proper operation of door and safety reasons.

### **1.8 WINDOWS**

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- ◆ Windows did not latch or were difficult to latch when closed in multiple rooms. The window hardware should be adjusted for safety reasons and proper operation of the window.

### **1.9 OTHER**

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- ◆ The walkway was observed to be cracked in multiple areas.
- ◆ The fence was observed to be damaged at multiple areas.
- ◆ The gate on the fence was observed to have a broken latch. This can be repaired and/or replaced as needed.

### **1.10 SERVICE ENTRANCE AND PANELS**

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- ◆ The main electrical service panel was observed to be not labeled. All circuit breakers should be identified with clearly marked labels so that in an emergency, individual circuits can be quickly shut off.
- ◆ Bushing's and/or grommet's were observed to be missing in some panel knockouts. This should be corrected to reduce the risk of damage to the non-metallic conductor from the sheet metal sharp edge of the panel knockout.
- ◆ Gas pipes on the property were observed to be not bonded to the electrical system. Current electrical standards require that the gas pipes should be bonded to electrical system for safety reasons. This condition should be corrected by a qualified professional.
- ◆ Water pipes on the property were observed to be not bonded to the electrical system. Current electrical standards require that the gas pipes should be bonded to electrical system for safety reasons. This condition should be corrected by a qualified professional.
- ◆ Only one grounding rod (grounding electrode ) was observed on the property. Current building standards require installation of two grounding electrodes. The presence of a proper grounding electrode system should be verified or a proper grounding electrode system should be installed for safety. **This house predates the adoption of this standard; however, this should be corrected for safety reasons.**
- ◆ The grounding conductor was not connected to the grounding rod on the right side of the property. The purpose of this

grounding rod should be evaluated by a qualified professional.

- ◆ A disconnect containing fuses was observed next to the electric meter. The purpose and safety of this disconnect should be evaluated by a qualified professional.

## **1.11 BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES**

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- ◆ Multiple electrical receptacles/outlets were observed to be inoperative in the Exterior, and, Office. The circuit and/or outlet should be further evaluated, repaired and/or replaced as needed.

- ◆ Reversed Polarity (hot and neutral conductors reversed) was observed in the electrical receptacle/outlet in the Exterior, and, Kitchen. This should be corrected for safety reasons.

- ◆ The outlets installed on the exterior were observed to be not compliant with the current electrical standards. Current electrical standards require for new construction and replacement outdoor outlet covers to be of the bubble cover type in all wet locations (being weatherproofed while outlet is in use). **This property predates the adoption of this standard; however, this should be corrected for safety reasons.**

- ◆ Light fixtures installed on the exterior walls were observed to be not caulked around the perimeter. Fixtures should be caulked where it contacts the exterior wall to reduce the risk of water intrusion.

- ◆ Multiple light fixtures installed on the soffit's in the exterior of the property were observed to be inoperative and/or missing the fluorescent lamps and light covers. This should be further evaluated by a qualified professional.

- ◆ Doorbell was observed to be missing and can be installed.

- ◆ Multiple wires were observed in the back of the property having inadequate clearance from the ground. These wires should be further evaluated by a qualified professional to determine the purpose and safety.

- ◆ A receptacle was observed to be not installed for the AC compressor/condenser. Current building standards require that at least one 125 volt, 15 amp or 20 amp receptacle be installed within 25 feet of an HVAC unit that is located outside.

- ◆ GFCI (Ground Fault Circuit Interrupter) protection was observed to be not installed to protect electrical circuits from ground faults. Current building standards require GFCI protection for 15 and 20 amp receptacles in kitchens, bathrooms, outdoor areas, unfinished basements and crawl spaces, garages, boathouses, laundry areas, and within 6' of sinks, bathtubs and shower stalls. GFCI protection is also required for certain appliances that have a history of being a shock hazard such as dishwashers and food waste disposers etc. GFCI devices can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard (i.e., a person comes in contact with a faulty appliance together with a grounded surface). GFCI devices can be installed as a circuit breaker in a panel or as a receptacle outlet. **This property predates the adoption of this standard; however, this should be corrected for safety reasons.**

- ◆ AFCI (Arc Fault Circuit Interrupter) protection was observed to be not installed to protect electrical circuits from arcing. Current building standards require AFCI protection for 15 and 20 amp circuits that serve outlets and devices in all areas of new residential construction, excluding bathrooms, garages, and outside areas. In addition to new construction, when receptacles are replaced in areas where AFCI protection is now required, the replacement receptacle must have AFCI protection. AFCI devices protect against fire by continuously monitoring the electrical current in a circuit and shutting off the circuit when unintended arcing occurs which can lead to high temperatures and sparking, possibly igniting combustibles. AFCIs can be installed as a circuit breaker in the main electrical panel or as a receptacle outlet. **This property predates the adoption of this standard; however, this should be corrected for safety reasons.**

- ◆ Receptacles were observed to have an open ground when tested in multiple rooms. All receptacles and circuits should be further evaluated, repaired and/or replaced by a qualified professional for safety reasons.

- ◆ A cord was observed to be installed through the wall in the Office. This is not an approved method of installation.

- ◆ Smoke and Carbon Monoxide alarms were observed to be missing, disconnected and/or inoperative in multiple rooms. Current building standards require:

- (a) a working smoke alarm inside and outside each sleeping area, on every level, habitable attic, and basement

- (b) a working carbon monoxide alarm installed in a central location outside each sleeping area and on every level

These items should be installed, repaired and/or replaced for safety reasons.

- ◆ Light fixtures were observed to be inoperative in multiple rooms. This should be further evaluated, repaired and/or any burned out/missing light bulbs should be replaced as needed.

- ◆ The GFCI (Ground Fault Circuit Interrupter) device serving the jetted whirlpool tub in the master bathroom was observed to be inoperative when tested. This should be corrected for safety reasons.

- ◆ Tamper resistant receptacles were observed to be missing on the property. Current electrical standards require tamper resistant receptacles in new and renovated homes because it is the most effective way to prevent injuries associated with electrical receptacles, especially to children. **This property predates the adoption of this standard; however, this should**

**be corrected for safety reasons.**

- ◆ A cover plate was observed to be not installed in Attic. This should be corrected for safety reasons.
- ◆ Extension cord wiring was observed in the Attic. Extension cords should not be used as permanent wiring.

### **1.12 HEATING EQUIPMENT**

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- ◆ The heating equipment operation was not inspected because the gas supply to the property was turned off at the gas meter.
- ◆ Sediment trap was observed to be not installed in the gas supply piping. The sediment trap serves as a collection chamber for sediment and moisture to reduce the risk of clogged gas valve(s) or burner(s). This should be corrected by a qualified professional for proper operation of the heating unit.

### **1.13 COOLING EQUIPMENT**

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- ◆ Insulation on the air-conditioning refrigerant (large, insulated) line was observed to be damaged at the compressor/condenser unit. It should be repaired and/or replaced by a qualified HVAC professional.
- ◆ The compressor/condenser exterior service disconnect was observed to be not installed. Current building standards require a service disconnect should be installed that is readily accessible and within sight of the compressor/condenser unit.
- ◆ The secondary drain pan installed below the of the evaporator coil in the attic was observed to have rust stains. This area should be monitored for leaks. A new pan can be installed to reduce the risk or water intrusion.

### **1.14 PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES**

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- ◆ Anti-siphon device was missing on the hose bibs. It is recommended that an anti-siphon device be added to the hose bib(s) to prevent cross contamination of water system in the event of pressure drop in the main water supply.
- ◆ Diverter was observed to be inoperative in the Master Bathroom, and, Guest Bathroom. This can be repaired and/or replaced for comfort reasons.

### **1.15 DRAINS, WASTES, AND VENTS**

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- ◆ Flexible drain pipe was observed under the Master Bathroom, and, Guest Bathroom sink. It is not approved for installation by current plumbing standards, which require that any waste pipe fitting have a smooth interior surface that allows free flow of drain water and prevents waste buildup clogs.

### **1.16 WATER HEATING EQUIPMENT**

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- ◆ The water heater operation was not inspected because the gas supply to the property was turned off at the gas meter.
- ◆ Sediment trap was observed to be not installed in the gas supply piping. The sediment trap serves as a collection chamber for sediment and moisture to reduce the risk of clogged gas valve(s) or burner(s). This should be corrected by a qualified professional for proper operation of the water heater.
- ◆ Drain pan and discharge drain pipe was observed to be not installed under the water heater. It collects water in the event the water heater leaks. This should be addressed by installation of a pan with a drain by a qualified plumber.

### **1.17 HYDRO-MASSAGE THERAPY EQUIPMENT**

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- ◆ The access door for servicing the whirlpool was observed to be not installed. Current building standards require an access door large enough to remove and/or service the motor and/or pump shall be provided at the side or end of the whirlpool bathtub.

### **1.18 DISHWASHERS**

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- ◆ The dishwasher was observed to be not secured and properly mounted to the cabinet. The dishwasher should be level and fastened to the underside of the countertop using mounting brackets.
- ◆ The dishwasher lacks an air gap device or a high loop. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be installed or the waste pipe properly configured to prevent back flow of waste water into the dishwasher.

### **1.19 FOOD WASTE DISPOSERS**

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- ◆ Debris was observed in the food waste disposer when tested. The debris should be removed before operating the food waste disposer to reduce the risk of damage.

### **1.20 RANGE HOOD AND EXHAUST SYSTEMS**

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- ◆ The range hood light was observed to be inoperative. This should be further evaluated, repaired and/or replaced for comfort reasons.

### **1.21 RANGES, COOKTOPS, AND OVENS**

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- ◆ The Ranges, Cooktops and Ovens were not inspected because gas supply to the property was turned off.
- ◆ The cooking range was not secured to the wall or cabinet. An anti-tip bracket should be installed for safety reasons to avoid the cooking range from tipping over and causing injury.

### **1.22 DRYER EXHAUST SYSTEMS**

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- ◆ The inspector was unable to verify the dryer exhaust vent location. Please consult with the owner/buyer to confirm the location and operation.