Under The Roof Home Inspection

Sample Property Inspection Report

Sample Report
Sample Report, TX 00000
Inspection prepared for: Sample Report
Date of Inspection: 0/00/0000 Time: 9:00am
Age of Home: Built 0000 Size: 0000 Total
Weather: Cloudy/Rainy

Under The Roof Home Inspection

Under The Roof Home Inspection

INVOICE

4040 FM 2101
Greenville, TX 75402

Phone 903-456-6835
michael@undertheroofhomeinspection.com

TREC 21771

SOLD TO:

Sample Report

TX

INVOICE NUMBER 20170511-01
INVOICE DATE 05/11/2017

LOCATION Sample Report

REALTOR

DESCRIPTION	PRICE	AMOUNT
	SUBTOTAL	$0.00
	TAX	$0.00
	TOTAL	$0.00
	BALANCE DUE	**$0.00**

THANK YOU FOR YOUR BUSINESS!

Under The Roof Home Inspection
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Greenville, TX 75402

Phone: 903-456-6835
Fax:
Email:
michael@undertheroofhomeinspection.com

PROPERTY INSPECTION REPORT

Prepared For: Sample Report
(Name of Client)

Concerning: Sample Report, Sample Report, TX 00000
(Address or Other Identification of Inspected Property)

By: Michael Ridley Jackson, Lic #21771 05/11/2017
(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.

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

We appreciate the opportunity to conduct this home inspection for you. When the report is completed and delivered, please carefully read the entire report. Please call us after you review the report, so we can go over any questions you may have. After the inspection report is completed and delivered, we are still available for any questions you may have.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report.

Properties being inspected do not "Pass" or "Fail". The following report is based on an inspection of the visible portion of the structure; inspection maybe limited by vegetation and possessions. Depending on the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

Property was semi occupied at the time of inspection. Areas of structure may have been blocked from the view of the inspector. Once furniture is and other furnishing are removed certain indications maybe revealed. However, the inspector inspected the structure as thoroughly as possible to provide you the best information regarding this property.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Pier & Beam - Crawlspace and Slab
Viewed From: Crawlspace
Comments:

- Appears pier and beam foundation has failed. Due to slope floors, tilted piers, possible damaged beams, and poor drainage in crawlspace. Recommend client consult structural engineer and/or foundation repair company.
- Multiple tilted piers observed in crawlspace
- Beams not centered with piers observed in crawlspace
- Possible damaged and warped beams observed in crawlspace
- Possible damaged floor joist and signs of past leaks observed in crawlspace
- Wood to soil contact observed in crawlspace

Note: Kitchen area is on slab

View of Crawlspace

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I	NI	NP	D

Multiple tilted piers observed in crawlspace

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Beams not centered with piers observed in crawlspace

Possible damaged and warped beams observed in crawlspace

Possible damaged floor joist and signs of past leaks observed in crawlspace

Wood to soil contact observed in crawlspace

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☑	☐	☐	☑

B. Grading and Drainage

Comments:

- Possible poor drainage in crawlspace. Appears water may enter crawlspace and pool in multiple locations in crawlspace. Appears water may flow from east to west in crawlspace.
- Appears grading on east side of home is flat or slopes toward home. Appears water may pool near home and enter crawlspace
- Recommend splash block under exterior faucet on east side of home
- Recommend gutters on home

Note: Proper drainage and moisture is important to all types of foundations due to the expansive nature of the area bearing soils. Drainage must be directed away from all sides of the foundation with graded 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 is not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection as these specialized processes require excavation. In the event structural movement is noted, client is advised to consult 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.

Possible poor drainage in crawlspace. Appears water may enter crawlspace and pool in multiple locations in crawlspace.

Appears grading on east side of home is flat or slopes toward home. Appears water may pool near home and enter crawlspace

Recommend splash block under exterior faucet on east side of home

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☑	☐	☐	☑

C. Roof Covering Materials

Types of Roof Covering: Galvanized Steel
Viewed From: Roof and on Ladder at Eaves
Comments:

- Multiple dents in roof observed
- Appears multiple screws are loose on roof
- Rust observed on roofs for back and side porches
- Recommend removing debris from roof

Note: Appears metal roof is installed over asphalt shingles

View of Roof

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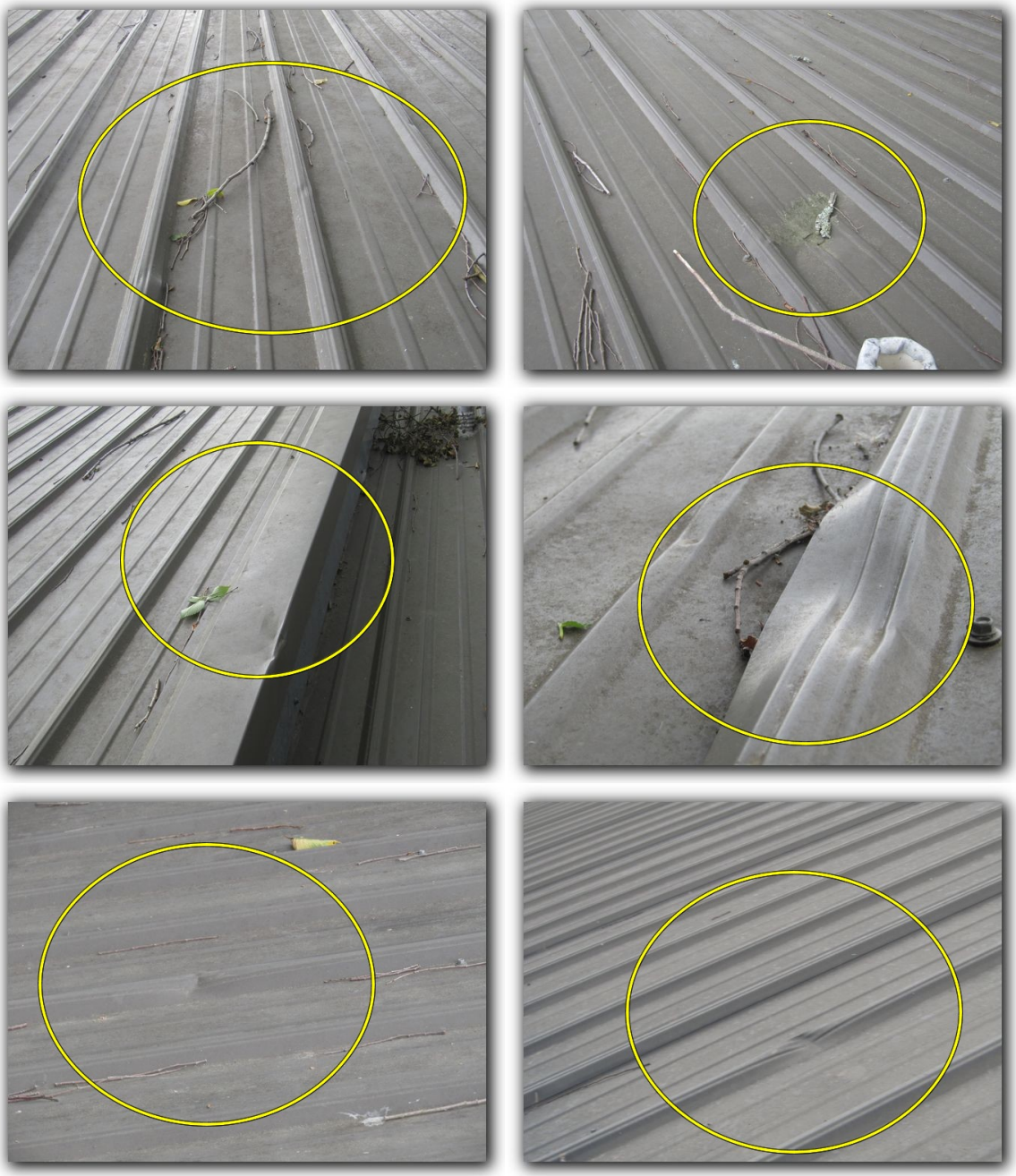
I	NI	NP	D



Multiple dents in roof observed

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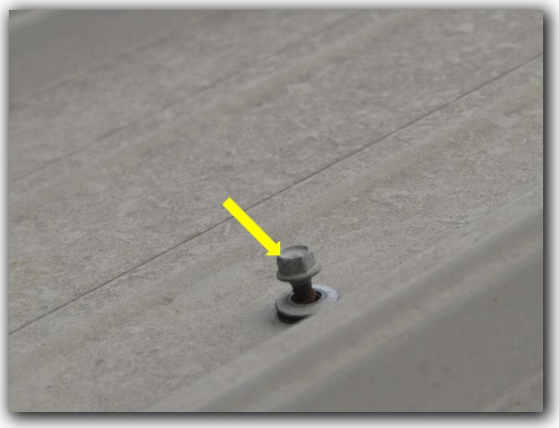
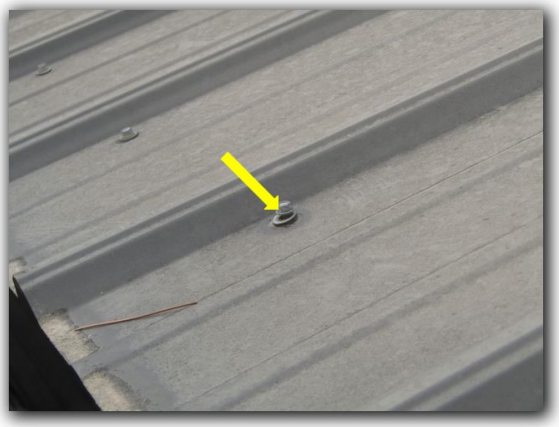
I	NI	NP	D





Appears multiple screws are loose on roof

Rust observed on roofs for back and side porches

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Recommend removing debris from roof

Appears metal roof is installed over asphalt shingles

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Viewed From: Attic

Approximate Average Depth of Insulation: Blown in Insulation: 8 Inches

Approximate Average Thickness of Vertical Insulation: Insulation in walls could not be determined due to wall coverings.

Comments:

- Evidence of past leaks observed in attic
- Possible soot observed in attic at furnace flue
- Possible damaged wood observed at eaves

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I	NI	NP	D

View of Attic

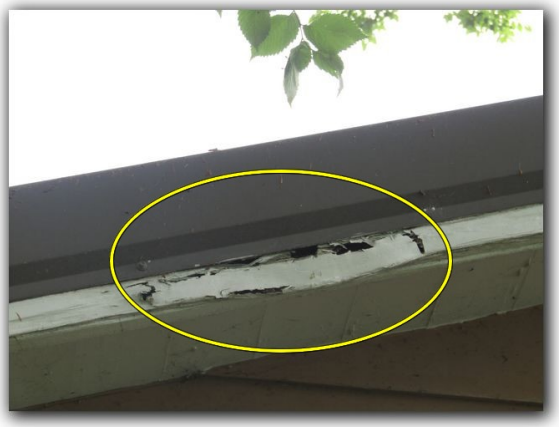
Average Depth of Insulation is 8 Inches

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

I	NI	NP	D

Evidence of past leaks observed in attic

Possible soot observed in attic at furnace flue



Possible damaged wood observed at eaves

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

Wall Materials: Exterior walls are made of wood siding. Interior walls are made of drywall

Comments:

- Possible damaged wood siding observed
- Cracks in interior walls observed

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I	NI	NP	D

Possible damaged wood siding observed

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

I	NI	NP	D

Cracks in interior walls observed

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Ceiling is made of drywall. Floor is carpet and wood vinyl

Comments:

- Slopes and dips observed at multiple locations in floor
- Appears floor in master bath maybe starting wrinkle or become soft. Possible due to water splashing onto floor from sink
- Evidence of past leaks observed on ceiling in kitchen hot water closet

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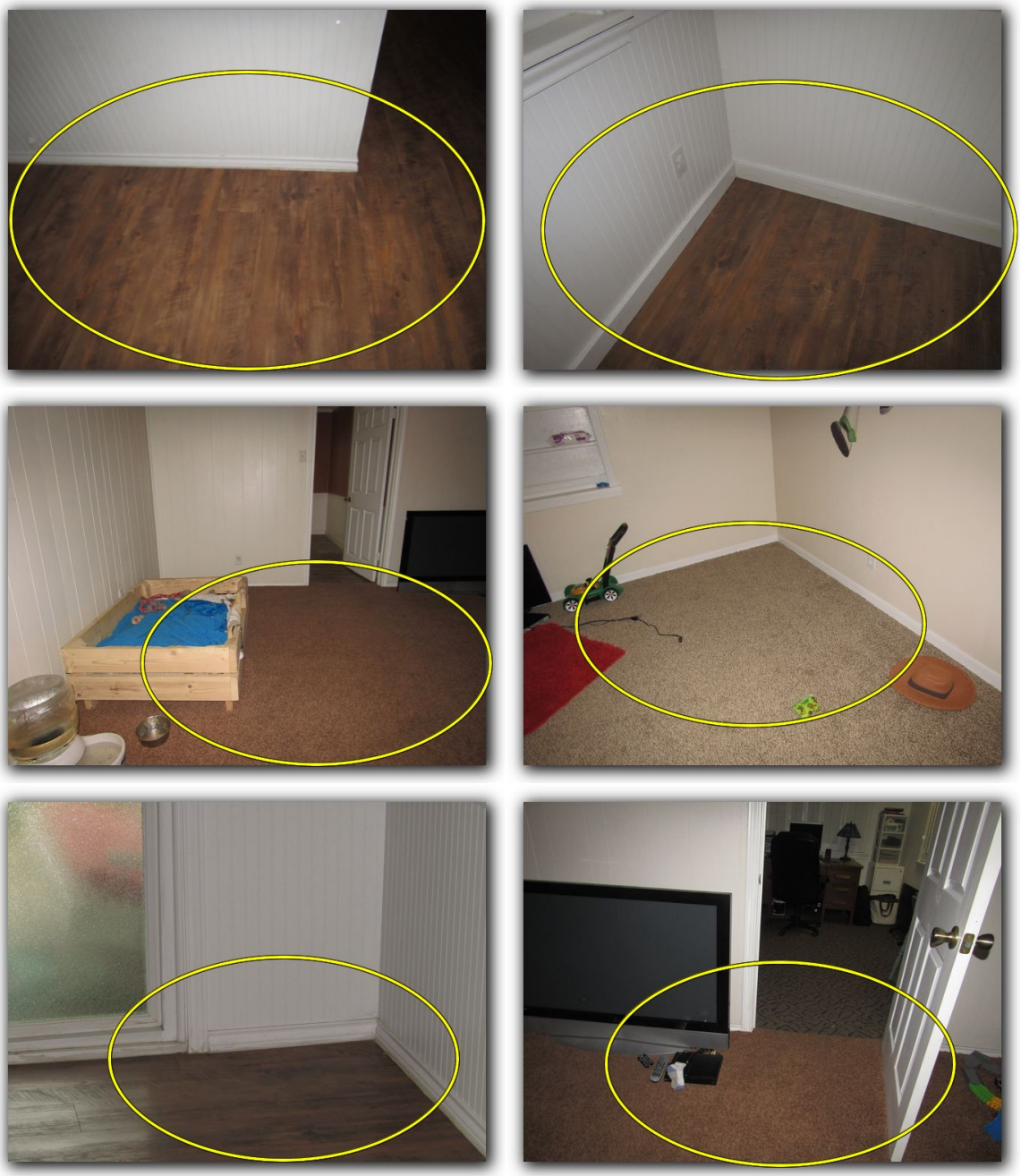
I	NI	NP	D



Slopes and dips observed at multiple locations in floor

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

I	NI	NP	D

Appears floor in master bath maybe starting wrinkle or become soft.

Evidence of past leaks observed on ceiling in kitchen hot water closet

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

Comments:

- Multiple doors do not close completely or do not latch shut
- Appears entry door at carport is missing hardware
- Appears door to office rubs against carpet and floor

Multiple doors do not close completely or do not latch shut

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

I	NI	NP	D

Appears entry door at carport is missing hardware

Appears door to office rubs against carpet and floor

☑ ☐ ☐ ☐ **H. Windows**

Comments:

- All windows were operated at time of inspection. All windows appeared functional.

Note: The inspector is unable to determine if all double pane windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of the inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double paned windows, consult with the seller prior to closing.

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

Comments:

☐ ☐ ☑ ☐ **J. Fireplaces and Chimneys**

Comments:

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

Comments:

- Steps to back deck appear uneven
- Wood to soil contact observed at back deck, front porch and side porch

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

I	NI	NP	D

- Possible damaged wood observed at side porch

Note: Unable to inspect carport storage closet. Closet was locked at time of inspection

Steps to back deck appear uneven

Possible damaged wood observed at side porch

Wood to soil contact observed at back deck, front porch and side porch

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

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Unable to inspect carport storage closet. Closet was locked at time of inspection

☐ ☐ ☑ ☐ **L. Other**

Comments:

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Panel Location: Electrical Panel is located at the exterior of structure under carport on north wall of home. Main disconnect is located at exterior of structure on north exterior wall of carport
Materials & Rating: Copper Wiring, 200 Amp service panel
Comments:

- Wiring entry panel without proper bushings
- Double tapping(two wires under same lug) of neutral and grounding wires observed. Along with double tapping observed at multiple breakers
- Unused breaker observed. Recommend turning break off and labeling as unused
- Bare wires observed at panel. Wires appear to be cold. Recommend capping wires
- Possible rust observed at breakers and bus
- Not all breakers are labeled. Recommend labeling breakers
- Appears breaker for master suite A/C unit maybe over sized. Unable to determine which breaker is for master suite A/C. Breaker appears to be 30 amp and A/C unit calls for max breaker of 20 amps. Recommend client verify which breaker is for A/C unit and if the breaker is 30 amp or 20 amp
- No AFCI breakers present(Not required when house was built)

Note: Service entry is overhead on north side of home
Note: An Arc Fault Circuit Interrupter (AFCI) is a type of duplex receptacle or circuit breaker that breaks the circuit when it detects a dangerous electrical arc in order to prevent electrical fires. An AFCI distinguishes between a harmless arc that occurs incidental to normal operation of switches, plugs, and brushed motors, and an undesirable arc that can occur, for example, in a lamp cord which has a broken conductor. AFCI breakers have been required for circuits feeding electrical outlets in bedrooms of homes since 1999 and all branch circuits supplying outlets since 2014.

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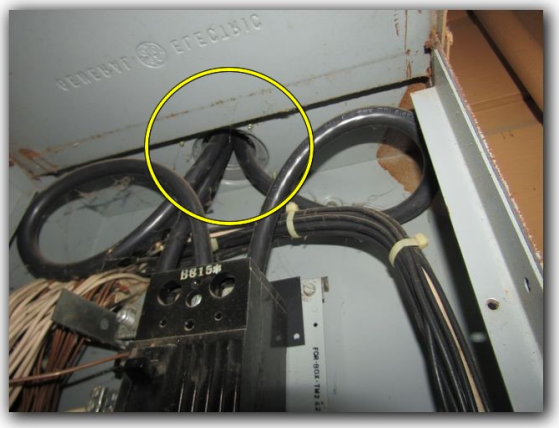
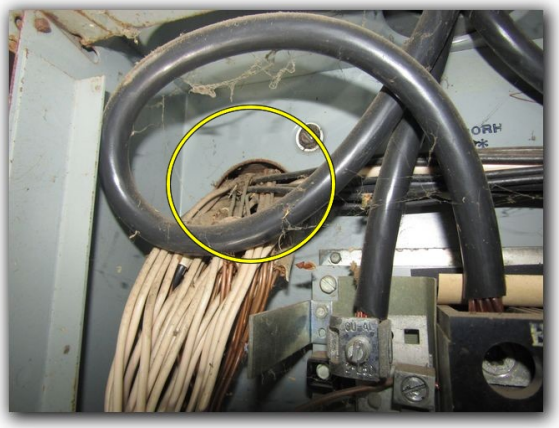
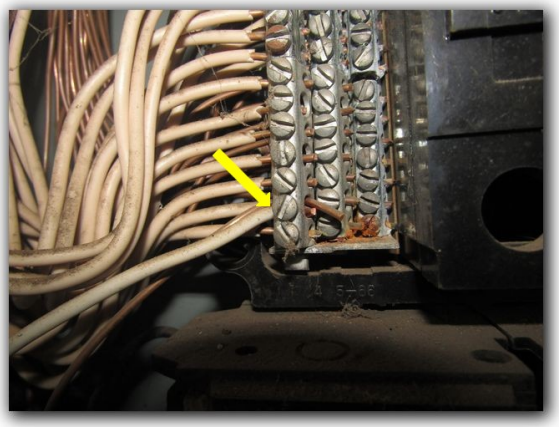
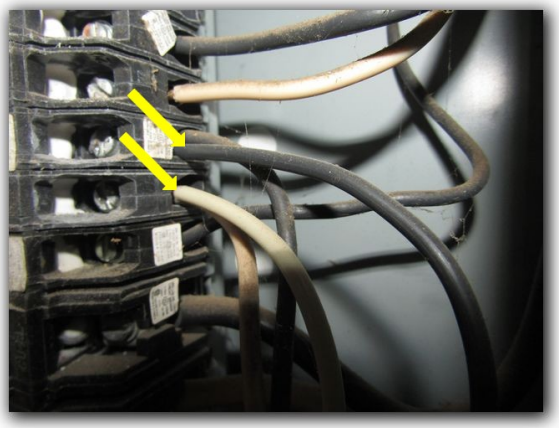
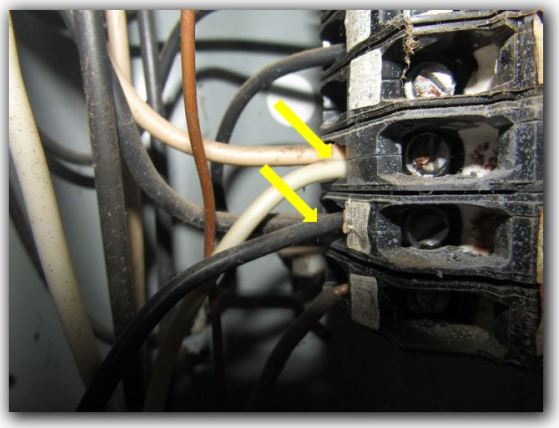




Wiring entry panel without proper bushings







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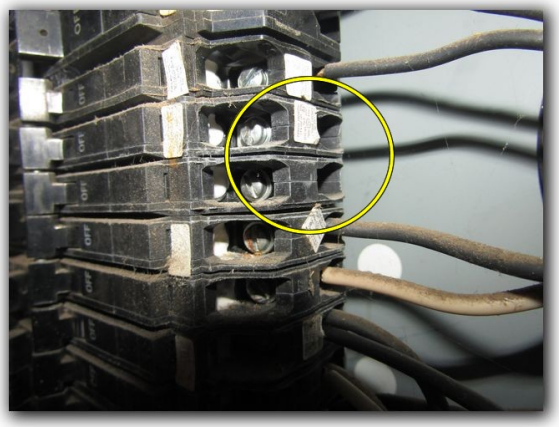
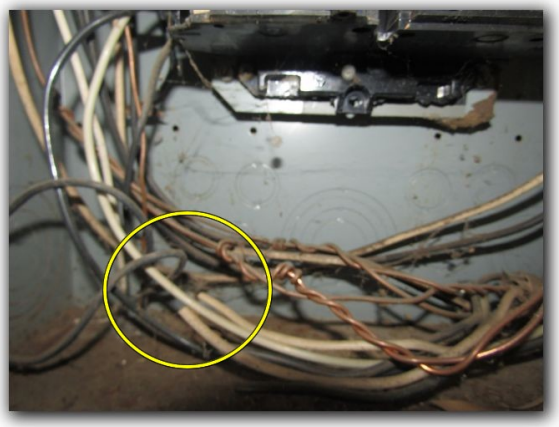
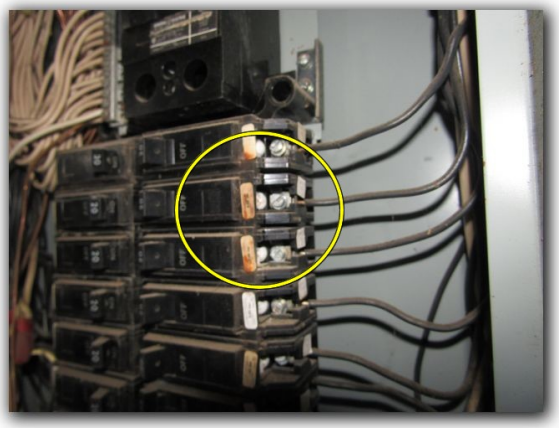
Double tapping(two wires under same lug) of neutral and grounding wires observed. Along with double tapping observed at multiple breakers

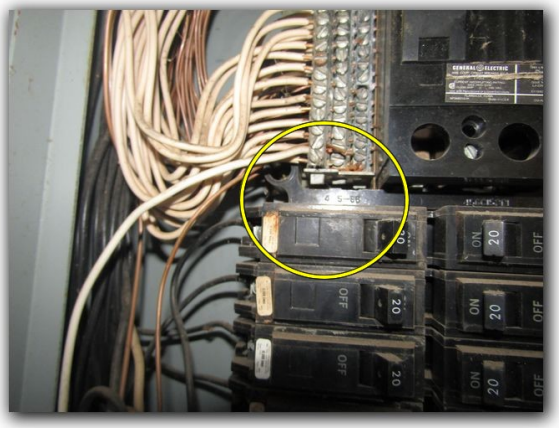


Unused breaker observed.



Bare wires observed at panel





Possible rust observed at breakers and bus

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

Type of Wiring: Copper Wiring, 200 Amp service panel

Comments:

- Smoke Alarms should be in appropriate areas.
- Due to the gas appliances, a carbon monoxide detector should be in appropriate areas.
- Carport receptacle is on an open neutral
- Recommend wiring in attic and crawlspace be in junction boxes
- Recommend wiring in crawlspace not be on the ground
- Recommend junction box in crawlspace have cover
- Light fixture missing cover observed
- Receptacle in hall way near hallway door inoperative at time of inspection
- Possible burn marks observed on receptacle in kitchen
- Receptacle in southwest corner bathroom is loose
- Multiple light fixtures inoperative at time of inspection. Possible spent bulbs. Recommend client verify operation of fixtures
- All of the two pong outlets and most of the three pong outlets are on a two wire system with no ground. It is recommended to ground around water and electronically sensitive equipment.
- GFCI protection was not present in any of the recommended locations.

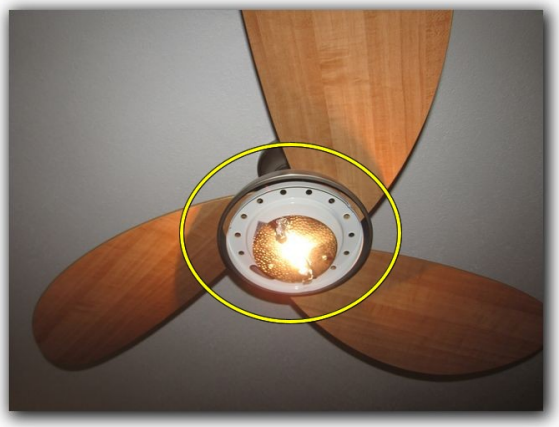
Note: Recommended GFCI locations include bathroom receptacles, garage receptacles, outdoor

receptacles, crawl space, kitchen counter tops, laundry, utility, or wet bar sink.
Note: Carbon monoxide (CO) is slightly lighter than air, so carbon monoxide alarms are effective when placed on the ceiling or high up on a wall. A carbon monoxide detector should not be placed within fifteen feet of heating or cooking appliances or in or near very humid areas such as bathrooms.
Note: Appropriate areas for smoke alarms are bedrooms, hallways and living space on each floor.

Carport receptacle is on an open neutral

Recommend wiring in crawlspace not be on the ground

Recommend wiring in attic and crawlspace be in junction boxes



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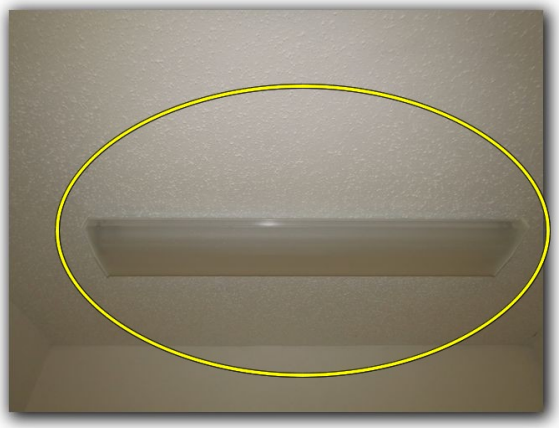
Recommend junction box in crawlspace have cover

Light fixture missing cover observed

Receptacle in hall way near hallway door inoperative

Possible burn marks observed on receptacle in kitchen

Receptacle in southwest corner bathroom is loose



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Multiple light fixtures inoperative at time of inspection

All of the two pong outlets and most of the three pong outlets are on a two wire system with no ground

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑	☐	☐	☑

A. Heating Equipment

Type of Systems: Master Suite A/C unit appears to be 2.5 ton split unit with compressor and condenser at exterior of home with the evaporator in living room closet.
Home A/C unit appears to be 2.5 ton split unit with compressor and condenser at exterior of home with the evaporator in living room closet.
Energy Sources: Gas
Comments:

- Flex connector enters left furnace. Vibration could cause damage to flex connector. Black pipe should be used between furnace and flex connector
- The master suite heating system turned on, appeared functional, and responded to normal operating controls at the time of the inspection. Average temperature between registers and return was + 49 degrees.
- The home heating system turned on, appeared functional, and responded to normal operating controls at the time of the inspection. Average temperature between registers and return was + 38 degrees.
- Co levels normal at furnaces

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

I	NI	NP	D

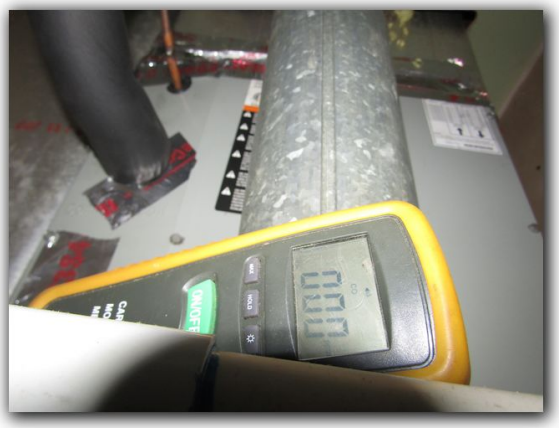
Flex connector enters left furnace

Average temperature between registers and return for Master Suite Heating was + 49 degrees.

Average temperature between registers and return for Home heating was + 38 degrees.

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

I	NI	NP	D



Co levels normal at furnaces

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Master Suite A/C unit appears to be 2.5 ton split unit with compressor and condenser at exterior of home with the evaporator in living room closet.
Home A/C unit appears to be 2.5 ton split unit with compressor and condenser at exterior of home with the evaporator in living room closet.
Comments:

- A/C drain line terminates to exterior. Recommend A/C drain line terminate indirectly into home drainage system
- Appears A/C drain line is tilts back towards A/C unit in crawlspace and not towards termination. Drain line not running down hill could lead to clog
- Recommend traps on A/C drain lines
- Recommend cleanout on left A/C unit be capped
- Evidence of past leak at left A/C unit
- Right exterior unit not leveled
- Supply lines at exterior units should be covered with insulation
- The Master suite cooling system turned on, appeared functional, and responded to normal operating controls at the time of the inspection. Average temperature between registers and return was + 16 degrees.
- The home cooling system turned on, appeared functional, and responded to normal operating controls at the time of the inspection. Average temperature between registers and return was + 14 degrees.

Note: Testing the differential temperature of the supply (ambient) air and the return (vent) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air conditioning equipment. The normal range is between 14F. and 20F.

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

I	NI	NP	D

A/C drain line terminates to exterior.

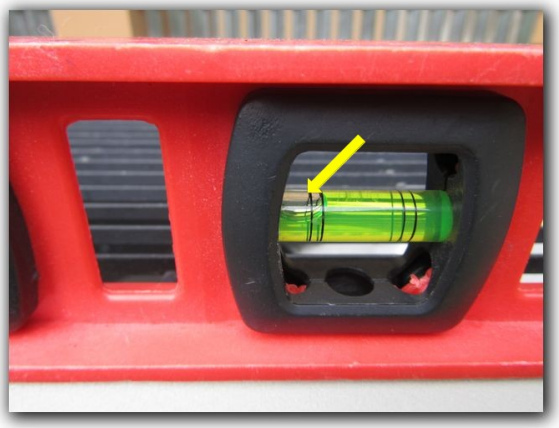
Appears A/C drain line is tilts back towards A/C unit in crawlspace and not towards termination

Recommend traps on A/C drain lines

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

I	NI	NP	D

Recommend cleanout on left A/C unit be capped



Right exterior unit not leveled

Evidence of past leak at left A/C unit

Supply lines at exterior units should be covered with insulation

Average temperature between registers and return for Mater Suite Cooling was + 16 degrees.

Average temperature between registers and return for home cooling was + 14 degrees.

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

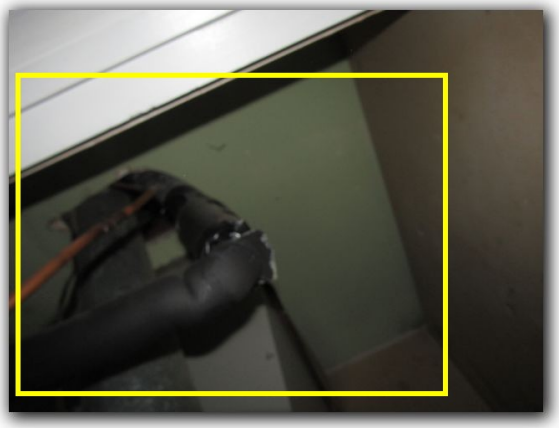
I	NI	NP	D
☑	☐	☐	☑

C. Duct Systems, Chases, and Vents

Comments:

- Due to gas furnaces. A/C closets should be vented
- Flues for furnaces contact insulation. Recommend clearance between flues and insulation
- Recommend heat shields on furnace flues
- Multiple registers are not flushed against the ceiling

Note: All visible ducts were viewed at the time of the inspection.



Due to gas furnaces. A/C closets should be vented

Flues for furnaces contact insulation

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

I	NI	NP	D

Recommend heat shields on furnace flues

Multiple registers are not flushed against the ceiling

IV. PLUMBING SYSTEMS

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

Location of water meter: North Side of Home
Location of main water supply valve: North Side of Home
Static water pressure reading: 68 PSI
Comments:

- Cold water flowing from sink and tub in southwest corner bathroom was partly brown when turned on. Water ran for several minutes before water cleared up.
- Hall bathroom toilet loose at base
- Supply lines in crawlspace should be covered with insulation.
- Possible corrosion observed on hot water supply valve under master bath sink
- Supply valve for master toilet was turned off at time of inspection. Inspector turned on valve and inspected toilet. No leak was observed at time of inspection. Recommend client verify way supply valve was off.

- Exterior faucets do not have back flow protector(Anti-siphon device).
- Recommend bonding jumper at water heater from cold water supply line to gas line. Bonding gas line

Note: Anti-siphon devices keep contaminated water from entering the portable water of the house plumbing.
Note: Water meter was observed at time of inspection. Appeared to be no supply leaks at time of inspection

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

I	NI	NP	D

Water Meter

Static Water Pressure Reading

Cold water flowing from sink and tub in southwest corner bathroom was partly brown when turned on. Water ran for several minutes before water cleared up.

Hall bathroom toilet loose at base

Possible corrosion observed on hot water supply valve under master bath sink

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

I	NI	NP	D

Supply lines in crawlspace should be covered with insulation

Supply valve for master toilet was turned off at time of inspection.

Exterior faucets do not have back flow protector

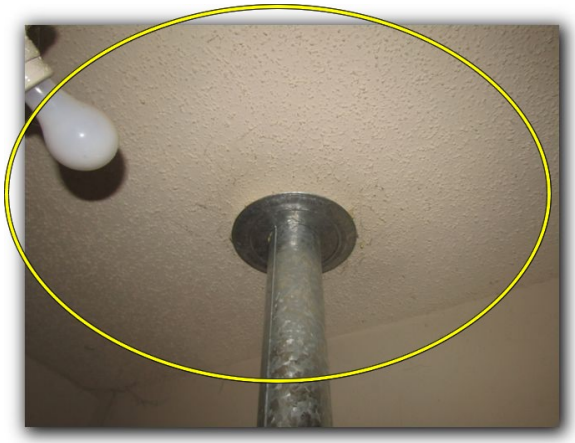
☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**

Comments:

- Due to gas water heaters, hall bathroom water heater closet and kitchen water heater closet should be vented.
- Appears flue for kitchen water heater contacts cardboard, drywall, and insulation. Recommend clearance between drywall, insulation and flue. Recommend removing

cardboard
- Recommend heat shield at kitchen water heater
- Appears flue for hall bathroom water heater contacts insulation. Recommend clearance between flue and insulation

Note: Appears to be a flue no longer in use in hall bathroom water heater closet
Note: Inspector attempted to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor clogs in the branch lines, or at the traps beneath sinks, tubs and showers to major blockages in the main line. The minor clogs are easily cleared, either by chemical means or by removing and cleaning out the traps. However, if tree roots grow into the main drain that connects the house to sewage system, repairs could become expensive and might include replacing the entire main line. You may wish to have the main waste line video-scanned before the end of option period.
Note: Old drain pipes observed in crawlspace. Appears plumbing may have been connected to room being used as office at some point in time



Due to gas water heaters, hall bathroom water heater closet and kitchen water heater closet should be vented.

Appears flue for kitchen water heater contacts cardboard, drywall, and insulation

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

I	NI	NP	D

Recommend heat shield at kitchen water heater

Appears flue for hall bathroom water heater contacts insulation

Appears to be a flue no longer in use in hall bathroom water heater closet

Old drain pipes observed in crawlspace

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Sources: Water heaters are gas and located in kitchen closet and hall bathroom closet
Capacity: Hall Bathroom: 50 Gallons, Kitchen: 50 Gallons
Comments:

- No drain pan underneath water heaters. Should be drain pan underneath water heaters connected to a drain line that terminates to exterior where it can be monitored or indirectly into drainage system
- Drain line for hall bathroom water heater temperature pressure relief valve terminates in crawlspace. TPR drain line should terminate to exterior where it can be monitored
- TPR drain line for hall bathroom water heater appears to be too small. Drain line should be the same size as valve
- Possible corrosion observed at cold water supply valve for kitchen water heater
- Co levels normal at water heaters

Note: Inspector was unable to determine where kitchen water heater TPR drain line terminates

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

I	NI	NP	D

No drain pan underneath water heaters

Drain line for hall bathroom water heater temperature pressure relief valve terminates in crawlspace.

TPR drain line for hall bathroom water heater appears to be too small

Possible corrosion observed at cold water supply valve for kitchen water heater

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

I	NI	NP	D

Co levels normal at water heaters

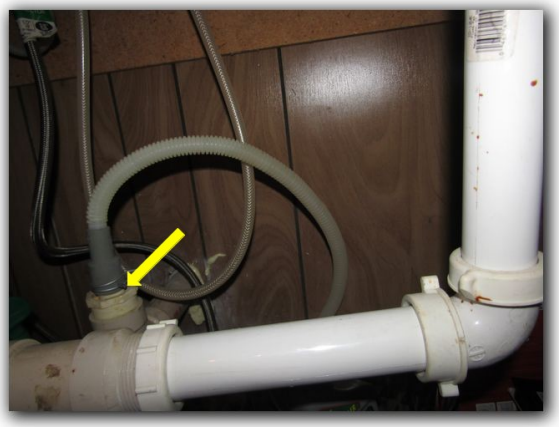
☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:

☐ ☐ ☑ ☐ **E. Other**
Comments:

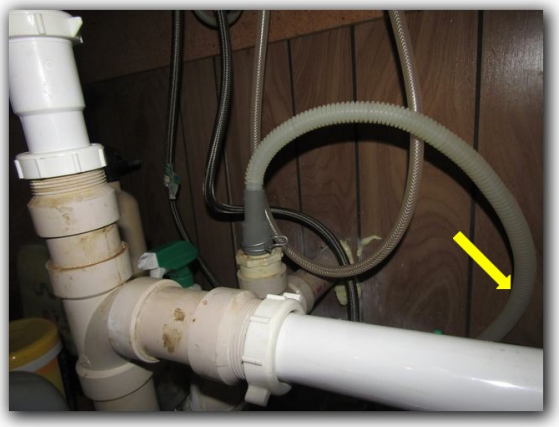
V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**
Comments:

- Dishwasher drain line appears to connect to home drainage system below the trap for the kitchen sink drain. Dishwasher drain line should terminate above the trap. Connecting below the trap could allow sewer gases to enter dishwasher
- Dishwasher Drain line should be elevated or an anti-syphon device be installed to prevent backups from contaminating the dishwasher
- Dishwasher appeared to operate normally at time of inspection



Dishwasher drain line appears to connect to home drainage system below the trap



Dishwasher Drain line should be elevated or an anti-syphon device be installed to prevent backups from contaminating the dishwasher

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

I	NI	NP	D	
☐	☐	☑	☐	**B. Food Waste Disposers**

Comments:

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

Comments:

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

Comments:

- Cooktop is electric
- Heating elements operated when tested
- Oven is electric
- Oven was set to 350 and read 370

Oven was set to 350 and read 370

☑	☐	☐	☑	**E. Microwave Ovens**

Comments:

- Microwave appeared to operate normally at time of inspection
- Appears microwave is missing knob

Appears microwave is missing knob

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

I	NI	NP	D

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

Comments:

- Bathroom exhaust fans appear to terminate in attic. Exhaust fans should terminate to exterior of home
- With there being no window in utility room. Recommend exhaust fan in utility room
- Bathroom heater in southwest bathroom appeared to operate normally at time of inspection

Note: Wall heater in hall bathroom not inspected at time of inspection

With there being no window in utility room. Recommend exhaust fan in utility room

☐ ☐ ☑ ☐ **G. Garage Door Operators**

Comments:

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Comments:

- Dryer vent terminates in crawlspace. Dryer vent should terminate to exterior of home

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

I	NI	NP	D

Dryer vent terminates in crawlspace

☐ ☑ ☐ ☐ **I. Other**
Comments:
- Refrigerator was not inspect at time of inspection

VI. OPTIONAL SYSTEMS

☐ ☐ ☑ ☐ **A. Landscape Irrigation (Sprinkler) Systems**
Comments:

☐ ☐ ☑ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction: Pool Construction Types
Comments:

☐ ☑ ☐ ☐ **C. Outbuildings**
Comments:

☐ ☐ ☑ ☐ **D. Private Water Wells** (A coliform analysis is recommended)
Type of Pump: Water Pump Types
Type of Storage Equipment: Water Storage Equipment
Comments:

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

I	NI	NP	D	
☐	☐	☑	☐	**E. Private Sewage Disposal (Septic) Systems** *Type of System*: Septic Systems *Location of Drain Field*: *Comments*:
☐	☐	☑	☐	**F. Other** *Comments*:

On this page you will find a brief summary. Any CRITICAL CONCERN of the inspection, as they relate to the Safety and Function will be in RED. Examples would be bare electrical wire, or active drain leaks. The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The lists below are the inspector's opinion only and other qualified professionals and/or the buyer/agent may place more/less emphasis on some items.

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommended that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

In the event structural movement is noted, client is advised to consult 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.

Structural Systems		
Page 4 Item: A	Foundations	• Appears pier and beam foundation has failed. Due to slope floors, tilted piers, possible damaged beams, and poor drainage in crawlspace. Recommend client consult structural engineer and/or foundation repair company. • Multiple tilted piers observed in crawlspace • Beams not centered with piers observed in crawlspace • Possible damaged and warped beams observed in crawlspace • Possible damaged floor joist and signs of past leaks observed in crawlspace • Wood to soil contact observed in crawlspace
Page 7 Item: B	Grading and Drainage	• Possible poor drainage in crawlspace. Appears water may enter crawlspace and pool in multiple locations in crawlspace. Appears water may flow from east to west in crawlspace. • Appears grading on east side of home is flat or slopes toward home. Appears water may pool near home and enter crawlspace
Page 8 Item: C	Roof Covering Materials	• Multiple dents in roof observed • Appears multiple screws are loose on roof • Rust observed on roofs for back and side porches • Recommend removing debris from roof
Page 11 Item: D	Roof Structures and Attics	• Evidence of past leaks observed in attic • Possible soot observed in attic at furnace flue • Possible damaged wood observed at eaves
Page 13 Item: E	Walls (Interior and Exterior)	• Possible damaged wood siding observed • Cracks in interior walls observed
Page 15 Item: F	Ceilings and Floors	• Slopes and dips observed at multiple locations in floor • Appears floor in master bath maybe starting wrinkle or become soft. Possible due to water splashing onto floor from sink • Evidence of past leaks observed on ceiling in kitchen hot water closet
Page 17 Item: G	Doors (Interior and Exterior)	• Multiple doors do not close completely or do not latch shut • Appears entry door at carport is missing hardware • Appears door to office rubs against carpet and floor
Page 18 Item: K	Porches, Balconies, Decks, and Carports	• Steps to back deck appear uneven • Wood to soil contact observed at back deck, front porch and side porch

		• Possible damaged wood observed at side porch
Electrical Systems		
Page 20 Item: A	Service Entrance and Panels	• Wiring entry panel without proper bushings • Double tapping(two wires under same lug) of neutral and grounding wires observed. Along with double tapping observed at multiple breakers • Unused breaker observed. Recommend turning break off and labeling as unused • Bare wires observed at panel. Wires appear to be cold. Recommend capping wires • Possible rust observed at breakers and bus • Not all breakers are labeled. Recommend labeling breakers • Appears breaker for master suite A/C unit maybe over sized. Unable to determine which breaker is for master suite A/C. Breaker appears to be 30 amp and A/C unit calls for max breaker of 20 amps. Recommend client verify which breaker is for A/C unit and if the breaker is 30 amp or 20 amp • No AFCI breakers present(Not required when house was built)
Page 22 Item: B	Branch Circuits, Connected Devices and Fixtures	• Smoke Alarms should be in appropriate areas. • Due to the gas appliances, a carbon monoxide detector should be in appropriate areas. • Carport receptacle is on an open neutral • Recommend wiring in attic and crawlspace be in junction boxes • Recommend wiring in crawlspace not be on the ground • Recommend junction box in crawlspace have cover • Light fixture missing cover observed • Receptacle in hall way near hallway door inoperative at time of inspection • Possible burn marks observed on receptacle in kitchen • Receptacle in southwest corner bathroom is loose • Multiple light fixtures inoperative at time of inspection. Possible spent bulbs. Recommend client verify operation of fixtures • All of the two pong outlets and most of the three pong outlets are on a two wire system with no ground. It is recommended to ground around water and electronically sensitive equipment. • GFCI protection was not present in any of the recommended locations.
Heating, Ventilation and Air Conditioning Systems		
Page 25 Item: A	Heating Equipment	• Flex connector enters left furnace. Vibration could cause damage to flex connector. Black pipe should be used between furnace and flex connector
Page 27 Item: B	Cooling Equipment	• A/C drain line terminates to exterior. Recommend A/C drain line terminate indirectly into home drainage system • Appears A/C drain line is tilts back towards A/C unit in crawlspace and not towards termination. Drain line not running down hill could lead to clog • Recommend traps on A/C drain lines • Recommend cleanout on left A/C unit be capped • Evidence of past leak at left A/C unit

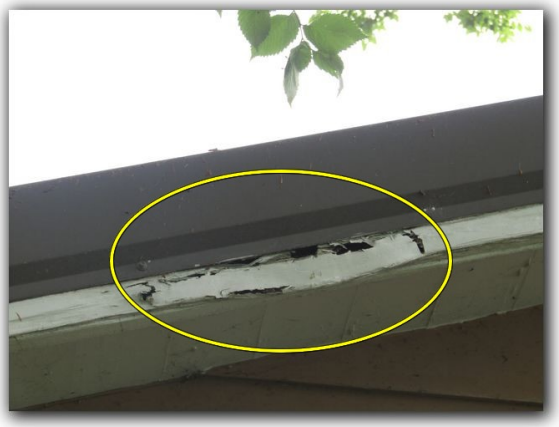
		• Right exterior unit not leveled • Supply lines at exterior units should be covered with insulation
Page 30 Item: C	Duct Systems, Chases, and Vents	• Due to gas furnaces. A/C closets should be vented • Flues for furnaces contact insulation. Recommend clearance between flues and insulation • Recommend heat shields on furnace flues • Multiple registers are not flushed against the ceiling
Plumbing Systems		
Page 31 Item: A	Plumbing Supply, Distribution Systems and Fixtures	• Cold water flowing from sink and tub in southwest corner bathroom was partly brown when turned on. Water ran for several minutes before water cleared up. • Hall bathroom toilet loose at base • Supply lines in crawlspace should be covered with insulation. • Possible corrosion observed on hot water supply valve under master bath sink • Supply valve for master toilet was turned off at time of inspection. Inspector turned on valve and inspected toilet. No leak was observed at time of inspection. Recommend client verify way supply valve was off. • Exterior faucets do not have back flow protector(Anti-siphon device).
Page 33 Item: B	Drains, Wastes, and Vents	• Due to gas water heaters, hall bathroom water heater closet and kitchen water heater closet should be vented. • Appears flue for kitchen water heater contacts cardboard, drywall, and insulation. Recommend clearance between drywall, insulation and flue. Recommend removing cardboard • Recommend heat shield at kitchen water heater • Appears flue for hall bathroom water heater contacts insulation. Recommend clearance between flue and insulation
Page 35 Item: C	Water Heating Equipment	• No drain pan underneath water heaters. Should be drain pan underneath water heaters connected to a drain line that terminates to exterior where it can be monitored or indirectly into drainage system • Drain line for hall bathroom water heater temperature pressure relief valve terminates in crawlspace. TPR drain line should terminate to exterior where it can be monitored • TPR drain line for hall bathroom water heater appears to be too small. Drain line should be the same size as valve • Possible corrosion observed at cold water supply valve for kitchen water heater
Appliances		
Page 37 Item: A	Dishwashers	• Dishwasher drain line appears to connect to home drainage system below the trap for the kitchen sink drain. Dishwasher drain line should terminate above the trap. Connecting below the trap could allow sewer gases to enter dishwasher • Dishwasher Drain line should be elevated or an anti-syphon device be installed to prevent backups from contaminating the dishwasher
Page 38 Item: E	Microwave Ovens	• Appears microwave is missing knob
Page 39 Item: F	Mechanical Exhaust Vents	• Bathroom exhaust fans appear to terminate in attic.

	and Bathroom Heaters	Exhaust fans should terminate to exterior of home • With there being no window in utility room. Recommend exhaust fan in utility room
Page 39 Item: H	Dryer Exhaust Systems	• Dryer vent terminates in crawlspace. Dryer vent should terminate to exterior of home

PHOTO SUMMARY

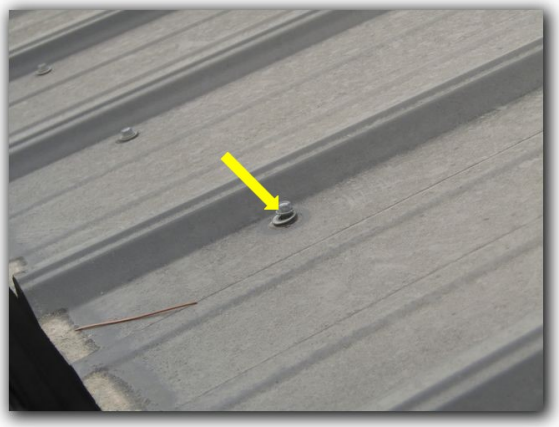


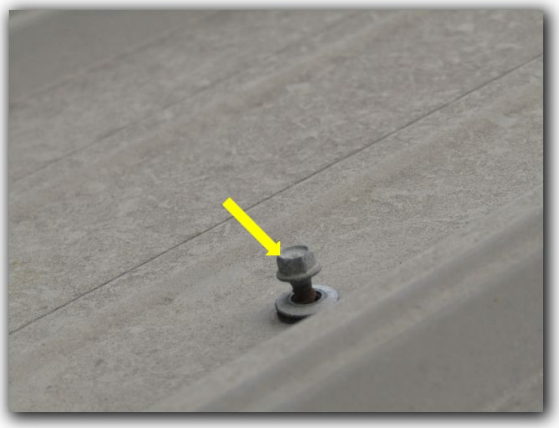




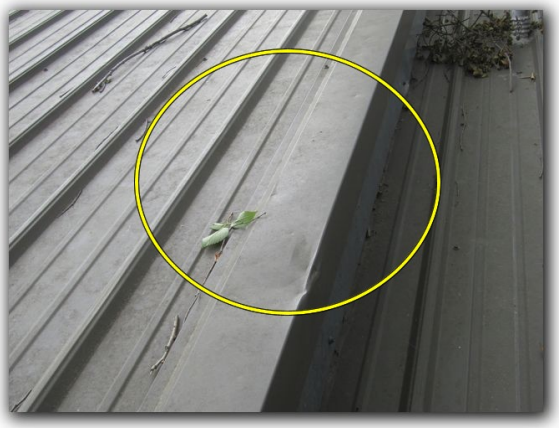




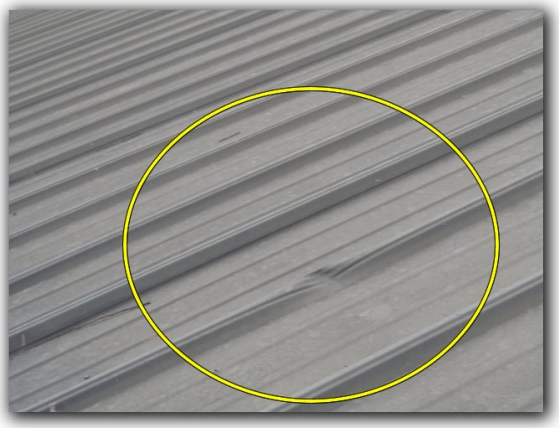


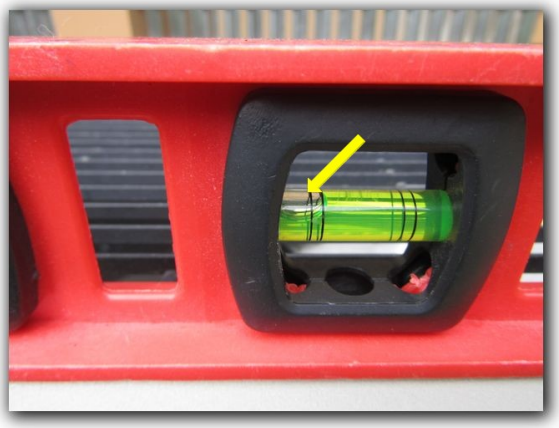








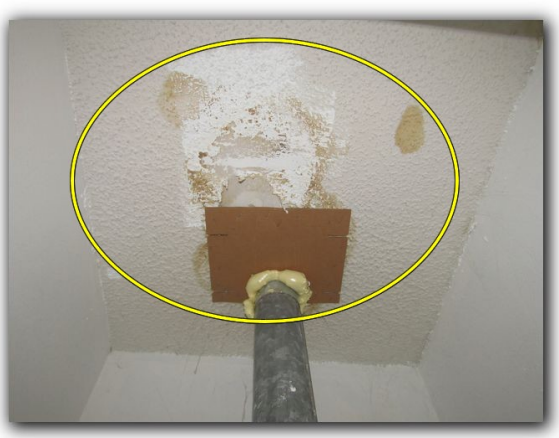


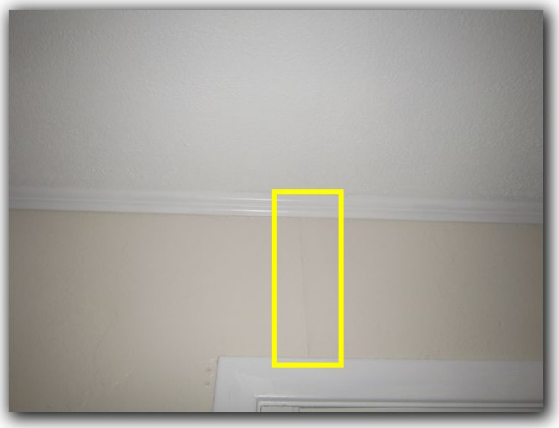

Orbit
psi
0
20
40
60
80
100
120
140
160
180
200

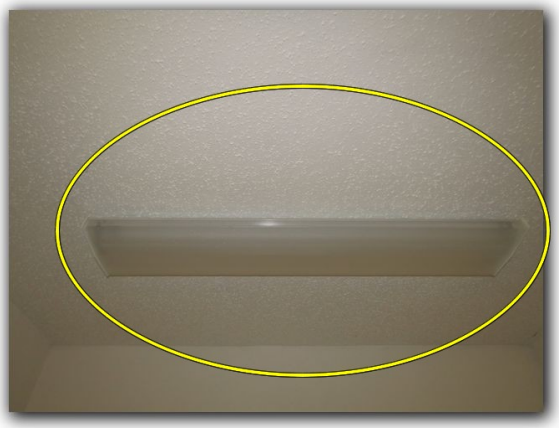

Microwave Browner

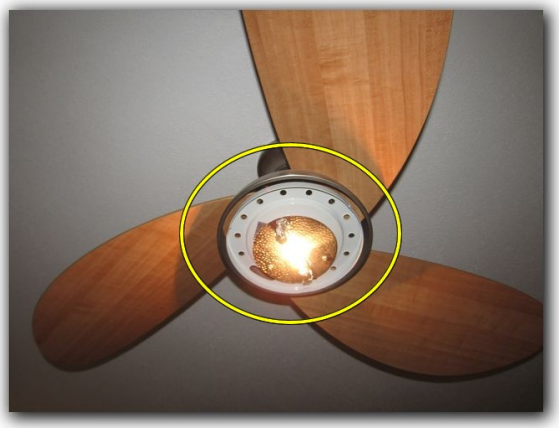

WARNING


ON/OFF
MAX
HOLD

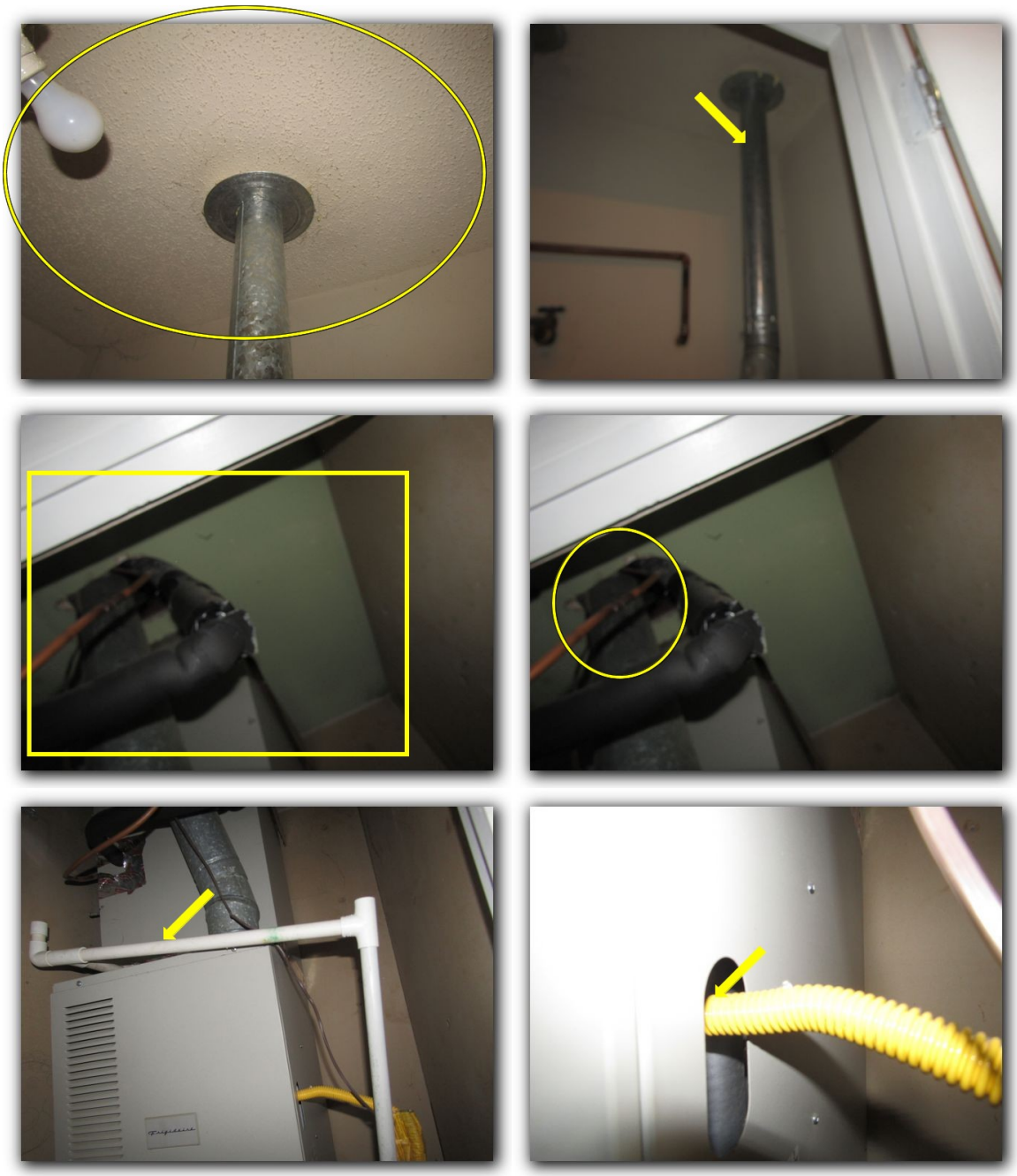









BRADFORD WHITE
DEFENDER
SAFETY SYSTEM



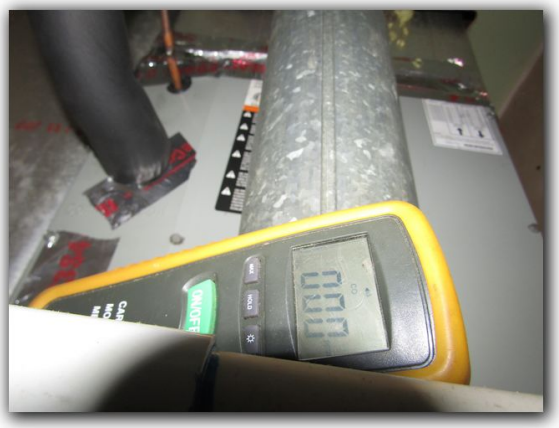






350
400
450
300
500
250
550
200
600
150


CARBON
MONOXIDE
METER
ON/OFF


ON/OFF


77.3

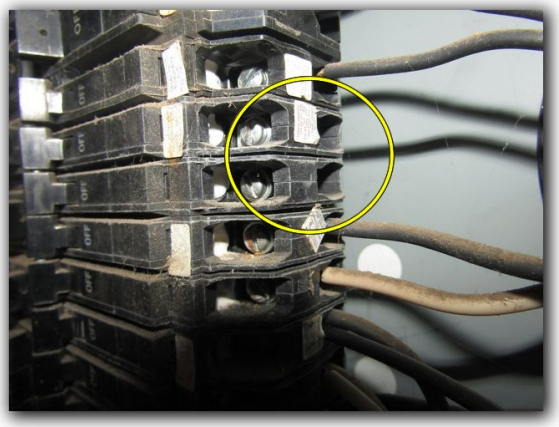

°F
126.5
SCAN

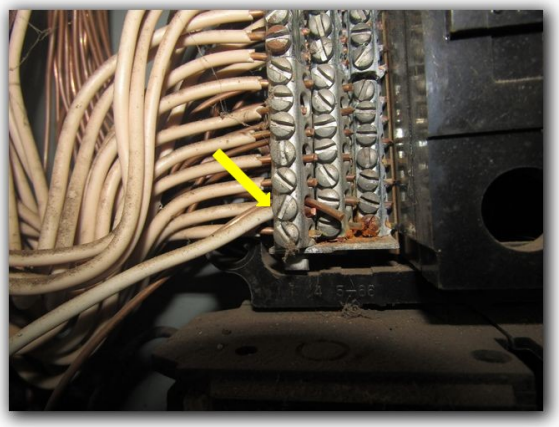

°F
122.1
SCAN

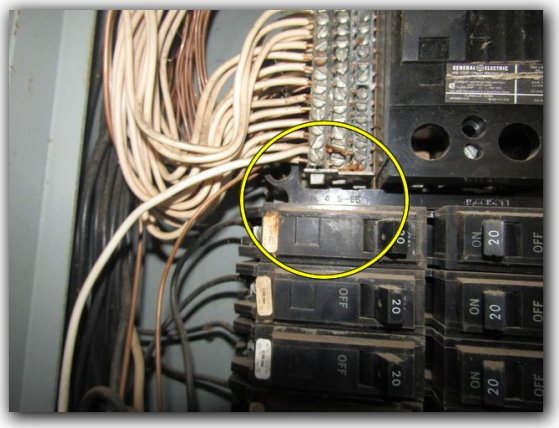
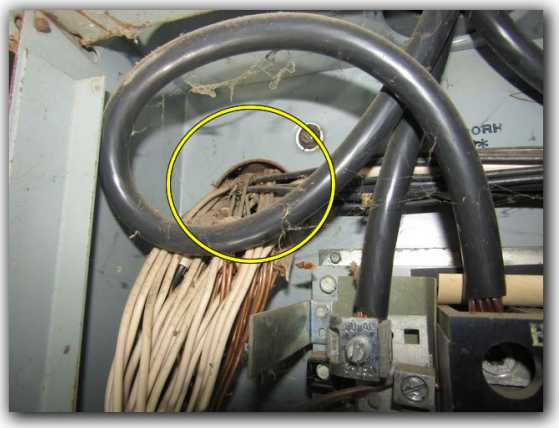
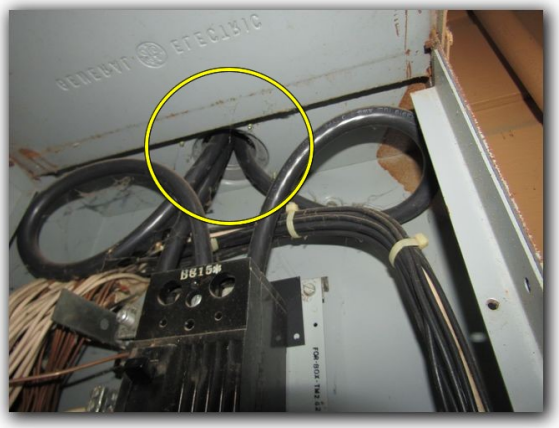
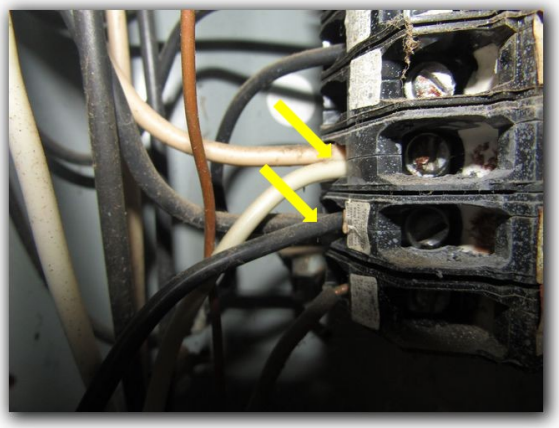
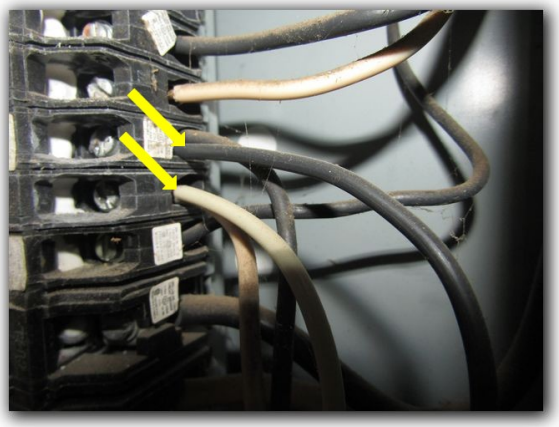
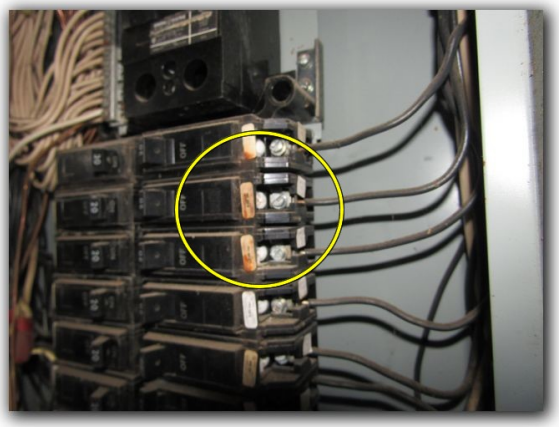

°F
84.0
SCAN

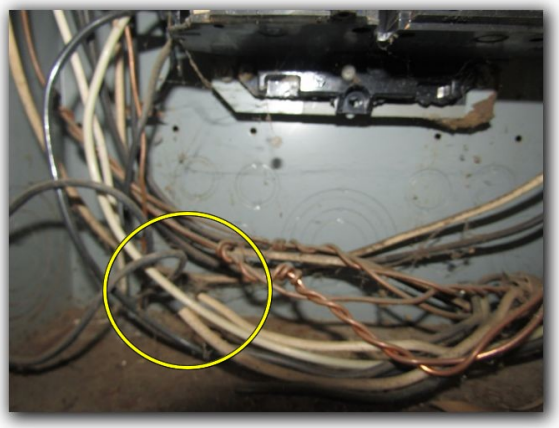









°F
61.5


°F
47.1


GENERAL
°F
60.6


44.9


PARKIN
NO


CARBON
MONOXIDE
METER
ON/OFF
000