Property Inspection Report

123 Elm Street, Houston, TX 12345
Inspection prepared for: John Smith
Date of Inspection: 4/25/2022 Time: 10 am
Age of Home: 2022 Size: 4,098 Sqft.
Weather: partly cloudy

Inspector: Steven Maradiago
 # 24018

Phone: (832) 889-2184

Email: steven@beaconpropertyinspections.net

BEACON
PROPERTY
INSPECTIONS

PROPERTY INSPECTION REPORT FORM

John Smith	4/25/2022
Name of Client	*Date of Inspection*
123 Elm Street, Houston, TX 12345	
Address of Inspected Property	
Steven Maradiago	# 24018
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILTY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ A. Foundations

Type of Foundation(s):
• The foundation construction is a concrete post-tensioned slab-on-grade. Post-tensioning is a method in which cables embedded in the concrete floor slab are placed under permanent tension by stretching them. This places the entire concrete slab under compression which improves its performance. Care must be taken during any renovations not to damage cables by drilling or cutting into the concrete slab or shooting steel pins into concrete with a powder-actuated tool. This condition can be dangerous and may cause serious or fatal injury.

Comments:
• Note: Specific Limitations. The inspector is not required to:
(A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;
(B) provide an exhaustive list of indicators of possible adverse performance; or
(C) inspect retaining walls not related to foundation performance.
The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Central
Texas area is known to be unstable and unpredictable. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with your
builder and/or a licensed Professional Engineer for further evaluation.

• NOTE: Weather conditions, drainage, leakage and other adverse factors are able to affect structures and differential movements are likely to occur. The inspector's opinion is based upon visual observations of accessible and unobstructed areas of the foundation at the time of inspection. Future performance of the structure cannot be predicted or warranted. In the Houston area, expansive soil conditions are common and can adversely affect the performance of a foundation; some structural movement is tolerated. Geological evaluations are beyond the scope of this inspection. A professional Structural Geo-Tech Engineer should be consulted prior to closing if the client is concerned by conditions listed in this report.

• 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.

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

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• In my opinion the foundation appears to be providing adequate support to the structure and performing its intended design based on a limited visible observation. At the time of inspection there did not appear to be any evidence that would indicate the presence of significant deflection or excessive shifting in the foundation. The interior and exterior stress indicators showed little affects of adverse performance this opinion is not to be applicable to future changing conditions and no prediction can be made of future foundation movement.

• I observed the masonry or stone veneer flashing/vapor barrier was not set in place at the ledge and/or corners of the foundation wall. If this is not present the brick or stone veneer will adhere to the concrete causing it to expand due to heat and can result in corner pops.

• I observed the masonry or stone veneer flashing/vapor barrier was torn at the time of the inspection. If this is not present the brick or stone veneer will adhere to the concrete causing it to expand due to heat and can result in corner pops.

This was noted along the left side of the property when facing the home from the street.

This was noted throughout the perimeter of the home.

This was noted throughout the perimeter of the foundation wall.

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

I	NI	NP	D

I observed the masonry or stone veneer flashing/vapor barrier was torn at the time of the inspection. If this is not present the brick or stone veneer will adhere to the concrete causing it to expand due to heat and can result in corner pops. This was noted at both columns.

I observed the masonry or stone veneer flashing/vapor barrier was torn at the time of the inspection. If this is not present the brick or stone veneer will adhere to the concrete causing it to expand due to heat and can result in corner pops.

This was noted throughout the perimeter of the home.

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B. Grading and Drainage

Comments:
• Note: Specific Limitations. The inspector is not required to:
(A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);
(B) determine area hydrology or the presence of underground water; or
(C) determine the efficiency or performance of underground or surface drainage systems.
During heavy rains, the accumulation of water on this lot may be unavoidable. An evaluation of
soil stability is beyond the scope of this inspection. Client is advised to keep soil levels 6”-8”
from top of slab and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil is a conducive condition to wood destroying insects.

• The strategy of a foundation for grading and drainage is important. Expansive clay soils, which are found in this part of Texas, can be very destructive to a foundation if the moisture content of the perimeter varies. The industry standard is a grading slope of six inches within the first ten feet of a foundation. Excessive moisture forming near a structure can be destructive to a foundation. If you are adding soil to the perimeter to create positive drainage, remember to keep the soil level 4 inches from the top of the foundation for brick veneer and 6 inches for siding and stone. If you are able to verify that the structure is built on a clay type soil (as determined by a soil analysis test) then that type of soil should be used to raise the soil level. Porous soils should be avoided. Ideally finished grade should be away from the top of the foundation to help prevent conducive conditions for water penetration and/or wood destroying insects. I recommend that all areas where expansive or collapsible soils are known to exist that a controlled method of water disposal from the roof are installed. The system from the roof shall properly collect and discharge all roof drainage to the ground surface at least 5 feet from the foundation or to an approved drainage system.

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C. Roof Covering Materials

Type(s) of Roof Covering:
• Laminated/architectural (dimensional) shingles were noted.• The roof was covered with laminated fiberglass asphalt shingles, also called "architectural" or dimensional" shingles. Laminated shingles are composed of multiple layers bonded together. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

Viewed From:
• Ladder and eaves

Comments:
• Note: Specific Limitations. The inspector is not required to:
(A) determine the remaining life expectancy of the roof covering;
(B) inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector
cannot safely reach or stay on the roof or significant damage to the roof covering materials may
result from walking on the roof;
(C) determine the number of layers of roof covering material;
(D) identify latent hail damage;
(E) exhaustively examine all fasteners and adhesion, or
(F) provide an exhaustive list of locations of deficiencies and water penetrations.
Roof materials have a limited service life and may require spot repairs should leaks develop
prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof
free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at
flashing materials. This report neither addresses future roof leaks nor does it certify the roof to
be leak-free. A roofing specialist should be consulted about any concerns over roof covering
life expectancy or the potential for future problems. Please note: Homeowners insurance companies use different standards and criteria for determining whether they will issue an insurance policy. These standards differ from each insurance company, as each has their own
standards. Please be advised that this report does not certify nor guarantee that an insurance
company will accept or reject an insurance policy based on the condition of this roof. This roof
is not inspected for Insurability or Life Expectancy, and is inspected for function ONLY. As the
purchaser, you may wish to have your insurance carrier inspect for insurance coverage.

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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.

• • The Inspector did not directly view the fasteners and disclaims responsibility for confirming proper fastening of the asphalt shingles. Fasteners used to connect asphalt shingles to the roof were not visible. At the time of the inspection the shingle adhesive strips were fully bonded. The adhesive strip is the most important component in providing wind resistance for a shingle roof. Bonding shingles to each other helps them resist uplift and keeps them laying flat so that they expose the minimum amount of surface for the wind to push against. Breaking shingle bonds to view fasteners would constitute damage to the roof. Destructive testing lies beyond the scope of the General Home Inspection. The type of fasteners used was not determined; lifting shingles may cause damage to the roof covering.

• It is recommended by GAF (the largest roofing manufacturer in
North America) that asphalt shingle roofs receive maintenance every three to five years.

• I observed the home was lacking gutters in certain sections I am recommending having them installed to help prevent water runoff during heavy rain from accumulating next to the structure.

• I observed an inappropriate vent material protruding through the roof at the time of the inspection.

• I observed flashing needed to be reset on the roof covering material at the time of the inspection.

• I observed kickout flashing to be lacking or needs to be extended further out. The kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof should be extended if installed. Kickout flashing is installed to prevent water runoff from entering behind the exterior wall covering. The lack of a proper kickout flashing will allow water to penetrate at these points. This will also help to prevent discoloration of exterior walls at the bottom of the roof/wall intersection and direct water into the gutters.

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I observed an inappropriate vent material protruding through the roof at the time of the inspection.

I observed flashing needed to be reset on the roof covering material at the time of the inspection. This was noted on the left side of the back porch over the AC secondary condensate lines.

I observed kickout flashing to be lacking or needs to be extended further out. The kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof should be extended if installed. Kickout flashing is installed to prevent water runoff from entering behind the exterior wall covering. The lack of a proper kickout flashing will allow water to penetrate at these points. This will also help to prevent discoloration of exterior walls at the bottom of the roof/wall intersection and direct water into the gutters. This was noted on the left side of the home when facing the property from the backyard.

This was area lacking kickout flashing was noted over the front porch.

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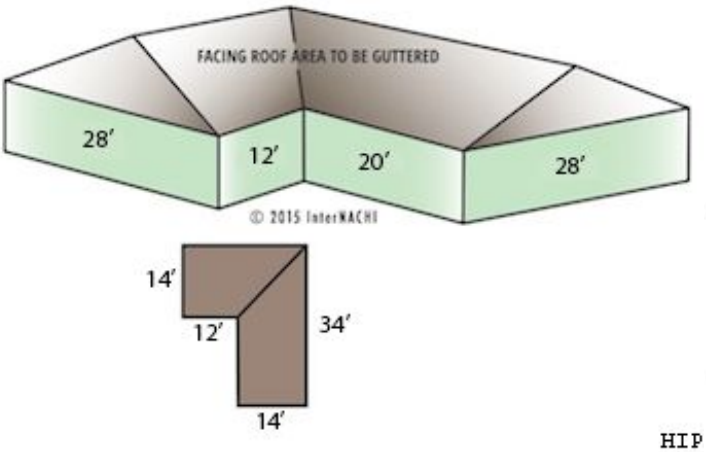

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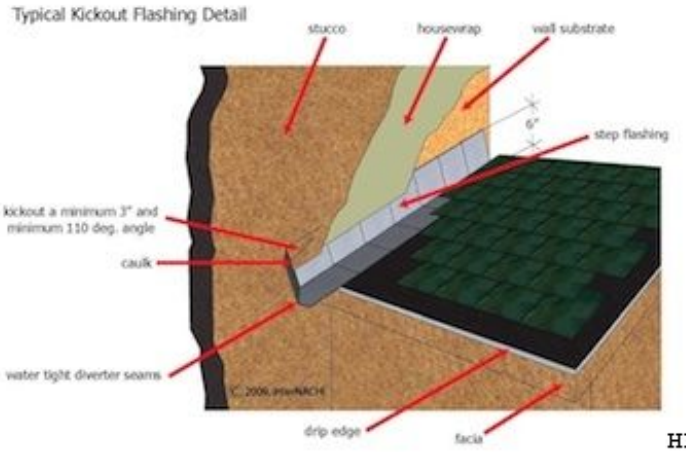

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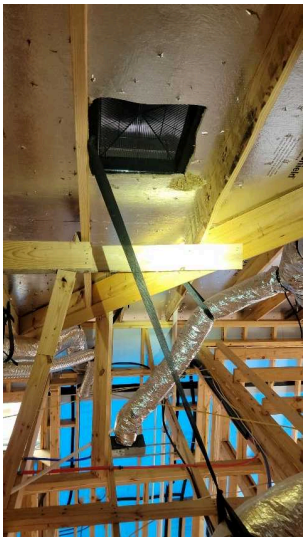
D. Roof Structure and Attics

Viewed From:
Approximate Average Depth of Insulation:
Comments:
• Note: Specific Limitations.(Most areas of the attic are inaccessible.) The inspector is not required to:
(A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or
headroom is less than 30 inches;
(B) operate powered ventilators; or
(C) provide an exhaustive list of locations of deficiencies and water penetrations.
The inspector cannot enter an attic with less than 5' (feet) of vertical clearance, or where he
reasonably determines that conditions or materials may be unsafe.The attic
space is only inspected from a safe passageway if not present it will be inspected from a hatch. Insulation covering
structural, mechanical, or electrical components may preclude inspection of these items. The
inspector will report his/her attic inspection point.
Insulation improvements may be cost effective depending on the anticipated term of ownership.
In the Houston area we are in zone 2 for the recommended R values. The recommended insulation level for most attics is R-38 (or about 12-15 inches) depending on the insulation type in the coldest climates insulating up to R-49 is recommended.
The R-Value is determined by the depth of the insulation, type of insulation
used (bats, rolls, loose-fill, etc.) and the material the insulation is made of (fiberglass, rock wool,
cellulose, etc.)
• The attic was inspected from the attic access and the floored areas only. Portions of the attic are inaccessible due to inadequate headroom, obstructions, storage items, access and insulation covering. It is not within the scope and limitations of this inspection to determine the adequacy of the attic insulation or conversions for the attic ventilation.
• I observed the purlin was not flush with the rafter at the time of the inspection. A purlin is a horizontal structural member in a roof that supports a rafter.
• I observed damaged radiant barrier at the time of the inspection.

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

I	NI	NP	D

I observed the purlin was not flush with the rafter at the time of the inspection. A purlin is a horizontal structural member in a roof that supports a rafter. This was noted at multiple purlins in the back right corner when walking in through the front door.



I observed damaged radiant barrier at the time of the inspection. This was noted in the attic space over the right of the home when facing the property from the street.

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

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E. Walls (Interior and Exterior)

Wall Materials:
Comments:
• Note: Specific Limitations. The inspector is not required to:
(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or
other surface coatings; cabinets; or countertops,
(B) provide an exhaustive list of locations of deficiencies and water penetrations, (C) report the
condition of awnings, blinds, shutters, security devices, or other non structural systems; or
(D) determine the cosmetic condition of paints, stains, or other surface coatings.
The inspector cannot determine the condition of wood or structural components hidden within
wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers,
insulation, or other components in hidden areas is implied or intended by this report.

• REPAIR ITEM:The area between the exterior cladding and/or veneer and all of the wall penetrations/ openings need to be properly sealed. Areas such as utility connections, downspouts, hose bibbs, lighting fixtures, receptacles, expansion joints, electrical panels, vents, door and window frames etc to name a few. Monitor all exterior wall penetrations and all locations where two different building materials meet. Over time the caulk used in these areas will deteriorate and caulk or hydraulic cement will need to be re-applied it is recommended to use an elastomeric caulking / sealant.

• NOTE: The International Residential Code requires approved corrosion resistant flashing applied on the exterior wall envelope in such a manner as to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish and be installed to prohibit water from re-entering the exterior wall envelope. Approved flashings shall be installed at the top of exterior doors and windows, the intersection of chimneys with frame or stucco walls, under the ends of masonry, wood or metal copings and sills, continuously above all projecting trim, at exterior porches, decks or stairs attached to the wall of wood frame construction and at wall and roof intersections.

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

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• (The importance of caulking and weather stripping) As part of your regular maintenance schedule, be sure to check your facility's caulking and weather stripping. These simple, cost effective projects can actually save a substantial amount on your heating and cooling bills without requiring outside help. Air can leak in and out of a building through cracks around doors and windows, joints between different materials, pipe and wire penetrations, and other small gaps and openings. These leaks can increase your heating and cooling bills, reduce the indoor comfort level, and cause moisture vapor damage. As a general rule, you should caulk any cracks or openings between surfaces, which do not move relative to each other and where a permanent seal is desired. Most types of caulk can be applied on either the indoors or outdoors. Caulk interior cracks, joints and other openings to help prevent conditioned air from leaking out of the building. In the winter, the heated indoor air contains water vapor, which can condense if allowed to reach a cold surface. The resulting moisture may damage insulation and other materials. Caulk exterior openings or penetrations to prevent moisture from entering the structure and to help " weatherproof ". The goal is to protect the outside of the building against rain and weather, but allow moisture to escape. Inside surfaces should be made as airtight as possible to prevent conditioned air from escaping toward the outside. Caulking compounds come in a variety of types, some for general applications and others for more specialized uses. Elastomeric caulks including silicone, latex and acrylics will remain flexible over time and are preferred over oil-based caulks. Be sure to check labels carefully to ensure that the type of caulk you select is suitable to your intended application.

• I observed a tear or puncture in the Housewrap at the time of the inspection I recommend it is taped over as this can potentially reduce it effectiveness.

• I observed a fastener was driven through the housewrap at the time of the inspection. I recommend it is sealed with flashing tape as holes, tears and other types of damage can potentially reduce its effectiveness.

• I observed a gap in the exterior structural sheathing I recommend it is sealed appropriately.

• I observed a section of the exterior wall to be missing structural sheathing at the time of the inspection.

• I observed a loose fastener in the structural sheathing of the exterior wall.

• I observed the sheathing insulation was not butted up so that the top section is not flush with the lower level and creating a potential area for water leach down into the wall.

• I observed a missing nail plate at the time of the inspection. A nail protection plate helps prevent nails from piercing pipes and electrical lines after the drywall is installed and the finish trim is being applied. Nail protection plates are typically installed over utilities that pass through framing members.

• I observed missing fire blocking at the time of the inspection

• I observed a missing nail plate at the blocking for the cabinetry at the time of the inspection. A nail protection plate helps prevent nails from piercing pipes and electrical lines after the drywall is installed and the finish trim is being applied. Nail protection plates are typically installed over utilities that pass through framing members. The blocking used for cabinetry fasteners tend to be longer than the standard 1 1/4 inch drywall screws which has the potential to cause damage behind it.

• I observed the structural sheathing needed to be refastened. This was noted in the attic space.

• I observed a tear or puncture in the structural sheathing. This was noted in the upstairs wall in front of the top of the staircase.

• I observed tore masonry veneer flashing.

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

I	NI	NP	D

- I observed missing fire caulk at the time of the inspection.
- I observed a stud that has been dovetailed and spliced together needs additional support.

This was noted to the left of the garage entrance on the housewrap.

I observed a fastener was driven through the housewrap at the time of the inspection. I recommend it is sealed with flashing tape as holes, tears and other types of damage can potentially reduce its effectiveness. This was noted on the left side of the home above where the electrical connection point and meter will be.

I observed a gap in the exterior structural sheathing I recommend it is sealed appropriately. This was noted on the left side of the home when facing the property from the street.

I observed a gap in the exterior structural sheathing I recommend it is sealed appropriately. This was noted near the back right corner of the property when facing the home from the backyard.

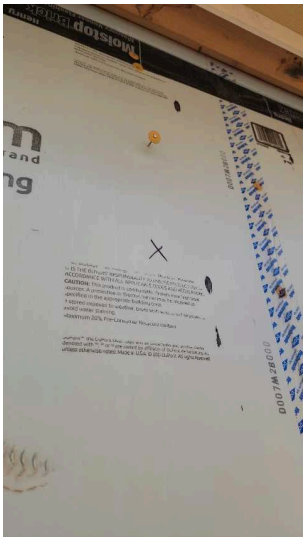
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

I observed tore masonry veneer flashing. This was noted over the back right window in the backyard on the right side.

This was noted in the backyard near the back entrance.

I observed a section of the exterior wall to be missing structural sheathing at the time of the inspection. This was noted to the right of the back porch.



I observed a loose fastener in the structural sheathing of the exterior wall. This was noted on the left side of the house when facing the property from the backyard.

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

I	NI	NP	D

This was noted on the left side of the house when facing the property from the backyard.

I observed the sheathing insulation was not butted up so that the top section is not flush with the lower level and creating a potential area for water leach down into the wall. This was noted on the right of the front of the home when facing the house from the street.

This was noted near the front door on the right.

This was noted on the top left near the front door area.

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

I	NI	NP	D

This was noted next to the window in the front porch area.

I observed missing fire caulk at the time of the inspection. This was noted in the garage in the stud bay above the double top plate.

This was noted in the laundry room on the wall near the garage entrance.

This missing nail plate was noted in the garage on the exterior wall.

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

I	NI	NP	D

I observed missing fire blocking at the time of the inspection. This was noted in the interior wall of the garage.

This was noted in the garage area on the exterior wall near the electrical panel.

I observed a missing nail plate at the blocking for the cabinetry at the time of the inspection. A nail protection plate helps prevent nails from piercing pipes and electrical lines after the drywall is installed and the finish trim is being applied. Nail protection plates are typically installed over utilities that pass through framing members. The blocking used for cabinetry fasteners tend to be longer than the standard 1 1/4 inch drywall screws which has the potential to cause damage behind it. This was noted in the kitchen opposite the laundry room.

I observed missing fire blocking at the time of the inspection This was noted in the front hallway to the left when you walk in the front door.

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

I	NI	NP	D

These missing nail plates were noted in the front room next to the garage.

This was noted in the attic space.

I observed the structural sheathing needed to be refastened. This was noted in the attic space.

I observed a tear or puncture in the structural sheathing. This was noted in the upstairs wall in front of the top of the staircase.

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

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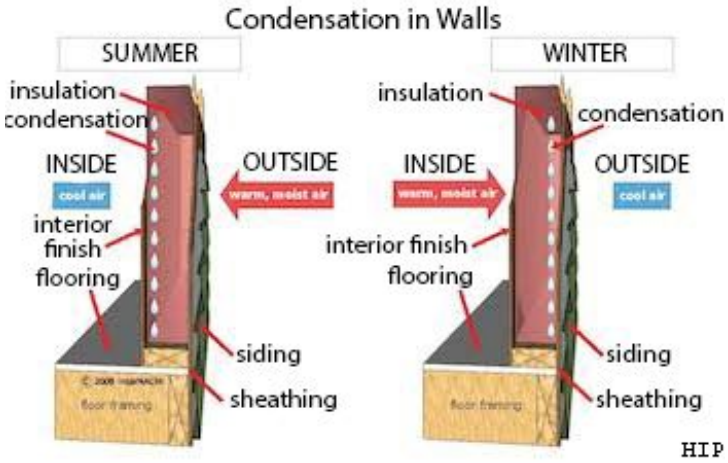
This was noted in the upstairs closet, on the top right corner when facing the home from the backyard.



☑ ☐ ☐ ☑ F. Ceilings and Floors

Ceiling and Floor Materials:
Comments:
• Ceilings and Floors
Note: Specific Limitations. The inspector is not required to:
(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or
other surface coatings; cabinets; or countertops,
(B) provide an exhaustive list of locations of deficiencies and water penetrations; or
(C) determine the cosmetic condition of paints, stains, or other surface coatings.
The inspector cannot determine the condition of structural components in hidden ceiling or floor
cavities. No opinion as to the condition of the wood, structural members, or other components
in hidden areas is implied or intended by this report.

• I observed the sidewalk leading to the front porch was not flush at the time of the inspection.

• I observed the lack of a larger nail protection plate at a top or bottom of a wall. A larger nail plate should extend 2 inches past where the electrical or plumbing is penetrating a wood member to avoid potential damage during the drywall installation

• I observed missing fire caulk at the time of the inspection.

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

I	NI	NP	D

I observed the sidewalk leading to the front porch was not flush at the time of the inspection.

I observed the lack of a larger nail protection plate at a top or bottom of a wall. A larger nail plate should extend 2 inches past where the electrical or plumbing is penetrating a wood member to avoid potential damage during the drywall installation. This was noted on the exterior wall of the garage.

I observed missing fire caulk at the time of the inspection. This was noted in the garage near the staircase on the ceiling.

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

I	NI	NP	D

☑ ☐ ☐ ☑ G. Doors (Interior and Exterior)

Comments:
• . Doors (Interior and Exterior)
Note: Specific Limitations. The inspector is not required to:
(A) report the condition of awnings, blinds, shutters, security devices, or other non-structural
systems;
(B) determine the cosmetic condition of paints, stains, or other surface coatings; or; (C) operate
a lock if the key is not available,
(D) provide an exhaustive list of locations of deficiencies and water penetrations.
The inspector cannot determine the condition of wood or structural components hidden within
wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers,
insulation, or other components in hidden areas is implied or intended by this report.
We do NOT inspect for Safety Glass or Storm Doors.

• NOTE: Differential foundation movement and/or frame movement can cause doors to become misaligned and/or functionally impaired. A random operation and observation of the physical alignment of the accessible doors was made.

• I observed the door was out of square and not properly shutting at the time of the inspection.

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

I	NI	NP	D

H. Windows

Window Types:
Comments:
• Windows Note: Specific Limitations.NOTE: A representative number of accessible windows were checked for operation at this inspection. The inspector is not required to:
(A) exhaustively inspect insulated windows for evidence of broken seals;
(B) exhaustively inspect glazing for identifying labels; or
(C) identify specific locations of damage.
The inspector does not inspect or comment on the presence or condition of storm windows,
awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed. Visible signs of voided (lost thermal seal) insulated
windows can fluctuate with changes in lighting, temperature and/or humidity. Only obvious seal
failure (window fogging) is noted in this report. Windows can be constructed with multiple
sashes and/or lites which could increase the number of actual voided glazed panels. Should this
be a concern, our client should contact a glass window specialist to determine if any additional
windows have broken seals. The inspector does not remove any screens or inspect windows
which would require a ladder to inspect.

• (The importance of caulking and weather stripping) As part of your regular maintenance schedule, be sure to check your facility's caulking and weather stripping. These simple, cost effective projects can actually save a substantial amount on your heating and cooling bills without requiring outside help. Air can leak in and out of a building through cracks around doors and windows, joints between different materials, pipe and wire penetrations, and other small gaps and openings. These leaks can increase your heating and cooling bills, reduce the indoor comfort level, and cause moisture vapor damage. As a general rule, you should caulk any cracks or openings between surfaces, which do not move relative to each other and where a permanent seal is desired. Most types of caulk can be applied on either the indoors or outdoors. Caulk interior cracks, joints and other openings to help prevent conditioned air from leaking out of the building. In the winter, the heated indoor air contains water vapor, which can condense if allowed to reach a cold surface. The resulting moisture may damage insulation and other materials. Caulk exterior openings or penetrations to prevent moisture from entering the structure and to help " weatherproof ". The goal is to protect the outside of the building against rain and weather, but allow moisture to escape. Inside surfaces should be made as airtight as possible to prevent conditioned air and water vapor from escaping toward the outside. Caulking compounds come in a variety of types, some for general applications and others for more specialized uses. Elastomeric caulks including silicone, latex and acrylics will remain flexible over time and are preferred over oil-based caulks. Be sure to check labels carefully to ensure that the type of caulk you select is suitable to your intended application.

• I observed the window was inoperative at the time of the inspection.

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

I	NI	NP	D

I observed tore masonry veneer flashing. This was noted over the back right window in the backyard on the left side.

I observed the window was inoperative at the time of the inspection. This was noted in the front room overlooking the front porch.

These windows were noted in the far back right room facing the backyard when walking in from the front entrance.

☑ ☐ ☐ ☐ I. Stairways (Interior and Exterior)

Comments:

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

I	NI	NP	D

☑ J. Fireplaces and Chimneys

Locations:
Types:
• Fireplace type was gas.
Comments:
• Fireplaces and Chimneys
Note: Specific Limitations. The inspector is not required to:
(A) verify the integrity of the flue;
(B) perform a chimney smoke test; or
(C) determine the adequacy of the draft.
TREC Limitations. The inspector is not required to inspect or comment on chimney structures
located more than 8' (feet) above roofline. Freestanding wood burning stoves are beyond the
scope of this inspection.

☑ K. Porches, Balconies, Decks, and Carports

Comments:
• Porches, Balconies, Decks, and Carports
Note: Specific Limitations. The inspector is not required to:
(A) exhaustively measure every porch, balcony, deck, or attached carport components; or
(B) enter any area where headroom is less than 18 inches or the access opening is less than 24
inches wide and 18 inches high.
Note: Structural load capabilities were not inspected.
• REPAIR ITEM: I recommend sealing the locations where the intersections of materials exist to prevent pest and/or moisture intrusion.

☐ L. Other

Materials:
Comments:

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☐ A. Service Entrance and Panels

Panel Locations:
• The electrical panel is located in the garage
Materials and Amp Rating:
Comments:
• . Service Entrance and Panels Note: Specific Limitations. The inspector is not required to:
(A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;
(B) test arc-fault circuit interrupter devices when the property is occupied or damage to personal
property may result, in the inspector's reasonable judgment;
(C) conduct voltage drop calculations;
(D) determine the accuracy of overcurrent device labeling;
(E) remove covers where hazardous as judged by the inspector;
(F) verify the effectiveness of overcurrent devices; or
(G) operate overcurrent devices.
The inspector is not required to determine the insurability of the property. The inspector will
inspect the service entrance cables and report any deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weather heads. The Service Entrance and Panels Inspection of the electrical service system is
limited to visible and accessible components of the entrance cable, meter box, service panel and the visible portions of the wiring. A large portion of the electrical system is hidden behind walls and ceilings and not all of the conditions relating to these inaccessible areas can be known. Where possible, the cover of the service panel is removed to investigate the conditions in it. While some deficiencies in an electrical system are readily discernible, not all of the conditions that can lead to the interruption of electrical service, or that may be hazardous, can be identified
through a visual inspection. Auxiliary electrical systems such as generators are not inspected. No assessment as to the adequacy of the service capacity relative to the current or future consumption is performed. No assertion as to the insurability of the property is made. (Did not check photocell/motion detector lights, alarm system, mercury vapor lights, landscape lights, intercom, or yard lights.) (Did not perform load-testing of the circuits.)
• Service entrance wiring is underground
• I performed a phase 2 inspection and there was no electricity at the time of the inspection.

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

I	NI	NP	D

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• Copper wiring
Comments:
• B. Branch Circuits, Connected Devices, and Fixtures
Note: Specific Limitations. The inspector is not required to:
(F) verify that smoke alarms are suitable for the hearing-impaired;
(G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.
The inspector will report as in need of repair the lack of ground fault circuit protection where
required.
**Homes built prior to 1974 could have aluminum wiring present in the branch circuits. Inspector observes branch circuit wiring type within the service panel. Hidden wiring that is not
present within the panel could not be observed by the Inspector. The inspector does not unplug electronic equipment, cable boxes, computers
etc. to test the receptacle. (Report as in need of repair the lack of ground fault circuit protection where required.):
NOTE: Lights and equipment activated by photocell switches were not checked. Also, landscape and exterior grounds lighting is not included in this inspection. Antiquated wiring should be updated as it creates a possible hazard. Only a representative number of receptacles are checked. The service adequacy and electrical load calculations are not determined with this inspection. Low voltage wiring is not included in this inspection. Since the connection points for bonding and grounding wires are typically inaccessible, the home was not comprehensively checked for proper bonding and grounding--recommend a qualified electrician determine the bonding and grounding status for all aspects of the home.

C. Other

Comments:

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of System:
• Type and Energy Source: Forced Air / Gas
Energy Sources:
• The furnace is gas powered.
Comments:
• Heating Equipment Note: Specific Limitations
The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. I Recommend annual cleaning and service by a qualified licensed HVAC technician. The inspector will describe the type of heating system and its energy sources and inspect each unit. *Manufacturer numbers are provided as additional information to the client. Appliances are not researched for recalls. If the buyer has further concerns regarding recalls the appliance manufacturer should be contacted.
NOTE: I recommend the heating system be completely serviced before each heating season. Filters should be changed as needed. Checking humidifiers, electric air filters and proper airflow balance is not included in this inspection. This Inspector shall make every effort to evaluate the heat exchanger(s), if applicable; however, full evaluation of the integrity of a heat exchanger requires the furnace to be dismantled and is BEYOND the scope of a visual inspection. The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, I recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master HVAC tech prior to the expiration of any time limitations such as option or warranty periods.

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

I	NI	NP	D

B. Cooling Equipment

Type of System:
Comments:
• . Cooling Equipment
Note: Specific Limitations. The system fan and evaporator coil are not readily accessible for inspection without the disassembly of the unit because I do not disassemble equipment, the condition of the system interior is unknown.NOTE: AC units are not checked when outside temperature is below 60 degrees. I recommend the AC unit be completely serviced before each cooling season and the condensate drain flushed with chlorine bleach every two months during the cooling season to prevent restrictions. HVAC equipment is not dismantled to check. The coil, fan, and other parts that are concealed inside the unit are not visible or accessible (covers are not removed). The adequacy and efficiency of air-conditioning system is not determined subject to the scope and limitations of this inspection. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician is required. I recommend annual cleaning and service by a licensed HVAC technician. The inspector will not pressure test the system coolant or determine the presence of leaks; or operate setback features on thermostats or controls. I do not inspect for efficiency, capacity or adequacy of units, and the secondary drain lines are not traced for termination. Secondary drain lines are not tested for proper drainage. The inspector will describe the type of cooling system and its energy sources and inspect each unit. The inspector does not determine the Seasonal Energy Efficiency Ratio (SEER) rating of the HVAC system. This equipment rating is published in the Air Conditioning and Refrigeration Institute ARI directory. The inspector does not determine if the air conditioning unit(s) condensing coils and evaporating coils are "matched" according to the manufacturer's specifications. If any concerns exist about the "matching" of evaporator coils with condensing coils, a qualified HVAC technician should evaluate the complete HVAC system.
• Evaporative Coil : The coils of the indoor portion of the HVAC system were not actually observed and are beyond
the scope of this visual inspection. The “indoor” coils are enclosed within the actual cabinet
which would require specialized tools / equipment to access. The HVAC unit's warranty could
be voided if an unqualified non-Licensed HVAC technician were to cut into the plenum, damage
sealant, remove support strapping mounted in the evaporator coil's access panel, remove flues
and/or remove any of the ductwork. If documentation is unavailable on the maintenance history
of the units or if any concerns exist about the condition of the coils, a qualified licensed HVAC
technician should evaluate the complete HVAC system.

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

I	NI	NP	D

☑ ☐ ☐ ☑ C. Duct Systems, Chases, and Vents

Comments:
• Note: 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%.Clean/replace the a/c filters as needed.

• Additional Comments:
It is recommended that a licensed HVAC technician further evaluate the ducting and vents, and make all necessary repairs/replacements.

• I observed the ductwork in the attic to be sagging and/ or kinked (crimped) and not supported at 4' spacing as recommended. I recommend all ducts are open to allow for proper airflow therefore not restricting the efficiency of the system. This was noted over the back porch area to the right when facing the home from the backyard.

I observed the ductwork in the attic to be sagging and/ or kinked (crimped) and not supported at 4' spacing as recommended. I recommend all ducts are open to allow for proper airflow therefore not restricting the efficiency of the system. This was noted over the back porch area to the right when facing the home from the backyard.

☐ ☐ ☐ ☐ D. Other

Comments:

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☐ A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:
Location of Main Water Supply Valve:
Comments:
• Note: Specific Limitations. The inspector cannot operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been shut down or otherwise secured; inspect any components that are not visible or accessible; inspect the quality or the volume of the water; determine the potability of any water system; circulating pumps, freestanding appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; determine the effectiveness of anti-siphon devices, operate freestanding appliances; inspect the inaccessible gas supply systems for leaks, inspect for the presence or performance of private sewage disposal systems.NOTE: All supply piping should be inspected by a licensed plumber for pinholes and deterioration. The interior condition of supply piping is not included in this inspection. The serviceability or condition of the sewer system is not included in this inspection. Pipes and plumbing in walls, insulation, in or under concrete slabs or concealed by personal effects and their quality, condition, or purification of water is not included in this inspection. The plumbing access covers were not removed.
• I observed the shower liners to be inaccessible throughout the home due to water leak tests at the time of the inspection.

I observed the shower liners to be inaccessible throughout the home due to water leak tests at the time of the inspection.

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

I	NI	NP	D

B. Drains, Wastes, and Vents

Comments:
• Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during a limited cursory and visual survey is outside the scope 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. The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.
Note: Specific Limitations. The inspector cannot operate any clothes washing machine connections, shut off valves, or drain lines at the washer connection. Accessible, Visible areas ONLY. The serviceability or condition of the sewer system is not included in this section. Pipes and plumbing in walls, in or under concrete slabs or concealed by personal effects and their quality, condition, or purification of water is not included in this inspection. Shower pan test is excluded. If you have questions as to its integrity, have a plumber do a 24-hour stop test. The main drain or sewer system is not evaluated.
• Type of Drain Piping Material: PVC

C. Water Heating Equipment

Energy Source:
Capacity:
Comments:

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Appliances

Location of Gas Meter:
Type of Gas Distribution Piping Material:
• Gas piping was made of black steel.
Comments:

F. Other

Materials:
Comments:

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

I	NI	NP	D

V. APPLIANCES

☐ ☑ ☐ ☐ **A. Dishwashers**

Comments:

☐ ☑ ☐ ☐ **B. Food Waste Disposers**

Comments:

☐ ☑ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

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

Comments:

☐ ☑ ☐ ☐ **E. Microwave Ovens**

Comments:

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

Comments:
• NOTE: All exhaust fan tubes shall terminate to the exterior. Typically these are not accessible due to inadequate headroom, obstructions, storage items, access and insulation covering.
• Clean the bathroom/utility exhaust vents as needed.

☐ ☑ ☐ ☐ **G. Garage Door Operators**

Door Type:
Comments:

☐ ☑ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

☐ ☐ ☐ ☐ **I. Other**

Observations:

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

Type of Construction:
Comments:

C. Outbuildings

Materials:
Comments:

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal Systems

Type of System:
Location of Drain Field:
Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments:

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

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:

•Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
•Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
•Ordinary glass in locations where modern construction techniques call for safety glass;
•The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
•Excessive spacing between balusters on stairways and porches;
•Improperly installed appliances;
•Improperly installed or defective safety devices; and
•Lack of electrical bonding and grounding.

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.

Report Summary

STRUCTURAL SYSTEMS		
Page 5 Item: A	Foundations	• I observed the masonry or stone veneer flashing/vapor barrier was not set in place at the ledge and/or corners of the foundation wall. If this is not present the brick or stone veneer will adhere to the concrete causing it to expand due to heat and can result in corner pops. • I observed the masonry or stone veneer flashing/vapor barrier was torn at the time of the inspection. If this is not present the brick or stone veneer will adhere to the concrete causing it to expand due to heat and can result in corner pops.
Page 9 Item: C	Roof Covering Materials	• I observed the home was lacking gutters in certain sections I am recommending having them installed to help prevent water runoff during heavy rain from accumulating next to the structure. • I observed an inappropriate vent material protruding through the roof at the time of the inspection. • I observed flashing needed to be reset on the roof covering material at the time of the inspection. • I observed kickout flashing to be lacking or needs to be extended further out. The kickout flashing details observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof should be extended if installed. Kickout flashing is installed to prevent water runoff from entering behind the exterior wall covering. The lack of a proper kickout flashing will allow water to penetrate at these points. This will also help to prevent discoloration of exterior walls at the bottom of the roof/wall intersection and direct water into the gutters.
Page 12 Item: D	Roof Structure and Attics	• I observed the purlin was not flush with the rafter at the time of the inspection. A purlin is a horizontal structural member in a roof that supports a rafter. • I observed damaged radiant barrier at the time of the inspection.

Page 15 Item: E	Walls (Interior and Exterior)	• I observed a tear or puncture in the Housewrap at the time of the inspection I recommend it is taped over as this can potentially reduce it effectiveness. • I observed a fastener was driven through the housewrap at the time of the inspection. I recommend it is sealed with flashing tape as holes, tears and other types of damage can potentially reduce its effectiveness. • I observed a gap in the exterior structural sheathing I recommend it is sealed appropriately. • I observed a section of the exterior wall to be missing structural sheathing at the time of the inspection. • I observed a loose fastener in the structural sheathing of the exterior wall. • I observed the sheathing insulation was not butted up so that the top section is not flush with the lower level and creating a potential area for water leach down into the wall. • I observed a missing nail plate at the time of the inspection. A nail protection plate helps prevent nails from piercing pipes and electrical lines after the drywall is installed and the finish trim is being applied. Nail protection plates are typically installed over utilities that pass through framing members. • I observed missing fire blocking at the time of the inspection • I observed a missing nail plate at the blocking for the cabinetry at the time of the inspection. A nail protection plate helps prevent nails from piercing pipes and electrical lines after the drywall is installed and the finish trim is being applied. Nail protection plates are typically installed over utilities that pass through framing members. The blocking used for cabinetry fasteners tend to be longer than the standard 1 1/4 inch drywall screws which has the potential to cause damage behind it. • I observed the structural sheathing needed to be refastened. This was noted in the attic space. • I observed a tear or puncture in the structural sheathing. This was noted in the upstairs wall in front of the top of the staircase. • I observed tore masonry veneer flashing. • I observed missing fire caulk at the time of the inspection. • I observed a stud that has been dovetailed and spliced together needs additional support.
Page 22 Item: F	Ceilings and Floors	• I observed the sidewalk leading to the front porch was not flush at the time of the inspection. • I observed the lack of a larger nail protection plate at a top or bottom of a wall. A larger nail plate should extend 2 inches past where the electrical or plumbing is penetrating a wood member to avoid potential damage during the drywall installation • I observed missing fire caulk at the time of the inspection.
Page 24 Item: G	Doors (Interior and Exterior)	• I observed the door was out of square and not properly shutting at the time of the inspection.
Page 25 Item: H	Windows	• I observed the window was inoperative at the time of the inspection.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 32 Item: C	Duct Systems, Chases, and Vents	• Additional Comments: It is recommended that a licensed HVAC technician further evaluate the ducting and vents, and make all necessary repairs/replacements. • I observed the ductwork in the attic to be sagging and/ or kinked (crimped) and not supported at 4' spacing as recommended. I recommend all ducts are open to allow for proper airflow therefore not restricting the efficiency of the system. This was noted over the back porch area to the right when facing the home from the backyard.