

# 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 Avenue, Unit 101  
Fun City, TX 77777

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## PROPERTY INSPECTION REPORT

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**Prepared For:** Jack William  
(Name of Client)

**Concerning:** 1234 Happy Avenue, Fun City, TX 77777  
(Address or Other Identification of Inspected Property)

**By:** Amandeep (Andy) Punia, Lic #22380 04/27/2017  
(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:* Townhome

*Occupancy:* Occupied

*Utilities On:* Electric, Water

*Attendees:* Buyer, 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:* performing as intended. See additional comments below.

*Comments:*

A shear crack was observed on the back of the foundation and is not a structural concern. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during one-time inspection and the crack should be monitored. In the even the crack continues a foundation specialist should be consulted to further evaluate this condition and the remedies available for correction.



*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:*

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.



*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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I   NI   NP   D

**C. Roof Covering Materials**

*Types of Roof Covering:* Composition Asphalt Shingles

*Viewed From:* Ground with binoculars

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

*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.

**D. Roof Structures and Attics**

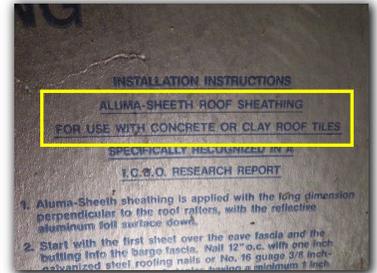
*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:* 4 - 6 inches

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

*Comments:*

Fire-resistant-rated wall was observed to be missing on the right side in the attic. Current building standards require that the fire-resistance-rated wall assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, roof deck, or roof slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed accessory structures. The separation shall extend through enclosed soffit's, overhangs, and similar projections. This should be corrected for fire safety reasons.



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An opening was observed in the wall on the left side in the attic. Current building standards require that the fire-resistance-rated wall assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, roof deck, or roof slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed accessory structures. The separation shall extend through enclosed soffit's, overhangs, and similar projections. This should be corrected for fire safety reasons.



A frame brace was observed to be cracked in the attic. This should be reinforced to provide adequate strength and support to the roof framework.



The insulation was observed to be partially missing around the skylight shaft. This should be improved or additional insulation should 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.

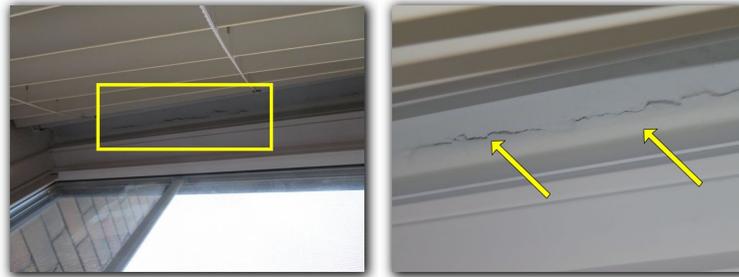
**E. Walls (Interior and Exterior)**

*Comments:*

Typical crack was observed on the wall of the Garage. This condition is very common and is not a structural concern.



Paint damage was observed on the wall of window in the Den.



Drywall corner bead was observed to be exposed on the right wall of the garage next to the washer and dryer. This can be repaired and improved for cosmetic reasons.

*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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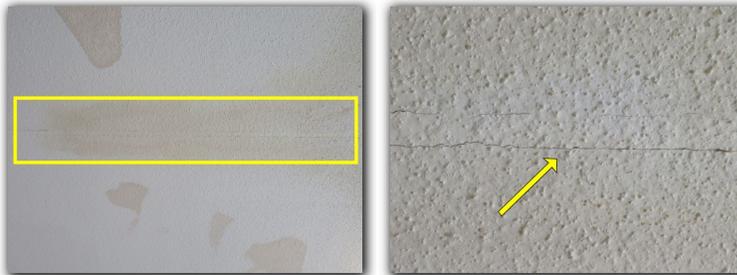
**F. Ceilings and Floors**

*Comments:*

Multiple moisture stains were observed on the ceiling of the Garage. This should be further evaluated to determine the cause and condition.



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



The molding in front of the fireplace hearth was observed to be loose and should be secured.



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



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*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 weather strip/seal was observed to be loose in the Front Door and should be repaired.



The door frame was observed to be cracked in the door frame of Front Door. This should be repaired to prevent further damage to the frame.



The front door was observed to be misaligned and hits/rubs the floor when opened/closed. This should be improved for proper operation of the door.



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The paint was observed to be damaged on the inside of the front door. This should be further evaluated to determine the cause and remedies available for correction.



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



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Door stopper was observed to be damaged in the Master Bedroom.



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

**H. Windows**

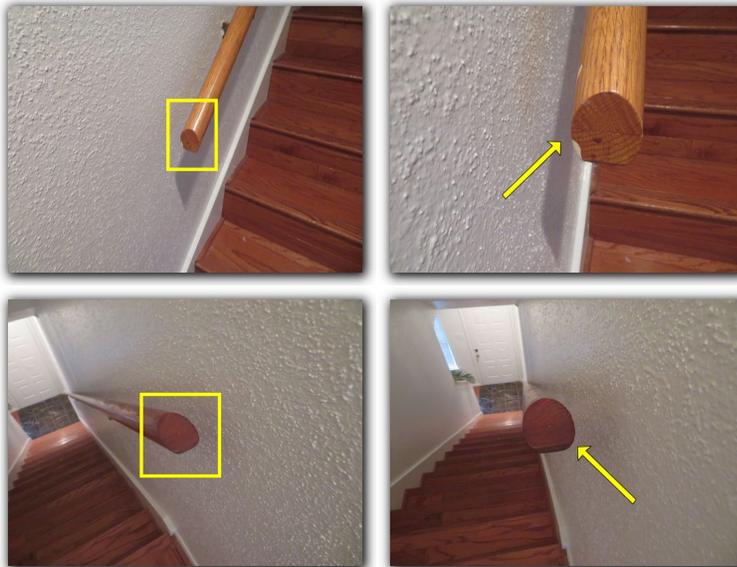
*Comments:* It is the opinion of the inspector that visible components of windows appear to be in satisfactory condition and performing as intended on the day of the inspection.

*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:*

Building standards require the handrail should return to the wall and be attached to the wall. This should be corrected for safety reasons.



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The handrail was observed to be loose and should be secured.



*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:*

The damper in the chimney was missing the damper stop or clamp. Current fuel gas standards require a damper stop/clamp be installed on the damper when artificial gas logs or a log lighter are present in an open fireplace.



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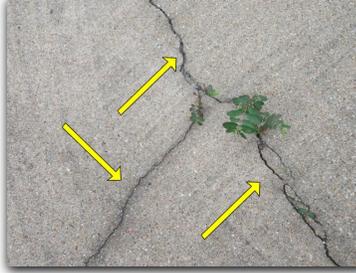
I	NI	NP	D
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*Notes:* The fireplace is visually inspected for the operation of the damper, soot build up and cracks in the firebox. The presence of fire-stopping and fire-blocking could not be observed or confirmed. No determination was made of the adequacy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

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

*Comments:*

Typical cracks were observed in the concrete slab in the front of the property.



**L. Other**

*Comments:*

The latch on the gate was observed to be in need of some adjustment at the time of the inspection.



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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Service Entrance:* Underground

*Service Panel Location:* Garage

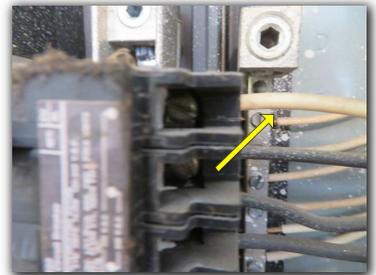
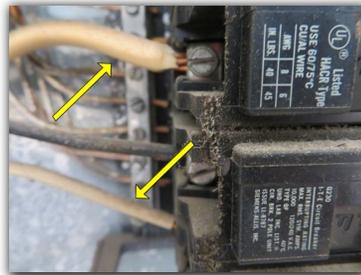
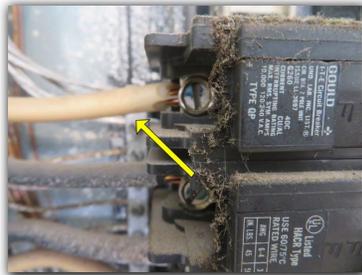
*Amperage:* Unable to verify

*Comments:*

The main electrical panel was observed to have no single service disconnect. Shutting off power to all the homes circuits required shutting off more than 6 switches or circuit breakers. Current electrical standards require the ability to shut off power to all circuits by shutting off no more than 6 switches or circuit breakers.



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.



The inspector was unable to verify the visible presence and location of grounding electrode. However, all the outlets on the property were observed to be grounded when tested. Grounding wires were confirmed on the bus bar inside the main electrical panel. A licensed electrician should evaluate this inspection report and the entire electrical system for any needed repairs.

The inspector was unable to verify visible bonding. Current electrical standards require interior piping systems (including hot/cold water and gas) capable of becoming energized must be bonded.

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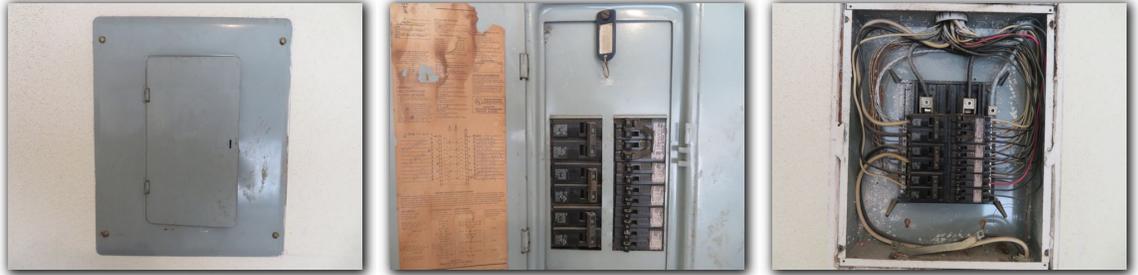
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Additional service entrance and panel photos.



*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 light fixtures were observed to be inoperative in the Exterior, and, Garage. This should be further investigated, repaired and/or any burned out light bulbs should be replaced as needed.



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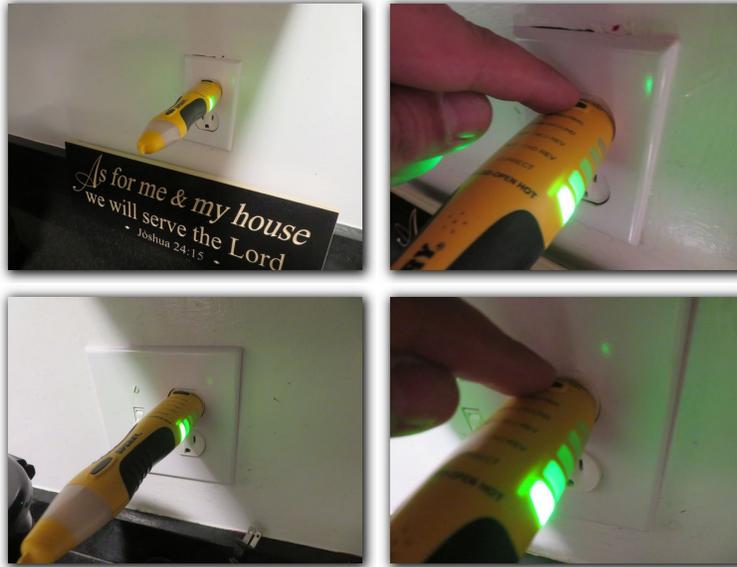
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GFCI (Ground Fault Circuit Interrupter) protection was observed to be missing in the Kitchen. Current building standards require GFCI protection for 15 and 20 amp receptacles on kitchen countertops, in bathrooms, outdoor areas, unfinished basements 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 house predates the adoption of this standard; however, this should be corrected for safety reasons.**

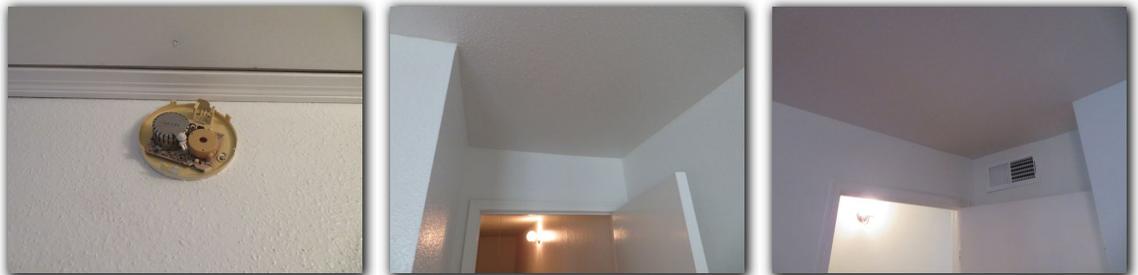


Smoke and Carbon Monoxide detectors were observed to be missing, damaged and/or disconnected where required.

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 for safety reasons.



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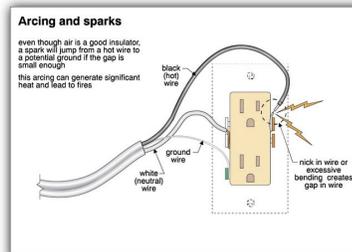
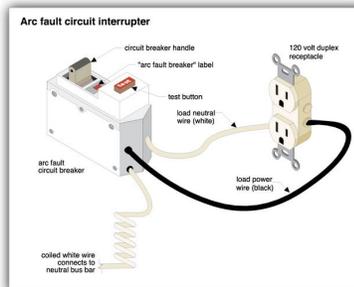
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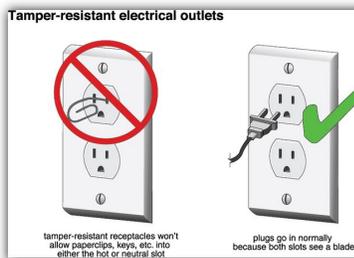
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AFCI (Arc Fault Circuit Interrupter) protection was observed to be not installed to protect electrical circuits from arcing. Current building standards require AFCI protection for 15 and 20 amp circuits that serve outlets and devices in all areas of 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.**



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A mystery switch was observed in the Master Bedroom. The switch function should be verified with the owner before closing.



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: Electric

Location: Closet

Manufacturer: Unable to verify because the manufacturer name was not visible

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



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*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:* 36,000 BTU (3 Ton)

*Efficiency:* 14 SEER

*Age:* Manufactured in July 2016

*Location:* Front of the house

*Compressor/Condenser Manufacturer:* Lennox

*Comments:*

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 inspector was unable to verify the visible presence of the condensate pan and drain. Current building standards require a condensate disposal assembly including pans, drains and/or a safety or float switch.



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The air temperature differential measured at supply registers and return was observed to be within the acceptable range of between 14 and 22 degrees F when tested.



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.

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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.



*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**

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

*Location of water meter:* Unable to verify

*Location of main water shutoff:* Unable to verify

*Static water pressure reading:* 50 PSI

*Visible piping materials:* Copper

*Comments:*

The toilet tank was observed to be loose in the Powder Room.



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The toilet tank was observed to be leaking when used.



*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.

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

*Visible piping materials:* Plastic

*Comments:*

Flexible drain pipe was observed under the 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**

*Comments:* As per the realtor, the property is supplied by community boiler. The inspector was unable to locate the boiler.



*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

**E. Other**

*Comments:* Not Present

**V. APPLIANCES**

**A. Dishwashers**

*Manufacturer:* Whirlpool

*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.



I=Inspected

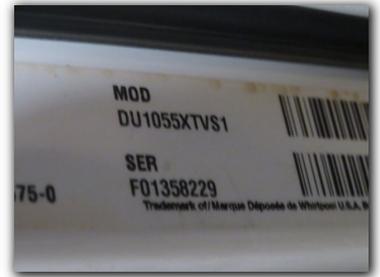
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Additional dishwasher photos.



**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.



**C. Range Hood and Exhaust Systems**

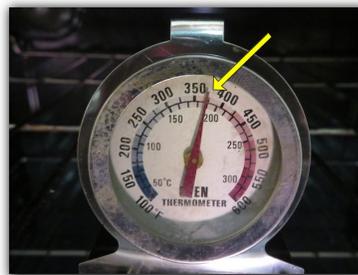
*Comments:* Not Present

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

*Manufacturer:* Kenmore

*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

The oven light was observed to be inoperative.



Additional range, cooktop and oven photos.



**E. Microwave Ovens**

*Comments:* Not Present

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

*Comments:* 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.

**G. Garage Door Operators**

*Manufacturer:* Craftsman

*Comments:*

The photoelectric sensors for the garage door opener were observed to be installed at an improper height from the garage floor. The top of the photoelectric sensor eye should be installed no higher than 6 inches above the garage floor. This should be repaired for safety reasons.



The garage door did not automatically reverse under resistance to closing. This should be corrected for safety reasons, particularly for children.



Additional garage door operator photos.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**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.



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**I. Other**

*Comments:* Not Present

## Summary

A shear crack was observed on the back of the foundation and is not a structural concern. This implies that structural movement of the building has occurred. The rate of movement cannot be predicted during one-time inspection and the crack should be monitored. In the even the crack continues a foundation specialist should be consulted to further evaluate this condition and the remedies available for correction.

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.

Fire-resistant-rated wall was observed to be missing on the right side in the attic. Current building standards require that the fire-resistance-rated wall assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, roof deck, or roof slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed accessory structures. The separation shall extend through enclosed soffit's, overhangs, and similar projections. This should be corrected for fire safety reasons.

An opening was observed in the wall on the left side in the attic. Current building standards require that the fire-resistance-rated wall assembly separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, roof deck, or roof slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed accessory structures. The separation shall extend through enclosed soffit's, overhangs, and similar projections. This should be corrected for fire safety reasons.

A frame brace was observed to be cracked in the attic. This should be reinforced to provide adequate strength and support to the roof framework.

The insulation was observed to be partially missing around the skylight shaft. This should be improved or additional insulation should be installed as needed.

Typical crack was observed on the wall of the Garage. This condition is very common and is not a structural concern.

Paint damage was observed on the wall of window in the Den.

Multiple moisture stains were observed on the ceiling of the Garage. This should be further evaluated to determine the cause and condition.

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

The molding in front of the fireplace hearth was observed to be loose and should be secured.

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

The weather strip/seal was observed to be loose in the Front Door and should be repaired.

The door frame was observed to be cracked in the door frame of Front Door. This should be repaired to prevent further damage to the frame.

The front door was observed to be misaligned and hits/rubs the floor when opened/closed. This should be improved for proper operation of the door.

The paint was observed to be damaged on the inside of the front door. This should be further evaluated to determine the cause and remedies available for correction.

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

Door stopper was observed to be damaged in the Master Bedroom.

Building standards require the handrail should return to the wall and be attached to the wall. This should be corrected for safety reasons.

The handrail was observed to be loose and should be secured.

The damper in the chimney was missing the damper stop or clamp. Current fuel gas standards require a damper stop/clamp be installed on the damper when artificial gas logs or a log lighter are present in an open fireplace.

The latch on the gate was observed to be in need of some adjustment at the time of the inspection.

The main electrical panel was observed to have no single service disconnect. Shutting off power to all the homes circuits required shutting off more than 6 switches or circuit breakers. Current electrical standards require the ability to shut off power to all circuits by shutting off no more than 6 switches or circuit breakers.

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.

The inspector was unable to verify the visible presence and location of grounding electrode. However, all the outlets on the property were observed to be grounded when tested. Grounding wires were confirmed on the bus bar inside the main electrical panel. A licensed electrician should evaluate this inspection report and the entire electrical system for any needed repairs.

The inspector was unable to verify visible bonding. Current electrical standards require interior piping systems (including hot/cold water and gas) capable of becoming energized must be bonded.

Multiple light fixtures were observed to be inoperative in the Exterior, and, Garage. This should be further investigated, repaired and/or any burned out light bulbs should be replaced as needed.

GFCI (Ground Fault Circuit Interrupter) protection was observed to be missing in the Kitchen. Current building standards require GFCI protection for 15 and 20 amp receptacles on kitchen countertops, in 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 house predates the adoption of this standard; however, this should be corrected for safety reasons.**

Smoke and Carbon Monoxide detectors were observed to be missing, damaged and/or disconnected where required. 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 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.**

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 mystery switch was observed in the Master Bedroom. The switch function should be verified with the owner before closing.

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 inspector was unable to verify the visible presence of the condensate pan and drain. Current building standards require a condensate disposal assembly including pans, drains and/or a safety or float switch.

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.

The toilet tank was observed to be loose in the Powder Room.

The toilet tank was observed to be leaking when used.

Flexible drain pipe was observed under the 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.

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.

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.

The oven light was observed to be inoperative.

The photoelectric sensors for the garage door opener were observed to be installed at an improper height from the garage floor. The top of the photoelectric sensor eye should be installed no higher than 6 inches above the garage floor. This should be repaired for safety reasons.

The garage door did not automatically reverse under resistance to closing. This should be corrected for safety reasons, particularly for children.