

# Axis Real Estate Inspections

Home Mold Termite Energy

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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 Trail  
Fun City, TX 77777

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## PROPERTY INSPECTION REPORT

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Prepared For: Paul Johnson

(Name of Client)

Concerning: 1234 Happy Trail, Fun City, TX 77777

(Address or Other Identification of Inspected Property)

By: Amandeep (Andy) Punia, Lic #22380 06/27/2017

(Name and License Number of Inspector)

(Date)

(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, Gas, Water

*Attendees:* Buyer, Inspector

*Weather:* Cloudy

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## 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 foundation beam cracks, exterior wall cracks, out-of-square doors and windows, 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.

Shear cracks were observed on the foundation beam. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during one-time inspection and the cracks should be monitored. In the even the cracks continue, a foundation specialist should be consulted to further evaluate this condition and the remedies available for correction.



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A corner pop was observed on the corner of the foundation. The rate of movement cannot be predicted during a one-time inspection. In the event the cracks and/or pops continue a structural specialist should be consulted to further evaluate this condition and the remedies available for correction.



Spalling was observed on the foundation beam.



Post tension cable ends were observed to be exposed on the foundation beam. All exposed cable ends should be sealed to reduce the risk of corrosion and foundation damage.



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



Roots from trees were observed near the foundation and may cause foundation damage as the tree grows and the root system expands. Monitor all areas of the foundation in close proximity to the trees for signs of damage. If signs of damage appear (such as cracks), the tree and/or the roots may need to be removed. The potential for damage from tree roots varies with tree species.



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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:*

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 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.



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A gutter in the front of the property was observed to be not level and/or loose and draining water away from the downspout.



A downspout was observed to be missing on the right side of the property.



Splash blocks were observed to be missing under multiple downspouts. Splash blocks can be added to prevent soil erosion and for proper drainage of rain water. Rain water should flow away from the structure at the points of discharge, at least 3 feet away from the foundation.



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A downspout was observed to be damaged.



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



*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:* 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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The wall flashing was observed to be loose with exposed nails. It should be secured and sealed to reduce the risk of water intrusion. All exposed flashing and roof penetrations should be examined and sealed as necessary.



The valley flashing was observed to be loose. It should be secured and sealed to reduce the risk of water intrusion. All exposed flashing and roof penetrations should be examined and sealed as necessary.



The vent flashing was observed to be loose and should be secured to reduce the risk of water intrusion.



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Drip edge flashing was observed to be loose and/or damaged. It should be re-secured and/or repaired to reduce the risk of water intrusion.



Debris was observed on the roof and can be removed to prevent future damage.



*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:* Up to 4 inches

*Comments:*

An opening was observed in the wall between the attic and the home. This can be sealed to increase the efficiency of heating and cooling system.



The attic access doors were observed to be not insulated. It can be weather stripped and/or insulation installed to increase the efficiency of the heating or cooling system.



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



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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:*

Inadequate clearance was observed between the wood siding and roof of the house. Current building standards recommend a minimum of 2 inches of clearance in the area where siding is in close proximity to the roof. This is a potential area for wood rot due to exposure to rain water.



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Typical cracks were observed on the exterior walls of the property. 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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A trim board was observed to be loose on the right side of the property.



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Separation was observed between the window and siding. All separations and/or gaps around the windows should be sealed to reduce the risk of water intrusion.



Damage was observed on the siding.



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Multiple gaps and/or holes were observed in the siding in the Garage. All gaps and/or holes should be sealed to reduce the risk of water intrusion and wood destroying insect entry.



*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.

**F. Ceilings and Floors**

*Comments:*

Evidence of prior damage was observed on the ceiling of the Garage.



I=Inspected

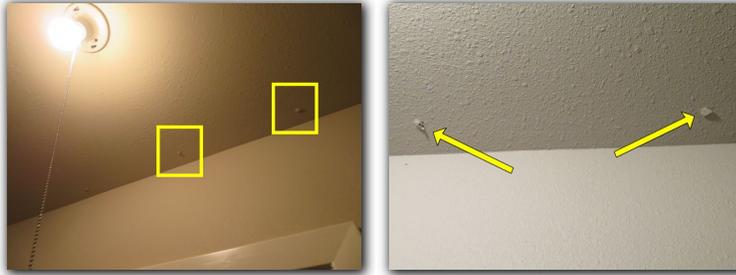
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Nail pops were observed on the ceiling of the Bathroom 2 Closet.



Typical ceiling crack was observed in the Breakfast Area.



Evidence of prior repairs was observed on the ceiling of the Hallway, and, Bedroom 3.



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Typical cracks were observed in the Garage floor. This condition is very common and is not a structural concern.



*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.

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

*Comments:*

The roll up garage door was observed to be out-of-square in the door frame. This can be improved to establish a proper seal between the garage door and walls.



The roll-up garage door frame was observed to have a sag and separation.



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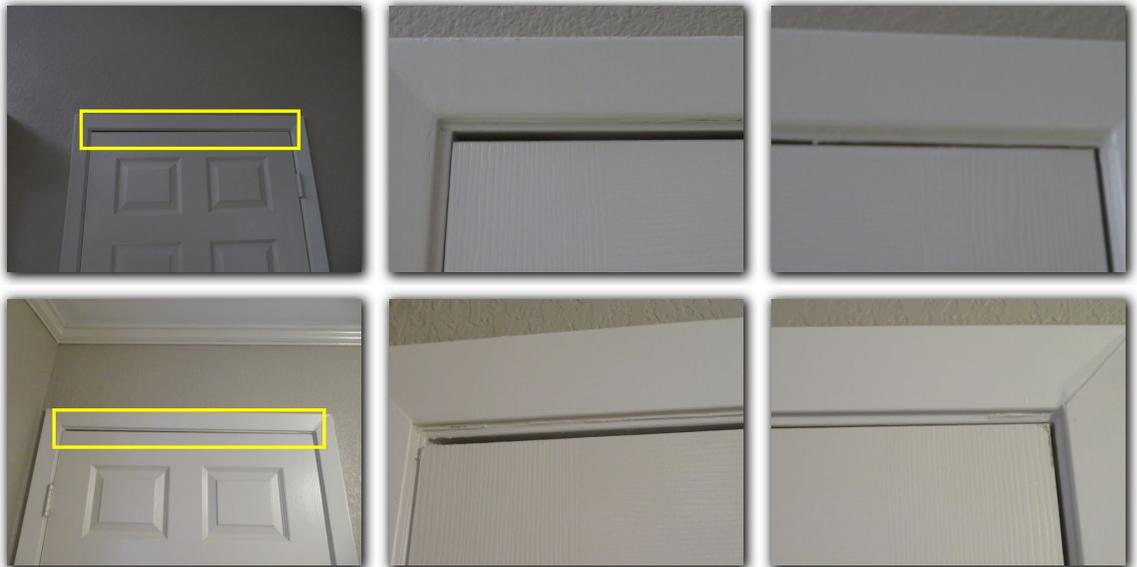
The door frame was observed to be damaged in the Garage. This can be repaired to prevent further damage to the frame.



The window in the front door was observed to be inoperative.



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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Door knob was observed to be missing on the Bedroom 1 Closet door.



The hinge was observed to be loose on the door in the Jack & Jill Bathroom. This can be improved for proper operation of the door.



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Door stopper was observed to be not installed in the Jack & Jill Bathroom, and, Master Bathroom. All missing stoppers can be installed to reduce the risk of damage to the wall.



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



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:

Screens were observed to be missing on multiple windows.



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Separation and/or cracks were observed around windows in multiple rooms.



A window did not latch when closed in Bedroom 2. The window hardware should be adjusted for safety reasons and proper operation of the window.



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



Windows in Second Floor Bedroom were observed to be permanently closed with siding.



*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.

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

*Comments:*

The stairway stair rail and guardrail vertical guards and/or ornamental closures were observed to be installed too far apart. Current building standards require that the stair rails and guardrail's on open sides of stairways, raised floor areas of balconies, decks and porches should have vertical guards and/or ornamental closures which do not allow passage of an object 4 inches in diameter.



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



*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.

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

*Comments:*

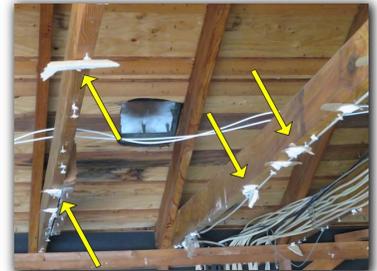
Cracks were observed in the patio floor.



**L. Other**

*Comments:*

Incomplete ceiling and wall repairs were observed in the Garage.



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The latch on the fence gate was observed to be inoperative.



Crack was observed in the walkway.



Cracks were observed in the driveway.



Debris from exterior was observed in the gas shutoff valve box.



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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

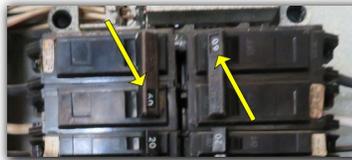
*Service Entrance:* Overhead

*Service Panel Location:* Garage

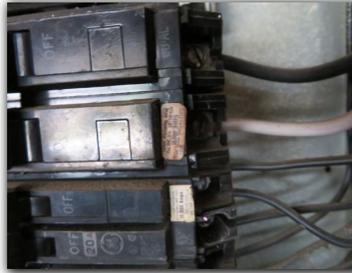
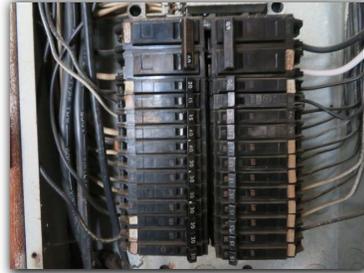
*Amperage:* Unable to verify

*Comments:*

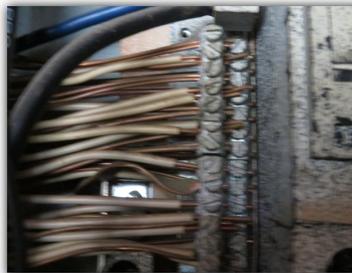
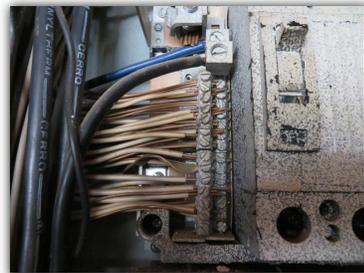
The electrical panel breakers for the air conditioning compressor condenser units were observed to be oversized. Manufacturer recommends that the electrical panel breaker size should match the size on the equipment manufacturer data plate.



Multiple white (neutral) wires were observed to be used as a hot wires in the electrical panel. These wires should be marked with black or red colored tape for proper identification and safety reasons.



Neutral and Ground wires were observed to be double tapped under one lug. Current electrical standards require that neutral wires cannot be double tapped and a neutral and a ground wire cannot share one lug. This should be corrected for safety reasons.



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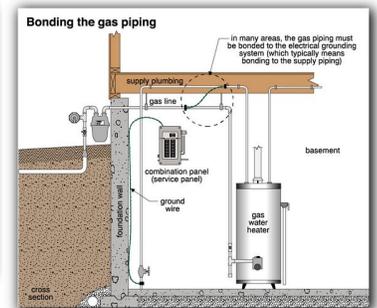
D=Deficient

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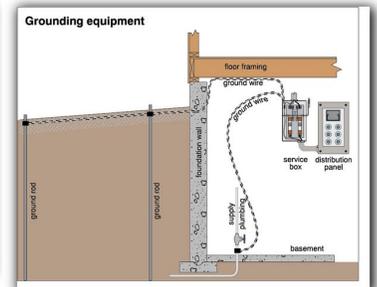
A bushing and/or grommet was observed to be missing in a panel knockout. This should be corrected to reduce the risk of damage to the non-metallic conductor from the sheet metal sharp edge of the panel knockout.



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



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.**



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The electrical panel dead front was missing multiple mounting screws.



The electrical panel screws were observed to be replaced with sharp pointed sheet metal screws. These screws are unsafe and can pierce and/or damage the panel wiring. These should be replaced for safety reasons.



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.

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

*Type of Wiring:* Copper

*Comments:*

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 house 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.



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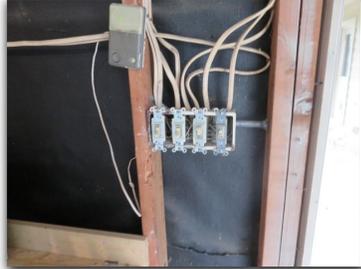
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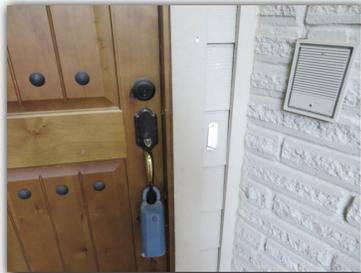
D=Deficient

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Cover plates were observed to be missing in Garage, and, Second Floor Bedroom Closet. All missing cover plates should be installed for safety reasons.



Doorbell was observed to be missing and can be installed.



I=Inspected

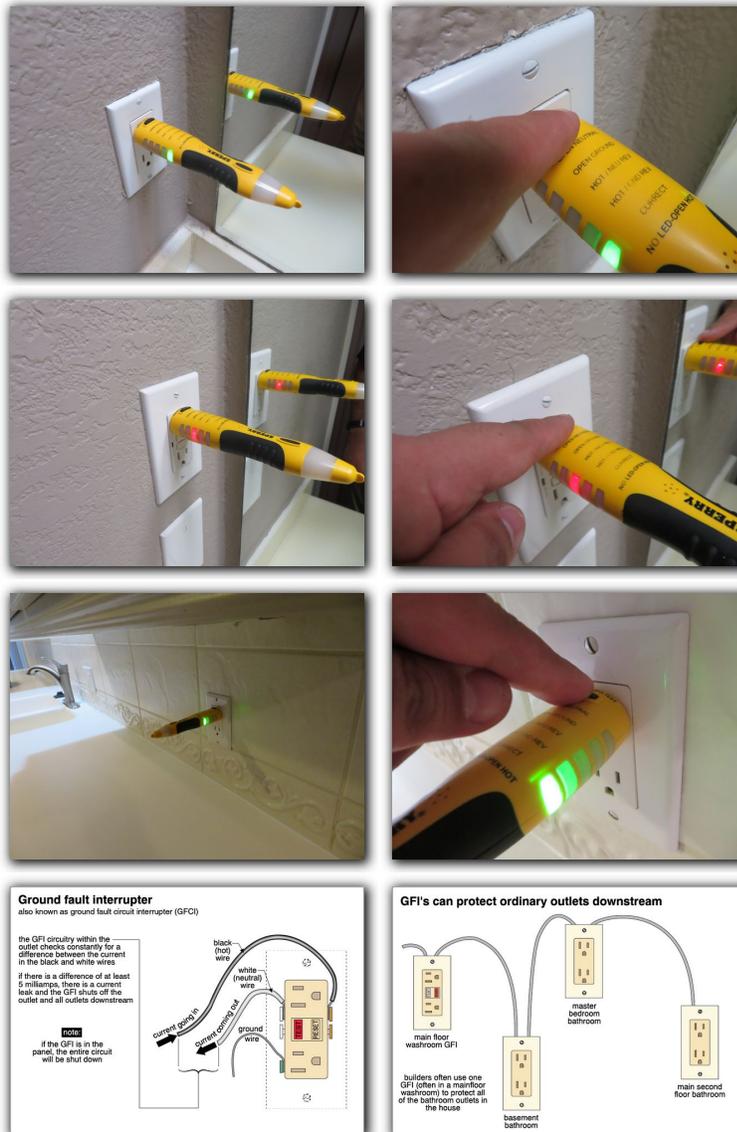
NI=Not Inspected

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

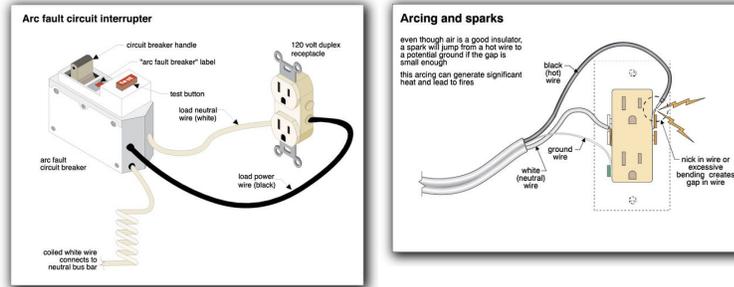
NI=Not Inspected

NP=Not Present

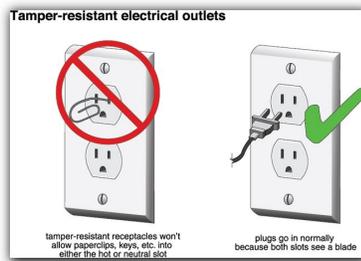
D=Deficient

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.**



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.**



I=Inspected

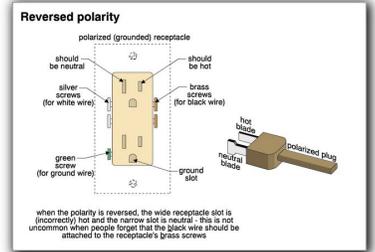
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Reversed Polarity (hot and neutral conductors reversed) was observed in the electrical receptacle/outlet in the Foyer, and, Jack & Jill Bathroom. This should be corrected for safety reasons.



Several outlets were observed to have open ground in the Drawing Room. These outlets and the circuits should be evaluated and corrected 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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The setback in the kitchen counter receptacle outlets was observed to be inadequate. Current electrical standards require receptacle outlets installed over tile on walls or ceilings constructed of wood or other combustible materials and are set back more than 6 mm or 1/4 of an inch, the box extender's should be flush with the finished surface. All kitchen and/or bathroom outlets installed over tiles should be evaluated and corrected as needed.



A cover plate was observed to be cracked in the Laundry Room.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A mystery switch was observed in the Master Bedroom, Master Bathroom, and, Drawing Room. The switch function should be verified with the owner before closing.



The conduit for the food waste disposer wire was observed to be rusted, cracked and/or damaged.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A light fixture was observed to be inoperative in the Attic, Bathroom 2 Closet, and, Garage. This should be further evaluated, repaired and all burned out light bulbs replaced.

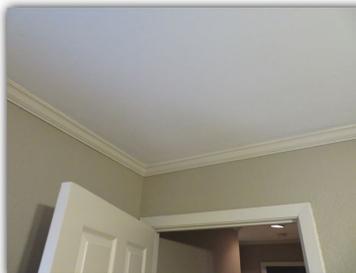


Smoke and Carbon Monoxide detector was observed to be missing in the Bedrooms.

Current building standards require:

- (a) a working smoke detector inside and outside each sleeping area, on every level, habitable attic, and basement
- (b) a working carbon monoxide detector 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.



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

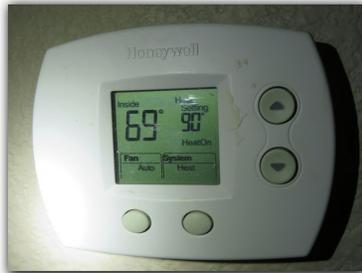
*Energy Sources:* Gas

*Location:* Attic

*Manufacturer:* Unable to verify because the equipment data tag was faded and/or missing

*Comments:*

The furnace for the right side of the property was observed to be inoperative at the time of the inspection. This should be further evaluated, repaired and/or replaced as needed by qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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.



The heating system for the left side of the property was functional when tested and responded adequately to the thermostat.



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.

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**B. Cooling Equipment**

Type of Systems: Central Forced Air

Energy Source(s): Electric

Capacity: Unit 1 - 36,000 BTU (3 Ton)  
Unit 2 - 48,000 BTU (4 Ton)

Age: Unit 1 - Manufactured in April 2002  
Unit 2 - Manufactured in May 2017

Location: Right and left side of the house

Compressor/Condenser Manufacturer: Unit 1 - Carrier  
Unit 2 - Guardian

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Comments:*

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.



Damaged and/or missing insulation on the refrigerant line was observed at the evaporator coil unit in the attic. The cold copper tubing in contact with warm humid air causes moisture in the air to condense and then drip off of the refrigerant line. This should be repaired and/or replaced to reduce the risk of moisture 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

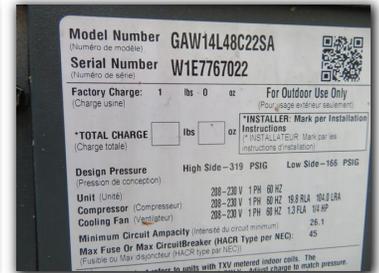
NI=Not Inspected

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:*

Supply air ductwork has ducts in contact with each other in the attic. Ideally there should be at least a 1-inch separation or a moisture barrier between the ducts to prevent damage from condensation and rot.



Several ducts were observed to be lying on insulation on the attic floor. Current building standards recommend that the ducts should be properly strapped above attic insulation at 4 foot intervals and hung from the rafters.



*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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

#### IV. PLUMBING SYSTEMS

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

*Location of water meter:* Front of the property

*Location of main water shutoff:* Unable to verify

*Static water pressure reading:* 60 - 65 PSI



*Visible piping materials:* Galvanized Steel and Plastic

*Location of main gas shutoff:* Right side exterior wall

##### *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.



Cracks were observed on the sink in Kitchen, and, Master Bathroom. No leaks were observed under the sink.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Water pressure/flow was observed to be low in Jack & Jill Bathroom sinks. This can be further evaluated.



Galvanized steel and plastic water supply piping was observed on the property. Galvanized steel piping is known for deteriorating on the inside and causing water leaks. The condition of the piping could not be determined. Plastic piping was also observed to be installed. The inspector recommends that the owner and/or seller should be consulted to confirm if galvanized steel piping is still in use.



*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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

operated. Any system that was shut down or otherwise secured was not inspected.

**B. Drains, Wastes, and Vents**

*Visible piping materials:* Plastic

*Comments:*

The drain stopper was observed to be missing in the Master Bathroom tub.



*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.

**C. Water Heating Equipment**

*Energy Sources:* Gas

*Capacity:* 40 GAL

*Location:* Attic

*Manufacturer:* Bradford White

*Comments:*

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.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Corrosion was observed on the piping connected to the water heater.



Foil was observed to be wrapped around the water heater vent flue. This is not an approved and recommended method of installation and repair.



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:* Not Present

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**E. Other**

*Comments:*

Piping was observed in the cabinet under the bar.



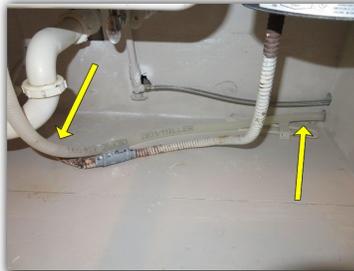
**V. APPLIANCES**

**A. Dishwashers**

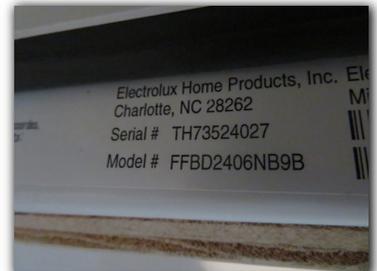
*Manufacturer:* Frigidaire

*Comments:*

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
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**B. Food Waste Disposers**

*Manufacturer:* Badger

*Comments:* It is the opinion of the inspector that visible components of the food waste disposer appear to be in satisfactory condition and performing as intended on the day of the inspection.



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**C. Range Hood and Exhaust Systems**

*Comments:* Not Present

- 

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

*Manufacturer:* Cooktop - Whirlpool

Oven - Frigidaire

*Comments:*

The thermostat for the oven was found to be inaccurate and should be recalibrated, repaired and/or replaced. The temperature was found to be 25 degrees greater than 350 degrees when tested.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Additional range, cooktop and oven photos.



**E. Microwave Ovens**

*Manufacturer:* Whirlpool

*Comments:* It is the opinion of the inspector that visible components of the microwave oven appear to be in satisfactory condition and performing as intended on the day of the inspection.



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

*Comments:* Not Present

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**G. Garage Door Operators**

*Manufacturer:* Sigle Door - Not Installed  
Double Door - Craftsman

*Comments:*

The garage door operator light cover was observed to be missing.



Additional garage door operator photos.



**H. Dryer Exhaust Systems**

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

**I. Other**

*Comments:* Not Present

## Summary

### 1.1 FOUNDATIONS

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- ◆ Foundation was not visible in multiple areas. Based on the foundation beam cracks, exterior wall cracks, out-of-square doors and windows, 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.
- ◆ Shear cracks were observed on the foundation beam. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during one-time inspection and the cracks should be monitored. In the even the cracks continue, a foundation specialist should be consulted to further evaluate this condition and the remedies available for correction.
- ◆ Spalling was observed on the foundation beam.
- ◆ Post tension cable ends were observed to be exposed on the foundation beam. All exposed cable ends should be sealed to reduce the risk of corrosion and foundation damage.
- ◆ Foundation was not visible at multiple areas due to high soil, grass, and, patio. Building standards recommend minimum foundation exposure above the finished soil grade of at least 6 inches under wood siding and 4 inches under brick veneer.
- ◆ Roots from trees were observed near the foundation and may cause foundation damage as the tree grows and the root system expands. Monitor all areas of the foundation in close proximity to the trees for signs of damage. If signs of damage appear (such as cracks), the tree and/or the roots may need to be removed. The potential for damage from tree roots varies with tree species.

### 1.2 GRADING AND DRAINAGE

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- ◆ 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 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.
- ◆ A gutter in the front of the property was observed to be not level and/or loose and draining water away from the downspout.
- ◆ A downspout was observed to be missing on the right side of the property.
- ◆ Splash blocks were observed to be missing under multiple downspouts. Splash blocks can be added to prevent soil erosion and for proper drainage of rain water. Rain water should flow away from the structure at the points of discharge, at least 3 feet away from the foundation.
- ◆ A downspout was observed to be damaged.
- ◆ Debris was observed inside the gutters.. The debris should be cleared to allow for adequate drainage of rain water.

### 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.
- ◆ The wall flashing was observed to be loose with exposed nails. It should be secured and sealed to reduce the risk of water intrusion. All exposed flashing and roof penetrations should be examined and sealed as necessary.
- ◆ The valley flashing was observed to be loose. It should be secured and sealed to reduce the risk of water intrusion. All exposed flashing and roof penetrations should be examined and sealed as necessary.
- ◆ The vent flashing was observed to be loose and should be secured to reduce the risk of water intrusion.
- ◆ Drip edge flashing was observed to be loose and/or damaged. It should be re-secured and/or repaired to reduce the risk of water intrusion.
- ◆ Debris was observed on the roof and can be removed to prevent future damage.

### 1.4 ROOF STRUCTURES AND ATTICS

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- ◆ An opening was observed in the wall between the attic and the home. This can be sealed to increase the efficiency of heating and cooling system.
- ◆ The attic access doors were observed to be not insulated. It can be weather stripped and/or insulation installed to increase the efficiency of the heating or cooling system.
- ◆ Insulation was observed to be Up to 4 inches thick on the attic floor. Current building standards recommend 13 - 14

inches insulation thickness for most southern climates. This can be improved or additional insulation can be installed as needed.

### **1.5 WALLS (INTERIOR AND EXTERIOR)**

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- ◆ Inadequate clearance was observed between the wood siding and roof of the house. Current building standards recommend a minimum of 2 inches of clearance in the area where siding is in close proximity to the roof. This is a potential area for wood rot due to exposure to rain water.
- ◆ A trim board was observed to be loose on the right side of the property.
- ◆ Damage was observed on the siding.

### **1.6 CEILINGS AND FLOORS**

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- ◆ Evidence of prior damage was observed on the ceiling of the Garage.
- ◆ Typical ceiling crack was observed in the Breakfast Area.
- ◆ Evidence of prior repairs was observed on the ceiling of the Hallway, and, Bedroom 3.
- ◆ Typical cracks were observed in the Garage floor. This condition is very common and is not a structural concern.

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

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- ◆ The roll up garage door was observed to be out-of-square in the door frame. This can be improved to establish a proper seal between the garage door and walls.
- ◆ The roll-up garage door frame was observed to have a sag and separation
- ◆ The door frame was observed to be damaged in the Garage. This can be repaired to prevent further damage to the frame.
- ◆ Multiple doors were observed to be out-of-square. This may be an indication of structural movement, sub-standard installation or door hardware issues.
- ◆ The hinge was observed to be loose on the door in the Jack & Jill Bathroom. This can be improved for proper operation of the door.

### **1.8 WINDOWS**

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- ◆ Screens were observed to be missing on multiple windows.

### **1.9 STAIRWAYS (INTERIOR AND EXTERIOR)**

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- ◆ The stairway stair rail and guardrail vertical guards and/or ornamental closures were observed to be installed too far apart. Current building standards require that the stair rails and guardrail's on open sides of stairways, raised floor areas of balconies, decks and porches should have vertical guards and/or ornamental closures which do not allow passage of an object 4 inches in diameter.

### **1.10 PORCHES, BALCONIES, DECKS, AND CARPORTS**

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- ◆ Cracks were observed in the patio floor.

### **1.11 OTHER**

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- ◆ Incomplete ceiling and wall repairs were observed in the Garage.
- ◆ Cracks were observed in the driveway.
- ◆ Debris from exterior was observed in the gas shutoff valve box.

### **1.12 SERVICE ENTRANCE AND PANELS**

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- ◆ The electrical panel breakers for the air conditioning compressor condenser units were observed to be oversized. Manufacturer recommends that the electrical panel breaker size should match the size on the equipment manufacturer data plate.
- ◆ Multiple white (neutral) wires were observed to be used as a hot wires in the electrical panel. These wires should be marked with black or red colored tape for proper identification and safety reasons.
- ◆ Neutral and Ground wires were observed to be double tapped under one lug. Current electrical standards require that neutral wires cannot be double tapped and a neutral and a ground wire cannot share one lug. This should be corrected for

safety reasons.

- ◆ A bushing and/or grommet was observed to be missing in a panel knockout. 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 and water pipes on the property were observed to be not bonded to the electrical system. Current building standards require that the gas and water pipes should be bonded to electrical system. This condition should be corrected by a qualified professional for safety reasons.
- ◆ 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 electrical panel screws were observed to be replaced with sharp pointed sheet metal screws. These screws are unsafe and can pierce and/or damage the panel wiring. These should be replaced for safety reasons.

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

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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 house 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.
- ◆ Doorbell was observed to be missing and can be installed.
- ◆ 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.**
- ◆ 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.**
- ◆ Reversed Polarity (hot and neutral conductors reversed) was observed in the electrical receptacle/outlet in the Foyer, and, Jack & Jill Bathroom. This should be corrected for safety reasons.
- ◆ Several outlets were observed to have open ground in the Drawing Room. These outlets and the circuits should be evaluated and corrected by a qualified professional for safety reasons.
- ◆ The setback in the kitchen counter receptacle outlets was observed to be inadequate. Current electrical standards require receptacle outlets installed over tile on walls or ceilings constructed of wood or other combustible materials and are set back more than 6 mm or 1/4 of an inch, the box extender's should be flush with the finished surface. All kitchen and/or bathroom outlets installed over tiles should be evaluated and corrected as needed.
- ◆ A cover plate was observed to be cracked in the Laundry Room.
- ◆ The conduit for the food waste disposer wire was observed to be rusted, cracked and/or damaged.
- ◆ Smoke and Carbon Monoxide detector was observed to be missing in the Bedrooms.  
Current building standards require:
  - (a) a working smoke detector inside and outside each sleeping area, on every level, habitable attic, and basement
  - (b) a working carbon monoxide detector installed in a central location outside each sleeping area and on every levelThese items should be installed, repaired and/or replaced for safety reasons.

### **1.14 HEATING EQUIPMENT**

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- ◆ The furnace for the right side of the property was observed to be inoperative at the time of the inspection. This should be further evaluated, repaired and/or replaced as needed by qualified professional.

### **1.15 COOLING EQUIPMENT**

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- ◆ 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 of water intrusion.
- ◆ Damaged and/or missing insulation on the refrigerant line was observed at the evaporator coil unit in the attic. The cold copper tubing in contact with warm humid air causes moisture in the air to condense and then drip off of the refrigerant line. This should be repaired and/or replaced to reduce the risk of moisture intrusion.

### **1.16 DUCT SYSTEMS, CHASES, AND VENTS**

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- ◆ Supply air ductwork has ducts in contact with each other in the attic. Ideally there should be at least a 1-inch separation or a moisture barrier between the ducts to prevent damage from condensation and rot.
- ◆ Several ducts were observed to be lying on insulation on the attic floor. Current building standards recommend that the ducts should be properly strapped above attic insulation at 4 foot intervals and hung from the rafters.

### **1.17 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.
- ◆ Cracks were observed on the sink in Kitchen, and, Master Bathroom. No leaks were observed under the sink.
- ◆ Water pressure/flow was observed to be low in Jack & Jill Bathroom sinks. This can be further evaluated.

### **1.18 DRAINS, WASTES, AND VENTS**

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- ◆ The drain stopper was observed to be missing in the Master Bathroom tub.

### **1.19 WATER HEATING EQUIPMENT**

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- ◆ 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.
- ◆ Corrosion was observed on the piping connected to the water heater.
- ◆ Foil was observed to be wrapped around the water heater vent flue. This is not an approved and recommended method of installation and repair.

### **1.20 DISHWASHERS**

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- ◆ 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.

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

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- ◆ The thermostat for the oven was found to be inaccurate and should be recalibrated, repaired and/or replaced. The temperature was found to be 25 degrees greater than 350 degrees when tested.

### **1.22 GARAGE DOOR OPERATORS**

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- ◆ The garage door operator light cover was observed to be missing.