



## Homequest Home Inspections PROPERTY INSPECTED



El Paso, TX 79932

D.O.M : 1986  
SQ FT : 7,498  
6 Bd 6.5 Ba

Inspector  
Christopher Juarez  
915-588-9399

[www.homequesthomeinspections.com](http://www.homequesthomeinspections.com)



# PROPERTY INSPECTION REPORT

**Prepared For:**

(Name of Client)

**Concerning:**

El Paso, TX 79932

(Address or Other Identification of Inspected Property)

**By:**

Christopher Juarez, Lic #22663

08/07/2019

(Name and License Number of Inspector)

(Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

## 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

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.**

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Present at Inspection:  Buyer     Selling Agent     Listing Agent     Occupant  
 Building Status:     Vacant     Owner Occupied     Tenant Occupied     Other  
 Weather Conditions:     Fair     Cloudy     Rain    Temp: 95  
 Utilities On:     Yes     No Water     No Electricity     No Gas  
 Special Notes: \_\_\_\_\_

**INACCESSIBLE OR OBSTRUCTED AREAS**

Sub Flooring     Attic Space is Limited - Viewed from Accessible Areas  
 Floors Covered     Plumbing Areas - Only Visible Plumbing Inspected  
 Walls/Ceilings Covered or Freshly Painted     Siding Over Older Existing Siding  
 Behind/Under Furniture and/or Stored Items     Crawl Space is limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report unless they are requested and the property is located in **New Mexico**. Any reference of water intrusion is recommended that a professional investigation be obtained.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

**Note about Thermal Imaging -**

Although Infrared Thermal Imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images, but even with these considerations we do not claim to have x-ray vision nor guarantee that a deficiency exists. Conditions may change and cause the apparent temperature readings revealed in Thermal Images to be different at any given time. Thermal bridging of building materials will also reveal differing temperature anomalies that can appear to be deficiencies.

**Note about Mold Inspection (New Mexico structures only) -**

Mold inspection (New Mexico) is valid on day of inspection only. Conditions may change and mold may appear where it previously did not. You will receive two separate reports. One is the home inspection report and the other is the mold analysis report from Pro-Lab within four business days.



**About Your Inspection Report -**

While we expect homes to be built according to the standard practices and building codes that were in use at the date of construction, as they grow older, they are not required to automatically be upgraded to comply with current building codes. Deficiencies and safety issues will normally be present to one degree or another in these homes. While I endeavor to discover and point out deficiencies according to the requirements of the Texas Real Estate Commission (aka TREC) Standards of Practice (aka SOP) for property inspections, I do not inspect for building code compliance. My references and sources for calling out an item as deficient may include building codes (International Residential Code, National Electric Code, etc.), manufacturer's instructions, building industry's

standards, continuing education, and personal experience. But my report is not a code inspection, nor am I licensed to perform code inspections on real property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

- I recommend that you have the home examined by a licensed contractor for the presence of wood destroying insects. I do not perform wood destroying insect inspections. Consult a licensed pest control company.
- I recommend you have the building examined by licensed contractors for the presence of environmental hazards. I perform mold sampling but do not perform other environmental or indoor air quality inspections.

Where the following heading is present :

Further Information, Consideration, Evaluation, Monitoring, or Recommendation :

You should give further attention to items mentioned under this heading. You may need to periodically inspect items mentioned or you may need to monitor a system, component, or situation over time to determine its condition or performance. Many components installed in homes require regular maintenance. In some cases it might be prudent to consult with an expert regarding issues mentioned. Where the following heading is present, Deficient Item(s):

- further evaluation and/or repair by a qualified contractor, licensed as required in the jurisdiction where the building is located, is needed.
- I do not inspect: low voltage accent lighting; motion detector or other sensor operated lights; radio/intercom systems; alarm systems; telephone and cable TV wiring; cabinet door or drawer operation; water conditioning equipment; septic systems. **I cannot inspect hidden defects, or components blocked by stored items/furniture.**

I recommend that client check with the City Inspection Department to see if there are any "open" or previous permits on a property they are considering purchasing. An "open" permit could prevent another permit from being issued for the property and there could be some outstanding issues that need to be addressed. Go to : <http://epermit.elpasotexas.gov/citizenaccess/>

- **Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all deficiencies or areas of concern will be photographed. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires. Where statements on the report include plurals such as 'various' or 'several'; it is recommended to look at the entire system or components. since all deficiencies cannot be exhaustively listed on the report. I was not aware whether this house had ever flooded or suffered moisture damage that might have been covered under insurance. While there may not have been visible evidence of moisture damage, repairs may hide such evidence.**

Refer to the Seller's Disclosure. Also, a C.L.U.E.® Report (Comprehensive Loss Underwriting Exchange) may offer additional information. I recommend that you check with your Realtor® for more information.

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## I. STRUCTURAL SYSTEMS

### A. Foundations

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

*Comments:* The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

Statement About Foundation Cracks :

- Foundation cracks may be covered or obscured by landscaping or grading. Concrete is susceptible to cracks. Even concrete in newly-built homes is prone to cracking, which normally occurs from settling or after pouring. Homes are constantly settling due soil and weather conditions and differing contraction / expansion rates. But the type of crack you really need to be concerned with are those that are a little wider than maybe one-eighth of an inch or more. If they begin to exceed one-eighth inch, radiate up the wall and floor, consult a structural engineer. Since most cracks are only cosmetic, cement caulking may be applied to hide them
- Cracks smaller than one eighth of an inch are not considered a deficiency but sealing and monitoring them is recommended

#### Performance Opinion:

- In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation.

**Note:** *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

The foundation appears to be performing the function intended

**SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.**

### B. Grading and Drainage

*Comments:*

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet. Grading and drainage of the property was only inspected visually. Landscaping changes or

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**I NI NP D**

additions should always be constructed in such a manner as to prevent water from ponding adjacent to the homes foundation.

**Deficiencies**

1. Grade slopes toward the structure at the front courtyard.



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**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Rolled Asphalt Coated

*Viewed From:* Roof Level

*Comments:* Inspection of the roof is limited to the roof covering and flashing details only. Inspector cannot determine condition of the underlayment and if it is damaged or condition of joists if attic is inaccessible for inspection. When deficiencies are noted, a roofing contractor is recommended.

- Inspector cannot determine remaining life of roof covering.
- Roof leaks may develop any time after the inspection.

**Flat Roofs**

Note: It has been my experience that resealing of seal coated roll roofing should be done every three to seven years. When deficiencies are noted, a roofing contractor is recommended.

**Deficiencies**

1. Cracking of roof coating in one or more areas on the second floor above the jack / jill bathroom and along the chimneys at the front.
2. Indication of water ponding in several areas.
3. Surface is damaged above the second floor jack / jill bathroom and underlayment is damaged. There were indications of other roofing repairs that appear temporary.  
**Recommend further evaluation of the roof covering by a licensed roofing contractor.**
4. Evidence of water damage on the scuppers. Recommend replacement.
5. Debris in various areas. Recommend removal to prolong roof surface integrity.
6. Vegetation and tree branches overhang on roofing surface. Recommend trimming to clear roof line.
7. Recommend re-mortaring brick work on the parapet walls.
8. Recommend flashing on the right courtyard joists to prevent water damage.
9. Recommend sealing the flashing to wall connection along the right courtyard.
10. One brick is loose on the parapet wall at the rear of home.
11. Recommend kick out flashing on one wall in the right courtyard.

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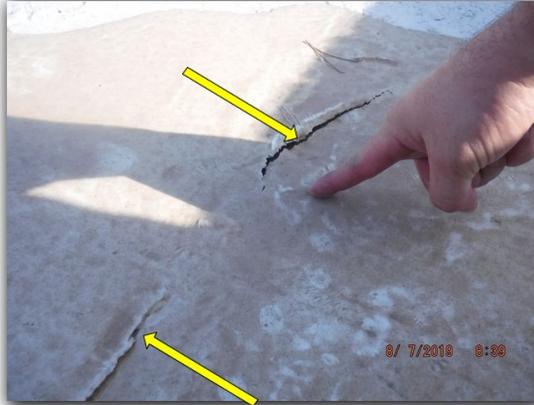
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**UNDERLAYMENT DAMAGED**



**REPAIR PERFORMED**



I=Inspected

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I NI NP D

FLASHING CAPS RECOMMENDED



ALL WOOD SCUPPERS ARE DRY ROTTED



I=Inspected

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I NI NP D



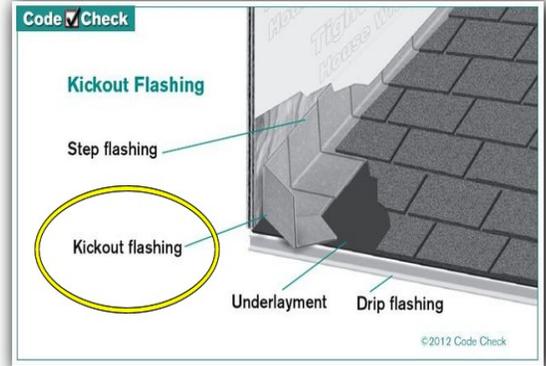
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Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

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**D. Roof Structures and Attics**

*Viewed From:* No attic access  
*Approximate Average Depth of Insulation:*NA  
*Approximate Average Thickness of Vertical Insulation:*NA  
*Insulation Type:*NA  
*Comments:*

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

*Comments:* This is an inspection of interior and exterior walls. Inspector cannot determine conditions behind drywall and exterior veneers and components.

- Some areas of the exterior walls may not have been inspected due to foliage or brush over growth blocking access.
- If property was occupied at time of inspection, some interior walls may not have been inspected fully due to personal items blocking access.
- Inspector is not required to report on cosmetic wall deficiencies.

**Statement About Wall Cracks :**

- Inspector is not required to report on all cosmetic related wall cracks. Whether drywall, plaster or concrete, walls are susceptible to cracks. Even walls in newly-built homes are prone to cracks, which normally occur from settling. Homes are constantly settling as different construction materials expand and contract at different rates. But the type of crack you really need to be concerned with are those that are a little wider than maybe three-sixteenth of an inch or more and is growing at the bottom or top, and where one side of the crack is not level with the other side of the crack. That can indicate some active structural movement. In this case it is recommended

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to monitor it and consult a structural engineer. Since most cracks are only cosmetic, spackling may be applied to hide them.

- Cracks (hairline) smaller than three-sixteenth of an inch are not considered a deficiency but sealing and monitoring them is recommended.
- Wall cracks may develop anytime after the inspection.

**Interior Walls:  
Deficiencies**

1. Bedroom 1: Evidence of prior moisture intrusion. Tested negative for moisture.
2. Bedroom 1 Upstairs : Evidence of prior moisture intrusion in the bathroom. Tested negative for moisture.
3. Bedroom 2 Upstairs : Drywall openings in the closet.
4. Main Hallway : Drywall is missing in the water heater/furnace closet and evidence of moisture intrusion on wall by the water heater.



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**Exterior Walls:**

- Stucco coated adobe on first floor.

**Deficiencies**

Siding Materials:  Brick    Stone    Wood    Wood byproducts    Stucco  
 Vinyl    Aluminum    Asbestos    Cement Board    Other

1. Evidence of prior moisture intrusion along front of home above the foundation and stucco is peeling away, exposing gaps. Recommend re-stuccoing these areas to prevent moisture intrusion.
2. Right side Courtyard : Recommend installing kick out flashing.
3. Minor stucco cracks in various areas around home. Recommend sealing to prevent moisture intrusion.
4. Bubbling on stucco in various areas indicating prior moisture intrusion. Tested negative for moisture.
5. Recommend sealing wood trim and seams around the windows and doors.
6. Garage : Wood trim above the garage is separated from the wall. Recommend sealing.
7. Vegetation overgrowth on rear garage wall. Recommend removal to prevent wall damage.

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**F. Ceilings and Floors**

*Comments:* This is a general inspection of floors and ceilings. Inspector cannot determine conditions behind drywall and flooring materials.

- If property was occupied at time of inspection, certain areas of flooring may not have been inspected due to personal items blocking access.
- Inspector is not required to report on ceiling cosmetic deficiencies.

**Statement About Ceiling Cracks :**

- Inspector is not required to report on all cosmetic related ceiling cracks. Whether drywall or plaster; ceilings are susceptible to cracks. Even ceilings in newly-built homes are prone to cracks, which normally occur from settling. Homes are constantly settling as different construction materials expand and contract at different rates. But the type of crack you really need to be concerned with are those that are a little wider than maybe three-sixteenth of an inch or more and is growing, and where one side of the crack is not level with the other side of the crack. That can indicate some active structural movement. In this case it is recommended to monitor it and consult a structural engineer. Since most ceiling cracks are only cosmetic, spackling may be applied to hide them.
- Cracks (hairline) smaller than three-sixteenth of an inch are not considered a deficiency but sealing and monitoring them is recommended.
- Ceiling cracks may develop anytime after the inspection.

**Statement About Tile Floor Levelness**

- The ANSI A108.02 standards say that acceptable lippage (un-evenness) for floor tiles with a grout joint width of 1/16" to less than 1/4" is 1/32" plus the allowable inherent warpage of the tile. If the grout joint width is 1/4" or greater, then the allowable warpage is 1/16" plus the allowable inherent warpage of the tile. Allowable warpage per ANSI A137.1 depends on the type of tile, but ranges from approximately 1/32" to 3/32". So 1/32" warpage plus 1/32" equals 1/16" allowable warpage for most tiles with some exceptions.
- Inspector cannot exhaustively inspect all tiles for adherence to the sub-floor.
- Inspector cannot report on all areas where grout is missing.

**Ceilings  
Deficiencies**

1. Ceiling cracks in the garage.
2. Water stains on ceiling in the garage, bedroom 1 bath, front family room, kitchen, second floor bedroom 1 bath, jack / jill bath upstairs, water heater closet by the kitchen, water heater/furnace closet in the main hallway.

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**Thermal Imaging results -**

- I did not observe any ceiling anomalies that would indicate a deficiency.

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

*Comments:* This is a general inspection of function and condition of interior and exterior doors.

- Inspector is not required to report on missing door stops and their locations.

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### Interior Doors

#### Deficiencies

1. Bedroom 1 Upstairs : Does not latch.
2. Bedroom 2 : Door to bath does not latch and closet door mirror is cracked on lower left corner.
3. Some double closet latches are missing above the double door.
4. One or more door stops are missing or damaged and there is minor mechanical damage on some walls.
5. Bedroom 3 : Entry door drags on floor and does not open fully.
6. Main Hallway : Furnace closet door pull is missing.



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### Exterior Doors

#### Deficiencies

1. Front Entry : Unable to latch double door and main entry door rubs on threshold.
2. Central Courtyard : Several doors do not latch.
3. Kitchen : Door rubs on frame and is difficult to close.
4. Library : Difficult to lock.
5. Exterior doors and wood trim is weathered. Recommend re-paint.
6. Exterior doors to the upstairs verandas do not latch.
7. Laundry Room : Weather stripping is damaged.



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**H. Windows**

*Comments:* This is an inspection of windows and components. Inspector is not required to provide an exhaustive list of locations of deficiencies, failed thermo-pane seals, water penetrations, cracks.

- If property was occupied at time of inspection, some windows may not have been inspected due to personal items and window treatments blocking access. Cracks or seal failures may not be reported.
- Burglar bars pose an egress issue if not maintained. It is recommended that the release mechanism be inspected and lubed periodically.
- If thermal film has been applied, full inspection of windows will be limited.
- Recommend caulking around exterior and interior of all windows to prevent moisture intrusion.

**THERMAL WINDOWS**

- As THERMAL PANE WINDOWS lose their vacuum, moisture may appear, and then disappear, depending on inside and outside temperature, barometric pressure and the relative humidity. Windows are listed as OBSERVED AT THE TIME OF THE INSPECTION ONLY, and NO WARRANTY IS EXPRESSED OR IMPLIED. If voided or damaged thermal panes are noted on the inspection report, we would strongly urge that a qualified glass company or glazier be contacted for a further evaluation and any estimates that might be needed.

**Deficiencies**

1. Several casement windows are missing crank handles and some windows are difficult to open, close and latch.

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2. Some window crank handles are loose or damaged.
3. Bedroom 1 : Will not latch.
4. Bedroom 1 Upstairs : Evidence of moisture intrusion on the sill. Tested negative for moisture.
5. Bedroom 3 Bath : Window above exit door is cracked.
6. One or more screens are missing.
7. Game Room : Window seal is damaged and window does not latch.



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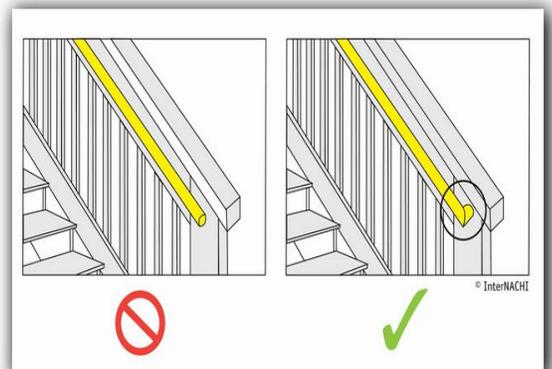
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**I. Stairways (Interior and Exterior)**

*Comments:* The inspector is not required to exhaustively measure every stairway component.

**INTERIOR Deficiencies**

- Handrails were open on the ends; current building standards require turn backs on the ends. loose clothing can catch on the ends.



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**EXTERIOR  
Deficiencies**

1. Hand railing is not terminated properly. Although home was constructed prior to this code revision, it must still be reported as a deficiency.
2. Wood is water damaged. Recommend sealing to prevent further damage.
3. Landing wall is separating from the main wall.



Element

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**J. Fireplaces and Chimneys**

*Comments:* Inspection of firebox is limited if gas logs are present and if fire box is dirty. Inspector is not required to verify the integrity of the flue.

- Since this was a basic visual inspection, inspector recommends that all fireplaces, fuel-burning stoves and chimneys be inspected and cleaned by a certified chimney sweep prior to their first use, and annually thereafter.
- If gas to unit is off, inspector will determine if it is safe to ignite.
- Unable to fully inspect all hearts due to creosote build up and firewood residue.

**Type of Fireplace:**  Factory  Masonry  Free Standing

**Fuel Type :** Gas / Solid Fuel

**Deficiencies**

1. Creosote build up in firebox or flue in all fireplaces. Refer to comments above.

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

*Comments:* Inspector is not required to exhaustively measure every porch, balcony, deck, or attached carport components. Attached carports, balconies, and porches are inspected only.

**Porches / Driveways / Walkways**

Statement About Surface Cracks :

- Inspector is not required to report on all cosmetic related surface cracks. Concrete is susceptible to cracks. Even concrete in newly-built homes is prone to cracking, which normally occurs from settling. Homes are constantly settling due soil and weather conditions and differing contraction / expansion rates. But the type of crack you really need to be concerned with are those that are a little wider than maybe one-eighth of an inch or more. That can indicate some active structural movement. In this case it is recommended to monitor it and consult a structural engineer. Since most cracks are only cosmetic, cement caulking may be applied to hide them.

**Deficiencies**

1. Some bricks are loose on the walkways around the home.
2. Uneven walking surface is creating a trip hazard in some areas.
3. Rear Patio : Evidence of moisture intrusion. Tested negative for moisture.
4. Front Entry : Bricks are separating.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**L. Other**

*Comments:* Condition and function of cabinet drawers, doors and counters are inspected only . Inspector cannot determine how cabinets are anchored or if anchored appropriately.

- Operation of doors and drawers is not reported. Only if mechanical damage is observed.

**Cabinets**  
**Deficiencies**

1. Kitchen And Bathrooms : Some cabinet door hinges are loose. Recommend tightening.
2. Cabinet under kitchen sink is water damaged. Tested negative for moisture.



**Rock Walls / Gates**  
**Deficiencies**

1. Wall by the pool equipment is leaning and bracing has been installed. Cracks are present in that area.
2. Right gate is damaged. Weld is broken on upper left corner.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:* The Texas Real Estate Commission (TREC) has adopted Standards of Practice which require an Inspector to report conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined, without regard to the Code at the time the house was built. The adequacy of the electrical service and load calculations are outside of the scope of this inspection. It is recommended to consult a licensed electrician to evaluate any deficiencies listed on this report.

- Inspector will not reset any circuit breaker that is found switched off or is tripped. This includes main panels and sub-panels.
- If panel access is blocked, inspector will not move items to inspect it. 36" access rule applies.
- If your home is more than 30 or 40 years old, you may need an upgrade. Older homes typically have panels that top out at 60 or less than 100 amps. Newer homes usually have 200-amp panels which fit our lifestyles. Today's electricity needs are greater than before with high-definition televisions, computers, smart refrigerators and other appliances.

Overhead Service     Underground Service

**Breaker Size :** 200 amps single phase

**Service :** 120/240 volts

**Manufacturer :** Siemens / GE

I=Inspected

NI=Not Inspected

NP=Not Present

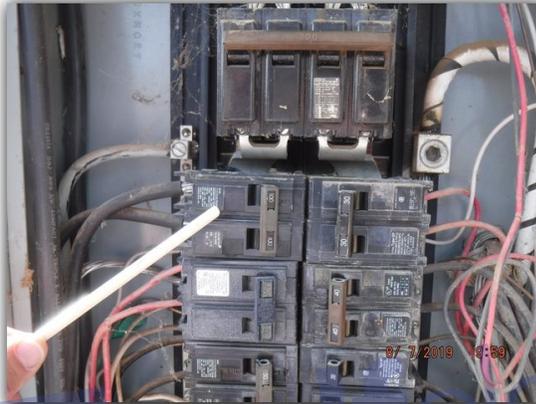
D=Deficient

I NI NP D

### Main Disconnect Panel

#### Deficiencies

1. Service size for this home is not sufficient. Recommend upgrading service amperage. Further evaluation by a licensed electrician is recommended.
2. 200 amp main and one 100 amp circuit breaker (indicated) are hot to the touch. There is also a humming sound consistent with arcing. Confirmed temperature with IR imaging. Further evaluation by a licensed electrician is recommended.
3. Cover mounting screw is missing.
4. Blank offs are missing on right side of panel.
5. Some breakers are not labeled.



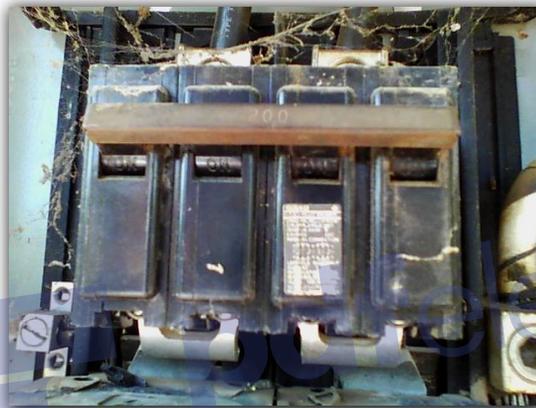
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Sub Panels**

Type of Wire:

Copper

Aluminum

- Sub panels are located in the main hallway.

**Deficiencies**

1. Some double tapped ground and neutral conductors inside both panels.
2. GE Panel : Pointed tipped screws are used. Recommend blunt tipped screws.
3. GE Panel : Latch is broken.

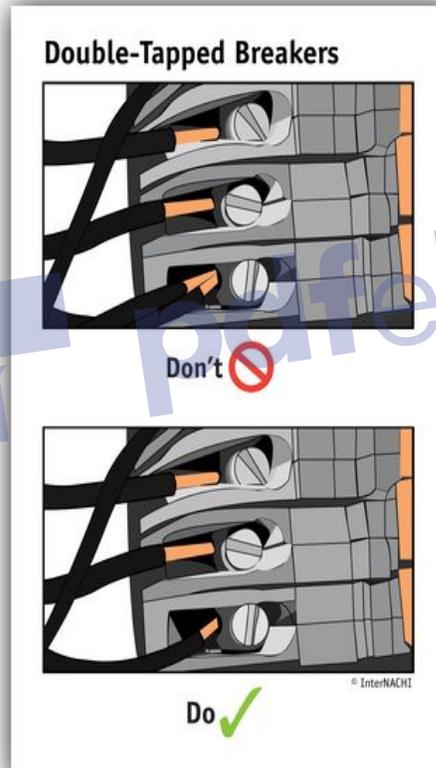
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NP=Not Present

D=Deficient

I NI NP D



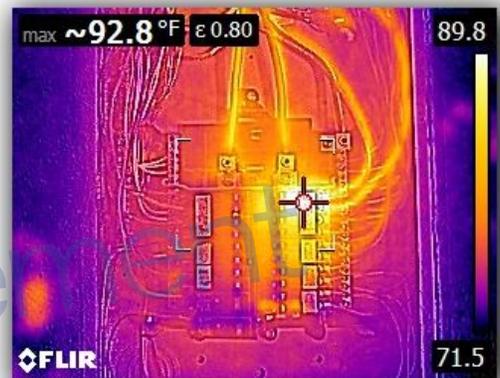
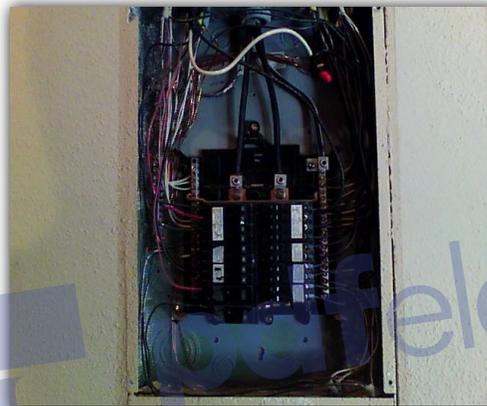
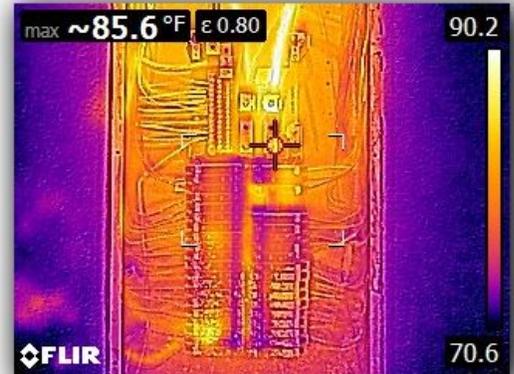
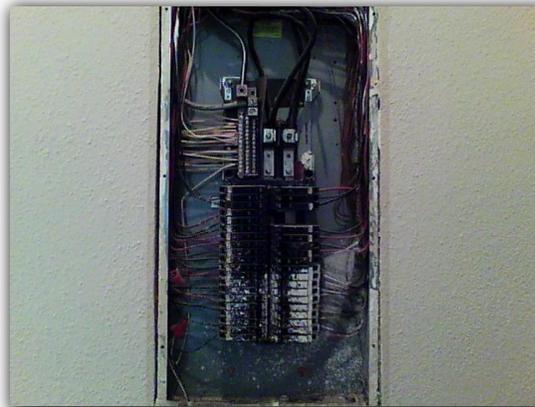
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Note: "AFCI" is an arc fault circuit interrupter. AFCI protected bedrooms outlets have been provided in new construction since 2006. This property was constructed prior to the implementation of the new code requirement. . The Standards of Practice promulgated.

**Thermal Imaging results -**

- I did not observe any indications of electrical overloads or other anomalies during my inspection of the main and sub panels.

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

Type of Wiring:  Copper      Aluminum

Comments: Furnishings and personal items may limit access to outlets / receptacles in a furnished dwelling. This is not an exhaustive inspection of the electrical system. A qualified, licensed electrical contractor should be selected to address any deficiencies noted.

- If property was occupied at time of inspection, some outlets may not have been inspected due to personal items blocking access
- If panel access is blocked, inspector will not move items to inspect it. 36" access rule applies.
- Ground Fault Circuit Interrupters (GFCIs) are intended to protect persons from accidental electrocution in areas susceptible to moisture.

**Outlet and Switches**

**Deficiencies**

1. Kitchen : GFCI right side of sink is inoperative.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

2. Exterior : No GFCI protection.
3. Laundry Room : GFCI is inoperable.
4. One or more outlets are loose.
5. Unable to determine what several switches operated.
6. Some light dimmer switches were inoperable.
7. There is an electrical line on roof above the kitchen that is enclosed in plastic sheathing. Must be enclosed in conduit.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Ground/ARC Fault Circuit Interrupt Safety Protection**

Kitchen:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial	Bathrooms:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Garage:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Basement:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Wet Bar:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Living:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Dining:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Crawlspace:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Laundry:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
A/C Unit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Pool/Spa:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Bedroom:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial				

No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.

Arc-Fault Protection (AFCI) : This home does not meet current arc-fault circuit-interrupter (AFCI) requirements. This is an "as-built" condition, but Per TREC standards of practice we are required to report this condition as a deficiency. Some items reported as Deficient may be considered upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-1.

**Fixtures**

**Deficiencies**

1. One or more recessed lights are not secured to ceiling.
2. Bedroom 3 Bath : Lens cover is broken.
3. Master Bedroom Hallway : Lense cover is missing mounting screw.
4. Rear Patio : Ceiling Fan paddles are warped.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- 5. Exterior : All lighting fixtures are loose. Recommend tightening and caulking around all exterior lighting fixtures.



**Smoke and Carbon Monoxide Detectors**  
**Deficiencies**

- 1. Smoke alarms are not present in each sleeping area
- 2. No smoke alarm in hallway
- 3. Carbon monoxide monitor is not present.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Note: This excludes alarms, or detectors, that are a part of a monitored security systems. Monitored alarms typically do not have an integral Test button. When there is doubt that these are unmonitored, we may depart from the standard and not test these devices, but will report that below. Otherwise, all accessible devices are tested with the integral Test button as recommended by the manufacturer.

Note: It is recommended to replace the batteries in all of the smoke detectors and carbon monoxide detectors once a year for reasons of safety.

It is recommended to replace smoke and carbon monoxide detectors if over 10 years old.

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

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#### A. Heating Equipment

Type of System: Central (3 Packaged and 2 Split units)

Energy Source: Gas

Comments: I recommend that a qualified technician clean, evaluate and service furnaces on a regular basis. System operated normally unless other wise noted below in deficiencies.

- Inspector is not required to ignite standing pilots if unit is off at time of inspection. Report will state "visual inspection only".
- We recommend servicing all units before expiration of option period or prior to use.
- Temperature was not tested because outside temperature exceeded 90 deg.

Brand : Rheem / Trane

Consumer ID Plate : Yes (Exterior of packaged units and interior of split units)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



- Heating system could not be operated or properly inspected due to outside air temperature being over 90 degrees Fahrenheit at the time of inspection. Operation at or above 90 degrees could cause damage to the unit. Visual inspection only.

**B. Cooling Equipment**

*Type of System:* Central (3 Packaged and 2 split units)

*Comments:* Annual servicing of A/C units and swamp coolers in recommended. Replacing return air filters every 3 months minimum is recommended.

- Temperature differential must be between 14-23 Deg . Evaporative coolers do not apply.
- All units operated normally. Measured temperature output from all registers.



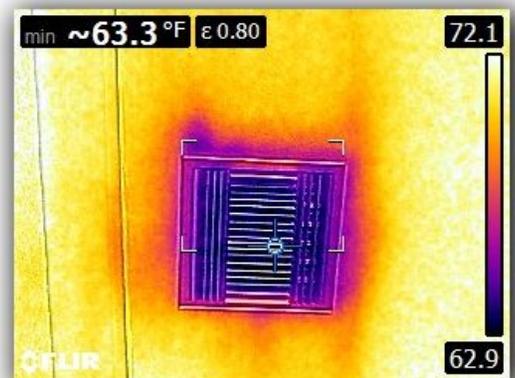
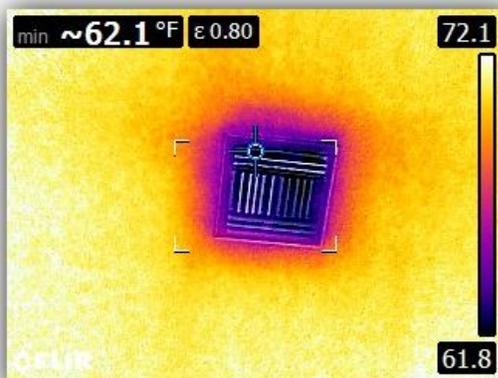
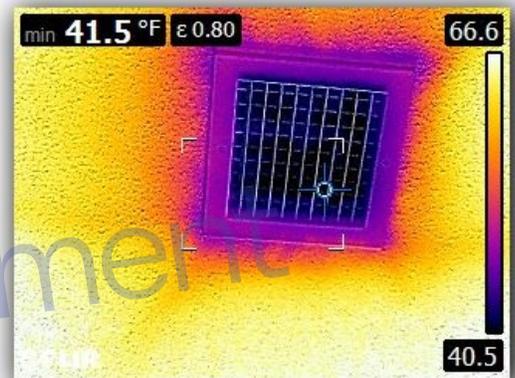
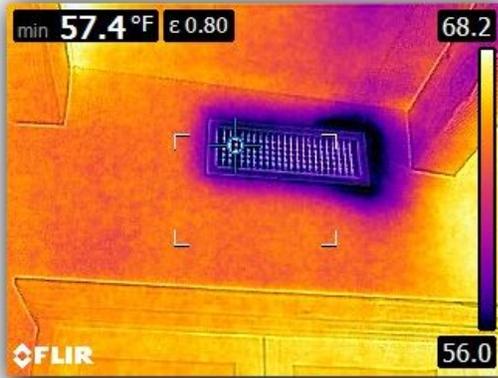
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I NI NP D



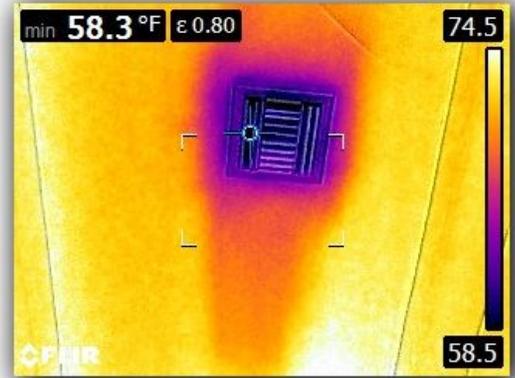
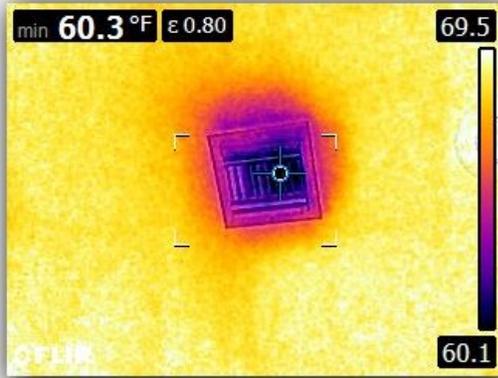
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I NI NP D



**Deficiencies**

1. Main Hallway : Ice build up on refrigerant line. Recommend servicing.
2. Recommend installation of a Safe-T-Switch on the main condensate line of both split units to prevent condensate spill-over from the evaporator tray in event of blockage.
3. There is a condensate line at left side of home that is blocked by debris.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**C. Duct Systems, Chases, and Vents**

*Comments:* This is a limited visual inspection of the ducting / ventilation system.

- It is recommended to replace intake air filters every 3-6 months.
- It is recommended to clean duct work annually.

Note :

Duct Systems, Chases, and Vents Specific Limitations. The inspector will not determine the efficiency, adequacy, or capacity of the systems; determine the uniformity of the supply ducts; determine the types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring; operate venting systems unless ambient temperatures, or other circumstances, in the reasonable opinion of the inspector, are conducive to safe operation without damage to the equipment or operate a unit outside its normal operating range. Tip: Seal the plenum, duct hubs and evaporator coil seams with aluminum tape or HVAC ductwork mastic for a possible savings in energy consumption of as much as 35%.

Type of Ducting:  Flex Ducting  Duct Board  Metal

**IV. PLUMBING SYSTEMS**

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

*Location of water meter:* Curb in front of Home

*Location of main water supply valve:* Garage

*Static water pressure reading:* 70



*Comments:* Inspector will not turn main water on if it is off at time of inspection only upon approval of seller or their representative.

- Inspector can only visually inspect plumbing fixtures and related components. Inspection is often limited due to items blocking visual access.
- Inspector cannot exhaustively locate all areas where caulking or grout is missing. It is recommended that any voids be sealed and periodically inspected.
- Plumbing leaks can develop anytime after the inspection.

Water Source:  Public  Private Sewer Type:  Public  Private

**Sinks**

**Deficiencies**

1. Master Bathroom : All sinks drain slowly.
2. Corrosion or rust is present on shut off valves and/or fixtures. No active leaks detected.

I=Inspected

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D=Deficient

I NI NP D

- 3. Formal Dining Room : Active leak under the wet bar sink.
- 4. Bedroom 2 and 3 Upstairs : Sink stopper is inoperable.
- 5. 1/2 Bath : Stopper linkage is disconnected.
- 6. Formal Dining Room : The wet bar drain line and trap under the sink is an incorrect corrugated plastic type that should be replaced with a smooth bore drain pipe to help prevent blockage.
- 7. Kitchen Island : Low cold and hot water output.



WET BAR SINK LEAK



**Bathtubs and Showers**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Deficiencies**

- 1. Recommend sealing around all tub and shower enclosures.
- 2. Bedroom 2 Upstairs : Tub diverter is inoperable. and stopper is missing.



**Commodes**

**Deficiencies**

- 1. Master Bathroom : Commode is loose at the floor mount. Recommend re-seating with a new wax ring.
- 2. Corrosion or rust is present on shut off valves and/or fixtures.



I=Inspected

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D=Deficient

I NI NP D

**Washing Machine Connections**

- Washing machine connected at this time - faucets, drains not tested for proper operation.

**Thermal Imaging results -**

- I did not observe any other plumbing anomalies that would indicate a deficiency.

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

*Comments:* This is a visual inspection of the vent systems.

**C. Water Heating Equipment**

*Energy Source:* Gas

*Capacity:* 50 / 50 Gal. *Date Stamps :* 2008 / 2007

*Comments:* Average life expectancy of conventional water heaters is 7-10 yrs.

- Water heater TPR valve was visually inspected but not tested.

**Main Hallway**

**Deficiencies**

1. Main Hallway : Flue is incorrectly connected. CO risk.
2. Both Units : Pan is lacking a drain system. Recommend installing a moisture alarm available at Lowes or Home Depot.
3. Corrosion on plumbing fixtures.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Dining Room :

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Water heater Temperature and Pressure Relief Valve**

- T/P valve inspected / verified, but NOT TESTED.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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**D. Hydro-Massage Therapy Equipment**

*Comments:* System operated normally unless other wise noted below in deficiencies.

**Deficiencies**

1. Master Bathroom : Tub stopper is damaged.
2. Bedroom 1 Upstairs : Whirlpool tub did not turn on.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

MASTER BATHROOM



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**E. Other**

*Comments:* Gas meter is located at front of home.  
**Gas Service**



**V. APPLIANCES**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**A. Dishwashers**

*Comments:* If unit is unplugged, inspector will not plug in and will state on report "visual inspection only."

- Unit is operated in one wash mode only.

**Deficiencies**

1. Unit is not properly secured to cabinet.



**B. Food Waste Disposers**

*Comments:* If unit is unplugged, inspector will not plug in and will state on report "visual inspection only."

**C. Range Hood and Exhaust Systems**

*Comments:* This is a basic operation and visual inspection of the range hood exhaust system . Inspector cannot determine the condition of ducting.

**Deficiencies**

1. Light / lens not functional.



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

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

*Comments:* If unit is un-plugged or gas main is off; inspector will state on report "visual inspection only".

**Range Type:**  Electric  Gas

**Deficiencies**

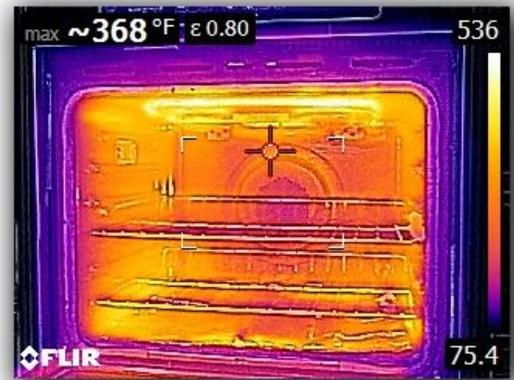
1. Right front burner did not ignite.



**Oven(s):**

Unit #1:  Electric  Gas

Tested at 350°F, Variance noted: 18 °F (max +/- 25°F)



Unit #2:  Electric  Gas

Tested at 350°F, Variance noted: 14 °F (max +/- 25°F)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Warming Drawer



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**E. Microwave Ovens**

*Comments:* Personal microwave.

- 

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

*Comments:*

- 

**G. Garage Door Operators**

*Comments:* Inspector will not connect and operate garage openers that are disconnected from power or when door release has been pulled to disengage door. Door will be manually tested.

**Deficiencies**

1. Door locks or side ropes have not been removed or disabled. Recommend removing or disabling to prevent door and opener damage.
2. Left Door : Gap in one section possibly from prior repair.
3. Center opener control switch cover is damaged.

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 recommended to clean the ducting annually.

**Deficiencies**

1. Dryer vent cover is damaged and vent is dirty.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**I. Other**

*Comments:*

**Courtyard Fountain Deficiencies**

1. Active leak behind wall. Tested positive for moisture.



**Kiva Seating Area Deficiencies**

1. Evidence of moisture intrusion on structure. Tested negative for moisture.



**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:* Inspector manually activates all sprinkler zones. Controller function is not tested

**Zones : 4**

- Basic valve function was performed. Inspector only verifies that each valve activates. Since this is a drip system, it is difficult to determine if there is output from all drip lines.
- Recommend further evaluation of the sprinkler system by a landscaping company.

**Deficiencies**

1. Surface water leaks: Left rear.
2. Sprinkler supply lines at the front are not insulated and subject to freeze damage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- 3. The lack of a rain or freeze sensor.
- 4. There is a supply line break by the pool area. Did not observe any sprinkler or drip output.
- 5. Did not observe output from one valve.
- 6. It is unknown which zone one valve at the rear of home operates.



**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction: Gunite - Plaster surface

Comments: Debris on pool surface and decking will limit inspection.

Pool Heater:  Gas

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

**I NI NP D**

Filter System Type : D.E. Filter

**Statement About Deck Cracks**

- Inspector is not required to report on all cosmetic related deck cracks. Concrete is susceptible to cracks. Even concrete in newly-built homes is prone to cracking, which normally occurs from settling. Homes are constantly settling due soil and weather conditions and differing contraction / expansion rates. But the type of crack you really need to be concerned with are those that are a little wider than maybe one-eighth of an inch or more. If they begin to exceed one-eighth inch, consult a structural engineer. Since most cracks are only cosmetic, cement caulking may be applied to hide them.
- No equipment leaks observed.

**Safety Concerns**

- **For swimming pool safety tips go to :** [www.poolsafety.gov/parents](http://www.poolsafety.gov/parents)
- FENCE REQUIREMENT: H;48" C;2" grade, 4" concrete Latch;54" 4" spindles non-climbable.
- GATE REQUIREMENT : All gates adjoining the pool area must be self closing.
- Exit alarms must be installed on exit / entry doors into pool area.

**Safety Deficiencies**

1. The absence of or deficiencies in safety barriers. Fence measures 42"
2. Unable to verify GFCI at pool equipment.

**EXIT ALARM:**  Absent. Not required if fence requirement is met.

**Pool Deficiencies**

1. Decking around pool is cracked and flagstone is loose in various areas creating a trip hazard.
2. Pool surface is stained, making inspection difficult.
3. Skimmer weir(s) is missing.
4. Low flow into skimmers. Recommend cleaning DE grids to lower pump output pressure and improve flow.
5. Pump switch cover is loose.
6. Pressure gauge is weathered. Recommend replacement.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



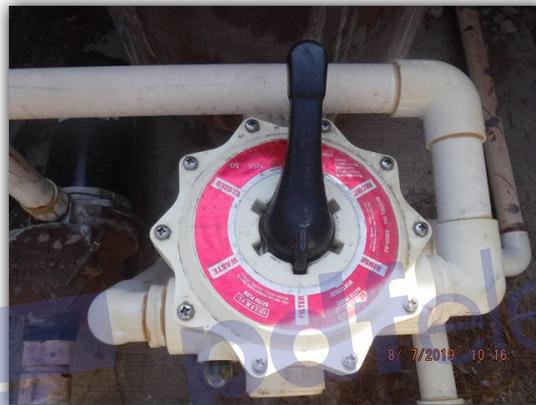
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NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Spa Deficiencies**

- 1. Excessive air after several minutes. Jets are not operating properly. Recommend further evaluation.



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**C. Other**

**POOL / SPA ADDENDUM**

2012 IRC APPENDIX G – Barrier Requirements - Swimming Pools, Spas and Hot Tubs §AG105

AG105.1 Application. The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools, spas and hot tubs.

AG105.2 Outdoor swimming pool. An outdoor swimming pool, including an in-ground, above-ground or onground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

**I=Inspected****NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D**

The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 13/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/4 inches (44 mm) in width.

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/4 inches (44 mm) in width.

Maximum mesh size for chain link fences shall be a 21/4-inch (57 mm) square unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 13/4 inches (44 mm).

Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 13/4 inches (44 mm).

Access gates shall comply with the requirements of Section AG105.2, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate; and

The gate and barrier shall have no opening larger than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:

The pool shall be equipped with a powered safety cover in compliance with ASTM F 1346; or Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or

Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Comments: **For swimming pool safety tips go to :** [www.poolsafety.gov/parents](http://www.poolsafety.gov/parents)



# Summary Of Deficiencies

## (Please read entire report. Do not rely on this list alone)

### 1.1 GRADING AND DRAINAGE

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1. Grade slopes toward the structure at the front courtyard.

### 1.2 ROOF COVERING MATERIALS

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1. Cracking of roof coating in one or more areas on the second floor above the jack / jill bathroom and along the chimneys at the front.
2. Indication of water ponding in several areas.
3. Surface is damaged above the second floor jack / jill bathroom and underlayment is damaged. There were indications of other roofing repairs that appear temporary. **Recommend further evaluation of the roof covering by a licensed roofing contractor.**
4. Evidence of water damage on the scuppers. Recommend replacement.
5. Debris in various areas. Recommend removal to prolong roof surface integrity.
6. Vegetation and tree branches overhang on roofing surface. Recommend trimming to clear roof line.
7. Recommend re-mortaring brick work on the parapet walls.
8. Recommend flashing on the right courtyard joists to prevent water damage.
9. Recommend sealing the flashing to wall connection along the right courtyard.
10. One brick is loose on the parapet wall at the rear of home.

### 1.3 WALLS (INTERIOR AND EXTERIOR)

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1. Bedroom 1: Evidence of prior moisture intrusion. Tested negative for moisture.
2. Bedroom 1 Upstairs : Evidence of prior moisture intrusion in the bathroom. Tested negative for moisture.
3. Bedroom 2 Upstairs : Drywall openings in the closet.
4. Main Hallway : Drywall is missing in the water heater/furnace closet and evidence of moisture intrusion on wall by the water heater.
1. Evidence of prior moisture intrusion along front of home above the foundation and stucco is peeling away, exposing gaps. Recommend re-stuccoing these areas to prevent moisture intrusion.
2. Right side Courtyard : Recommend installing kick out flashing.
3. Minor stucco cracks in various areas around home. Recommend sealing to prevent moisture intrusion.
4. Bubbling on stucco in various areas indicating prior moisture intrusion. Tested negative for moisture
5. Recommend sealing wood trim and seams around the windows and doors.
6. Garage : Wood trim above the garage is separated from the wall. Recommend sealing.
7. Vegetation overgrowth on rear garage wall. Recommend removal to prevent wall damage.

### 1.4 CEILINGS AND FLOORS

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1. Ceiling cracks in the garage.
2. Water stains on ceiling in the garage, bedroom 1 bath, front family room, kitchen, second floor bedroom 1 bath, jack / jill bath upstairs, water heater closet by the kitchen, water heater/furnace closet in the main hallway.

### 1.5 DOORS (INTERIOR AND EXTERIOR)

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1. Bedroom 1 Upstairs : Does not latch.
2. Bedroom 2 : Door to bath does not latch and closet door mirror is cracked on lower left corner.

3. Some double closet latches are missing above the double door.
4. One or more door stops are missing or damaged and there is minor mechanical damage on some walls.
5. Bedroom 3 : Entry door drags on floor and does not open fully.
1. Front Entry : Unable to latch double door and main entry door rubs on threshold.
2. Central Courtyard : Several doors do not latch.
3. Kitchen : Door rubs on frame and is difficult to close.
4. Library : Difficult to lock.
5. Exterior doors and wood trim is weathered. Recommend re-paint.
6. Exterior doors to the upstairs verandas do not latch.
7. Laundry Room : Weather stripping is damaged.

## **1.6 WINDOWS**

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1. Several casement windows are missing crank handles and some windows are difficult to open, close and latch.
2. Some window crank handles are loose or damaged.
3. Bedroom 1 : Will not latch.
4. Bedroom 1 Upstairs : Evidence of moisture intrusion on the sill. Tested negative for moisture.
5. Bedroom 3 Bath : Window above exit door is cracked.
6. One or more screens are missing.
7. Game Room : Window seal is damaged and window does not latch.

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

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- 1 Handrails were open on the ends; current building standards require turn backs on the ends. loose clothing can catch on the ends.
1. Hand railing is not terminated properly. Although home was constructed prior to this code revision, it must still be reported as a deficiency.
  2. Wood is water damaged. Recommend sealing to prevent further damage.
  3. Landing wall is separating from the main wall.

## **1.8 FIREPLACES AND CHIMNEYS**

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1. Creosote build up in firebox or flue in all fireplaces. Refer to comments above.

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

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1. Some bricks are loose on the walkways around the home.
2. Uneven walking surface is creating a trip hazard in some areas.
3. Rear Patio : Evidence of moisture intrusion. Tested negative for moisture.
4. Front Entry : Bricks are separating.

## **1.10 OTHER**

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1. Kitchen And Bathrooms : Some cabinet door hinges are loose. Recommend tightening.
2. Cabinet under kitchen sink is water damaged. Tested negative for moisture.
1. Wall by the pool equipment is leaning and bracing has been installed. Cracks are present in that area.
2. Right gate is damaged. Weld is broken on upper left corner.

## **1.11 SERVICE ENTRANCE AND PANELS**

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1. Service size for this home is not sufficient. Recommend upgrading service amperage. Further evaluation by a licensed electrician is recommended.

2. 200 amp main and one 100 amp circuit breaker (indicated) are hot to the touch. There is also a humming sound consistent with arcing. Confirmed temperature with IR imaging. Further evaluation by a licensed electrician is recommended.
3. Cover mounting screw is missing.
4. Blank offs are missing on right side of panel.
5. Some breakers are not labeled.
1. Some double tapped ground and neutral conductors inside both panels.
2. GE Panel : Pointed tipped screws are used. Recommend blunt tipped screws.
3. GE Panel : Latch is broken

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

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1. Kitchen : GFCI right side of sink is inoperative.
2. Exterior : No GFCI protection.
3. Laundry Room : GFCI is inoperative.
4. One or more outlets are loose.
5. Unable to determine what several switches operated.
6. Some light dimmer switches were inoperative.
- No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.**
1. One or more recessed lights are not secured to ceiling.
2. Bedroom 3 Bath : Lens cover is broken.
3. Master Bedroom Hallway : Lense cover is missing mounting screw.
4. Rear Patio : Ceiling Fan paddles are warped.
5. Exterior : All lighting fixtures are loose. Recommend tightening and caulking around all exterior lighting fixtures.
1. Smoke alarms are not present in each sleeping area
2. No smoke alarm in hallway
3. Carbon monoxide monitor is not present.

## **1.13 COOLING EQUIPMENT**

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1. Main Hallway : Ice build up on refrigerant line. Recommend servicing.
2. Recommend installation of a Safe-TSwitch on the main condensate line of both split units to prevent condensate spill-over from the evaporator tray.
3. There is a condensate line at left of home blocked by debris. Origin unknown.

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

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1. Master Bathroom : Sinks drain slowly.
2. Corrosion or rust is present on shut off valves and/or fixtures. No active leaks detected.
3. Formal Dining Room : Leak under wet bar sink.
4. Bedroom 2 and 3 Upstairs : Sink stopper is inoperable.
5. 1/2 Bath : Stopper linkage is disconnected.
6. Formal Dining Room : The wet bar drain line and trap under the sink is an incorrect corrugated plastic type that should be replaced with a smooth bore drain pipe to help prevent blockage.
7. Kitchen Island : Low cold and hot water output.
8. Recommend sealing around tubs and shower enclosures.
9. Bedroom 2 Upstairs : Tub diverter is inoperable. and stopper is missing.
1. Master Bathroom : Commode is loose at the floor mount. Recommend re-seating with a new wax ring.
2. Corrosion or rust is present on shut off valves and/or fixtures

## **1.15 WATER HEATING EQUIPMENT**

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1. Main Hallway : Flue is incorrectly connected. CO risk.
2. Both Units : Pan is lacking a drain system. Recommend installing a moisture alarm available at Lowes.
3. Corrosion on plumbing fixtures.

### **1.16 HYDRO-MASSAGE THERAPY EQUIPMENT**

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1. Master Bathroom : Tub stopper is damaged.
2. Bedroom 1 Upstairs : Whirlpool tub did not turn on.

### **1.17 DISHWASHERS**

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1. Unit is not properly secured to cabinet.

### **1.18 RANGE HOOD AND EXHAUST SYSTEMS**

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1. Light / lens not functional

### **1.19 RANGES, COOKTOPS, AND OVENS**

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1. Right front burner did not ignite.

### **1.20 GARAGE DOOR OPERATORS**

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1. Door locks or side ropes have not been removed or disabled. Recommend removing or disabling to prevent door and opener damage.
2. Left Door : Gap in one section possibly from prior repair.
3. Center opener control switch cover is damaged

### **1.21 DRYER EXHAUST SYSTEMS**

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1. Dryer vent cover is damaged and vent is dirty.

### **1.22 OTHER**

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1. Active leak behind wall. Tested positive for moisture.
2. Evidence of moisture intrusion on structure. Tested negative for moisture.

### **1.23 LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS**

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1. Surface water leaks: Left rear.
2. Sprinkler supply lines at the front are not insulated and subject to freeze damage.
3. The lack of a rain or freeze sensor.
4. There is a supply line break by the pool area. Did not observe any sprinkler or drip output.
5. Did not observe output from one valve.
6. It is unknown which zone one valve at the rear of home operates.

### **1.24 SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT**

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1. The absence of or deficiencies in safety barriers. Fence measures 42"
2. Unable to verify GFCI at pool equipment.
1. Decking around pool is cracked and flagstone is loose in various areas creating a trip hazard.

2. Pool surface is stained, making inspection difficult.
3. Skimmer weir(s) is missing.
4. Low flow into skimmers. Recommend cleaning DE grids to lower pump output pressure and improve flow.
5. Pump switch cover is loose.
6. Pressure gauge is weathered. Recommend replacement.
7. Excessive air after several minutes. Jets are not operating properly. Recommend further evaluation.

