



SWAN HOME INSPECTIONS PLLC

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HOME INSPECTION

1234 Main St.
Porter, TX 773654687

Buyer Name
04/23/2020 9:00AM



Inspector
Ralph Swan Jr.
Ralph Edward Swan Jr.

INTERNACHI Certified Home Inspector
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Agent
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PROPERTY INSPECTION REPORT

Prepared For:Buyer Name

(Name of Client)

Concerning:1234 Main St. Porter TX 773654687

(Address or Other Identification of Inspected Property)

Ralph Swan Jr. - INTERNACHI Certified Home Inspector

By:Trec #22655

(Name and License Number of Inspector)

04/23/2020 9:00AM

(Date)

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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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, bathrooms, 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 license holders 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 require 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

Type of Building: Single Family Two-Story

Age Of Home :

2015

In Attendance: Buyer's Agent

Weather: Clear, Hot

Temperature: Over 65

Rain in Last 3 Days: No

Soil Surface : Dry

Appurtenance: Covered Porch

Garage: Attached

Inspection Information: NOTICE: This report is paid for by and prepared for the client named above and is not transferable. - Directional References Are Made From Facing Front Entry

Pictures: The digital pictures in this report are a sampling of the conditions or damages and should not be considered to show all of the conditions, damages, or deficiencies observed. The photographs included in this report are intended to illustrate some, but not all of the defects and to clarify the text information in the report.

The use of "special equipment" is at the discretion of the inspector in order to form opinions as he sees fit in certain instances.

Cosmetic and other defects related to age and use are not typically identified.

Throughout the report the inspector may make recommendations as to possible repairs. These recommendations are not intended to be substitutes or construed to be more appropriate than the recommendations of the professionals actually making the repairs. Conflicts in recommendations should be resolved prior to repairs being made.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

After the inspection report is issued, it is recommended that the repairs be completed, or agreements made to complete the repairs before final closing. The buyer accepts all material defects, latent or exposed, upon closing. It is also recommended to have an annual reinspection performed by an inspector, or further evaluation by qualified contractors. This will ensure that repairs are made properly, as well as further evaluating systems and components over time. It is also recommended to purchase a home warranty for at least the first year in your new home.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this

information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

I NI NP D

I. STRUCTURAL SYSTEMS

- A. Foundations**

Type of Foundation(s): Concrete Slab

Typical Movement :

The performance of the foundation is determined by the visual movement indicators observed at the time of the inspection. In my opinion, the foundation appeared to be performing as intended with some movement indicators present at the time of the inspection. In my opinion, the movement indicators observed appeared to be typical for a home of this age. The full performance and the rate of movement is not able to be fully determined during a one-time inspection. If concerns exist about the foundations performance or the rate of movement a structural professional should be consulted.

Comments :

Inspection Notes: The structural function of a foundation is to support the structure while maintaining the surface levelness within permissible levelness tolerances, so that there is no significant structural damage to the house frame, doors, or windows. It is important to understand that foundations are not designed to eliminate the possibility of cosmetic damage or minor door problems.

Future performance of the structure cannot be predicted or warranted.

- B. Grading and Drainage**

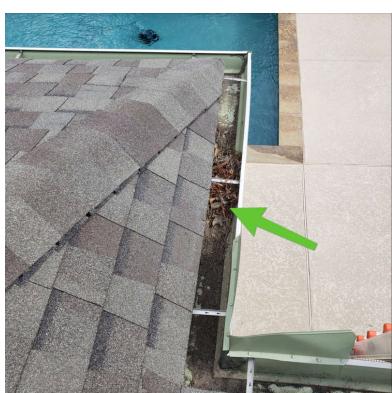
Planting Beds Near Foundation:

Planting beds have been constructed near the exterior walls. Water for plants will eventually soak into soil and may reach soil supporting the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above.



Gutter Debris:

Debris visible in the gutters at the time of the inspection should be removed to help encourage proper drainage. This is a maintenance item.



Comments :

Maintenance: Keep debris from clogging drainage pathways. Keep foliage trimmed away from

structures. Remove debris from any underground drainage inlets regularly.

Soil and slope stability and hydrological conditions are not within the scope of this inspection. The functionality of underground drainage components cannot be determined during a typical inspection. In the absence of rain, consideration must be given to the possibility that drainage function cannot be adequately assessed; and, indications of past conditions or damage from moisture may not be evident.

1: Grading Improvement Recommended

⊖ **Recommendation**

South Exterior

The soil grade and drainage patterns around areas of the structure appeared to be inadequate. It is recommended these areas be improved to direct water away from the structure.

Recommendation: Contact a qualified landscaping contractor



2: Downspouts discharging near foundation

⊖ **Recommendation**

Various Locations

Downspout's were observed to be discharge near the foundation. We recommend adding extensions so that the downspouts discharge at least 6' away from the structure.

Recommendation: Contact a qualified gutter contractor



3: Gutter Discharges to Roof

🔧 **Maintenance Item**

Various Locations On Roof

One or more gutters around the home was found to be discharging directly to the roof surface. This condition should ideally be corrected to help prevent premature deterioration of the shingles in this area due to high water volumes. This is a common issue for new homes.

Recommendation: Contact a qualified gutter contractor

I NI NP D

C. Roof Covering Materials

Types of Roof Coverings: Asphalt Composition Architectural Shingles

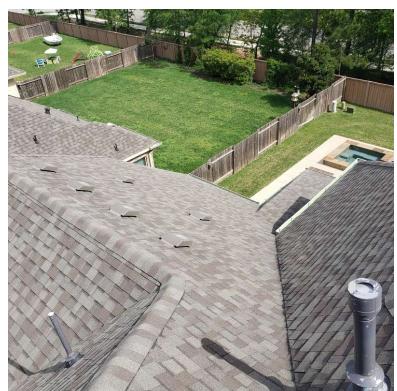
Viewed From: Walked

Roof Type: Hip, Valley

Good Condition :

Good Condition

Inspector Opinion of the roof condition is considered a professional courtesy to assist you in better understanding the condition.



Comments :

The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance.

No Destructive Research Or Testing:

Although the Inspector inspects the roof to the best of his ability, the General Home Inspection does not include destructive testing or research. We disclaim responsibility for confirming installation according to the manufacturer's installation recommendations of roofing components including, but not limited to, shingles, underlayment, flashing and fasteners. Inspection of these components is limited to

I NI NP D

compliance with widely accepted general best practices.

1: Fasteners-Exposed **Maintenance Item****Roof Covering**

Some areas of the roof had fasteners visible. Fasteners have been installed to secure shingles or flashings from being blown loose by wind. Exposed fasteners should be sealed periodically to prevent moisture intrusion into the roof structure.

Recommendation: Contact a qualified professional.



2: Satelite Bolted Through Roof **Recommendation****Roof Covering**

Satellite dishes bolted through the roof surfaces is not a recommended configuration. The penetrations should be properly sealed.

Recommendation: Contact a qualified professional.

 **D. Roof Structures and Attics**

Approximate Depth of Insulation: More Than 12 Inches -
CertainTee Fiberglass Blown In Insulation R-38 Value



Viewed From: Walked

Roof Structure Type: 2 X 6 Rafters

Attic: Accessible, Door, Pull-Down Stairs

Comments:

Notes Framing techniques and codes change over time. The best indicator of framing performance is the current condition.

Maintenance Keep attic ventilation openings clean and covers secure.

Accessible areas of attics are inspected. Power ventilation fans are not tested.

All Areas Not Accessible:

All areas of the attic are typically not accessible for inspection due to low headroom, lack of attic walkways, occupant's belongings or other factors. Insulation is not disturbed or removed during the inspection.

E. Walls (Interior and Exterior)

Wall Structure: 2 X 4 Wood

Wall Material: Gypsum Board

Siding Material: Brick Veneer, Stone, Hardie Board

Comments :

Walls are inspected for proper installation and deficiencies related to performance or water penetration. Cosmetic damage is generally not reported

1: Seal Penetrations

 **Maintenance Item**

Exterior Walls Various Locations

Exterior wall penetrations had gaps that should to be sealed with an appropriate sealant to prevent moisture and insect entry.

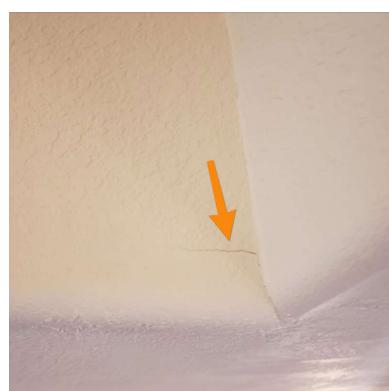
Recommendation: Contact a qualified professional.

I NI NP D**2: Typical Interior Wall Cracks****⊖ Recommendation**

Living Area Near Fireplace, Upstairs Loft, Upstairs Bedroom #3

Interior wall cracks were observed on the interior walls of the structure. In my opinion, the wall cracks appeared to be typical for a home of this age. This can imply some structural movement of the structure has occurred, as is typical of most houses. We recommend the cracks be monitored.

Recommendation: Recommend monitoring.

**3: Weep Holes Not Present****⊖ Recommendation**

Back Porch

Weep holes were not present above all of the exterior steel lintels. Older homes not equipped with weep holes above these steel lintels are not required to install them.

Recommendation: Contact a qualified masonry professional.



4: Drywall Flaws**⊖ Recommendation**

Garage

Damage/flaws to the interior drywall was observed. These areas appeared to be cosmetic and may required for our well repair.

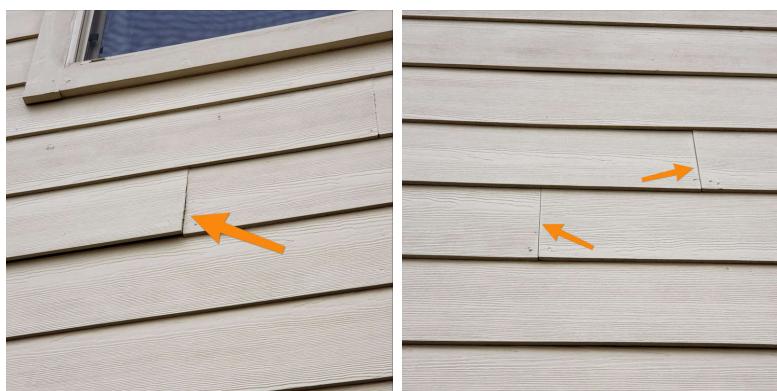
Recommendation: Contact a qualified professional.

**5: Siding Caulking****⊖ Recommendation**

Various Exterior Locations

Cracking, deteriorated, and/or missing sealant was observed around exterior wall connection joints. It is recommended all joints be properly sealed to prevent moisture intrusion.

Recommendation: Contact a qualified professional.

**6: Drywall Joint Separation Cracks****⊖ Recommendation**

Living Room, Master Bathroom

Dry wall joint separation cracks were observed. These cracks are mainly cosmetic. Cosmetic improvements may be necessary.

Recommendation: Contact a qualified professional.

I NI NP D**7: Nail Pops****⊖ Recommendation**

Upstairs Hall

Nail pops were observed on the interior ceilings. Cosmetic improvements are recommended.

Recommendation: Contact a qualified professional.

 **F. Ceilings and Floors***Ceiling Structure: 2X6**Ceiling Materials: Gypsum Board**Floor Structure: Slab**Floor Coverings: Carpet, Wood, Tile**Comments :*

Ceilings are inspected for proper installation and deficiencies related to performance or water penetration. Cosmetic damage is generally not reported.

1: Cracked Floor Tile**⊖ Recommendation**

Master Bathroom

Cracked floor tiles visible at the time of the inspection will need to be replaced.

Recommendation: Contact a qualified flooring contractor

I NI NP D**2: Stains - Previous Moisture****⊖ Recommendation**

Master Closet

Stains visible on the ceiling at the time of inspection appear to be from previous leakage or the source of moisture may be inactive. The moisture meter and/or thermal imaging did not indicate elevated levels of moisture, which may suggest the leak has been repaired.

Recommendation: Recommend monitoring.

**3: Wood Floor Damage****⊖ Recommendation**

Living Room

Wood floors were damaged or deteriorated in areas of the home and may need to be repaired or replaced.

Recommendation: Contact a qualified flooring contractor

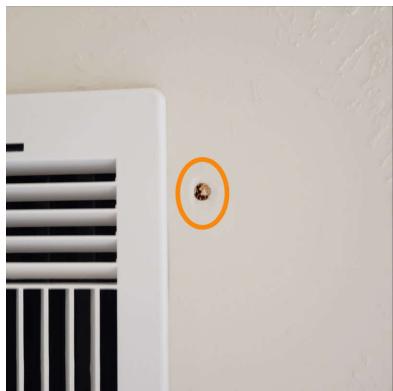


I NI NP D**4: Nail Pop****➡ Recommendation**

Master Closet, Master Bathroom, Upstairs Bedroom #1

Nail pops were observed on the interior ceilings. Cosmetic improvements are recommended.

Recommendation: Contact a qualified professional.

**5: Floor/Trim Caulk****➡ Recommendation**

Bathroom #1, Room Downstairs By Back Door

Where the interior flooring meets the trim, sealant was observed to be missing. Recommend repair/correction by a qualified professional.

Recommendation: Contact a qualified professional.

**6: Drywall Joint Separation Cracks****➡ Recommendation**

Upstairs Loft

Dry wall joint separation cracks were observed. These cracks are mainly cosmetic. Cosmetic improvements may be necessary.

Recommendation: Contact a qualified professional.

I NI NP D

G. Doors (Interior and Exterior)

Interior Doors: Hollow Core, Tempered Glass

Exterior Entry Doors: Wood, Hollow Core, Insulated glass

Garage Door Material: Insulated

Comments :

Doors should be readily openable from inside the dwelling without the use of a key or special knowledge or effort. Locks should engage easily.

Change of Occupancy Client should consider replacing exterior door locks.

1: Weather-stripping missing

Maintenance Item

Front Door

Weather-stripping at an exterior door was missing at the time of the inspection. Weather-stripping should be installed to help prevent air/heat leakage which will increase heating/cooling costs and reduce home comfort.

Recommendation: Contact a qualified professional.

2: Safety Door Hinge

Recommendation

Upstairs Walk In Attic Spaces

A self-closing hinge was not present on the interior doors to the attic at the time of the inspection. Recommend having a self-closing hinge installed as a safety precaution.

Recommendation: Contact a qualified door repair/installation contractor.

3: Door Sticks

Maintenance Item

Upstairs Bedroom #2

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation: Recommended DIY Project

H. Windows

Windows: Double Pane -

Condensation or signs of moisture between panes of double pane windows typically indicates failure of the seals and may not be visible at all times, depending on weather conditions and other factors. The inspector reports the condition of the property at the time of inspection and makes every effort to find and report all defects, but signs of failed seals may be detected after the inspection as conditions change. [Click here for more information](#)

Comments :

Inspection Notes A representative number of accessible windows are tested. Window blinds and curtains are not inspected.

Insulated Glass: Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection.

1: Window Caulk

 Maintenance Item

Various Locations

Cracking, deteriorated, and/or missing caulking/sealant was noted around the interior/exterior of windows. Repair/replacement of the caulking/sealant is recommended.

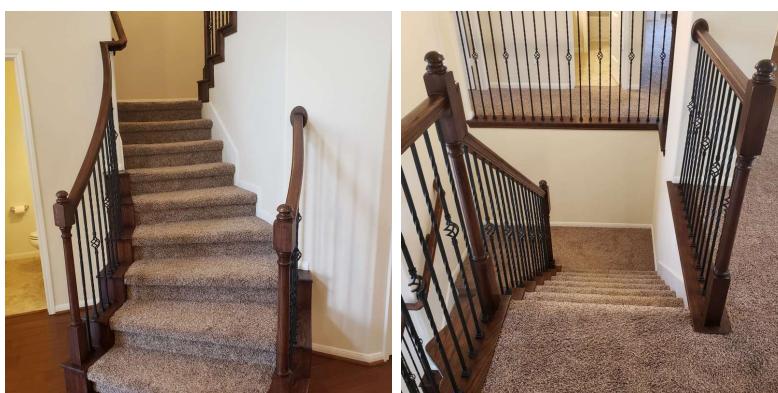
Recommendation: Contact a qualified professional.



I. Stairways (Interior and Exterior)

Satisfactory Condition :

The interior stairways appeared to be in satisfactory condition.



J. Fireplaces and Chimneys

*Chimney (exterior): Direct Vent
Back Porch East Exterior Wall*



I NI NP D*Fireplace :*

The fireplace was operated and appeared to be in satisfactory condition.

*Fireplace Maintenance:*

Maintaining a fireplace properly is important to help minimize potential hazards from fire or smoke.

[Click here for more information](#)

Comments :

Combustible materials should have adequate clearance from the firebox opening. Firebox material will degrade from normal use.

Inspector does not verify the integrity of the flue, perform a chimney smoke test, or determine the adequacy of the draft.

K. Porches, Balconies, Decks and Carports

Porch(es) Satisfactory :

The porch(es) appeared to be in satisfactory condition.

*Comments :*

Notes Attached balconies, carports, and decks and porches that are used for ingress and egress are inspected. Other structures are optional and may not be inspected.

Change of Occupancy Accessory structures may have been installed for specific purposes and may need to be altered or removed.

Maintenance Wood structures in contact with the ground have a high occurrence of deterioration. Regular inspections are recommended.

1: Back Porch Unknown Stains**⊖ Recommendation**

Stains were observed on the back porch. The cause of the stains were unable to be determined. Further investigation may be necessary.

Recommendation: Contact a qualified professional.



- L. Other**

Type: Concrete drive

II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**

Service Panel Location:

Garage



Electrical Service: Underground

Panel Type: Circuit breakers

Electrical Panel Capacity : 150 Amps

Electric Panel Manufacturer: SQUARE D

Comments :

Notes Main entry wiring, breaker panels, and grounding system comprise the service entrance. Loose or damaged electrical components should be considered safety hazards.

Change of Occupancy Don't rely on accuracy of breaker labels. Verify labels before starting any electrical repair. Electrical upgrades may require a permit from local municipality having jurisdiction. For optimum safety all electrical repairs should be made by licensed electricians.

Inspection Notes Inspector does not determine sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. Breakers are not operated and accuracy of labeling is not verified.

I NI NP D**1: Bushing****⊖ Recommendation**

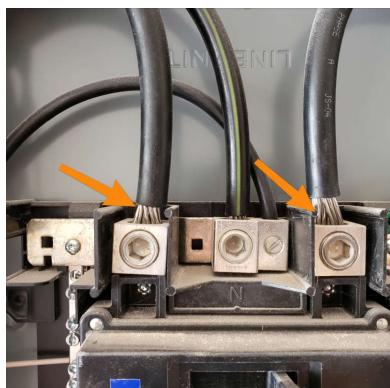
A bushing was not installed where wiring entered the panel. It is recommended to have this condition corrected to help protect the wires from being damaged by the metal edges of the cabinet or fitting.

Recommendation: Contact a qualified electrical contractor.

**2: Anti-Oxidant Compound****⊖ Recommendation**

Anti-Oxidant compound was not visible where aluminum service wires were connected in the panel. This is a maintenance item that should be corrected by a qualified professional to help prevent oxidation of aluminum wires.

Recommendation: Contact a qualified electrical contractor.

**3: AFCI missing****⚠ Safety Hazard/Significant Defect**

The service panel did not contain Arc Fault Circuit Interrupter (AFCI) breakers designed to provide fire protection by shutting off current flow should sensors detect arcing at outlets on the protected circuit. AFCI protection of electrical outlets in kitchens, family rooms, dining rooms, dens, bedrooms, sunrooms, closets, hallways, laundry rooms and sleeping rooms is required in new construction.

Recommendation: Contact a qualified electrical contractor.

4: Disconnect Not sealed**⊖ Recommendation**

North Exterior Wall

The electrical disconnect located on the exterior walls should be properly sealed.

Recommendation: Contact a qualified professional.

I NI NP D

B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring: Copper

Wiring Methods: Romex

Comments :

The inspector will evaluate only accessible receptacles during the inspection. We cannot move furniture to access hidden or blocked receptacles or switches. Only visible electrical components which are interior to or attached to the exterior walls of the property were inspected. Wiring and all associated components underground, interior walls, floors and ceilings, not attached to the property or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the inspector and are excluded from this inspection. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. GFCI receptacles are not tested if damage could result to the current owners property or create other problems if the reset button could not be located. Yard lights, intercom systems, speaker wiring, and other low voltage are beyond the scope of this inspection and were not tested.

Smoke/ Carbon Monoxide Alarms :

The smoke/carbon monoxide alarms appeared to be in satisfactory condition. According to the U.S. Fire Administration ([USFA](#)), smoke/carbon monoxide detectors should be tested at least **once a month** and batteries should be replaced at least **once or twice a year or to manufacturer instructions**.



Plugs, Switches - Not Removed:

Plugs, switches, junction box covers and light fixtures are typically not removed during the inspection. Disassembly of the electrical system is beyond the scope of a home inspection and may reveal defects that were not visible at the time of inspection.

I NI NP D**1: No Response - Light****⊖ Recommendation**

Bathroom #1, Upstairs Bathroom #2, Back Porch

One or more light fixtures did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. If after the bulb is replaced this light still fails to respond to the switch, then correction by a qualified professional may be necessary.

Recommendation: Contact a qualified professional.

**2: Ceiling Fan Wobbled****⊖ Recommendation**

Upstairs Bedroom #2

A ceiling fan wobbled during operation and appeared to be out of balance. This condition may eventually cause the fan to come loose from its mounting device and fall. The inspector recommends correction by a qualified contractor.

Recommendation: Contact a qualified professional.



I NI NP D**3: Ceiling Fan Noisy****⊖ Recommendation**

Upstairs Game Room, Upstairs Bedroom #3

A ceiling fan was noisy during operation. This condition is typical of deteriorated fan components. Consider fan repair or replacement.

Recommendation: Contact a qualified professional.

**4: Missing Bulb Covers****⊖ Recommendation**

Garage

Missing light covers should be replaced.

Recommendation: Contact a qualified professional.

5: Missing Bulbs**⊖ Recommendation**

Upstairs Game Room

Light fixtures with missing bulbs were observed. The fixtures where bulbs were missing were unable to be tested.

Recommendation: Contact a qualified professional.



6: Loose Cover Plates**⊖ Recommendation**

Various Locations

One or more cover plates were observed to be loose. Recommend repair by a qualified professional.

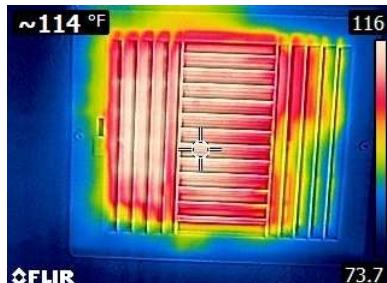
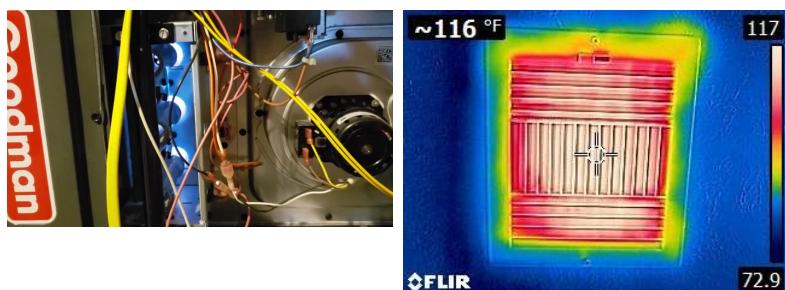
Recommendation: Contact a qualified professional.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS **A. Heating Equipment***Type of Systems:* Furnace, 2 units*Energy Sources:* Gas*Furnace - Date of Manufacture:* 2015 -

The date of manufacture is derived from the serial number on the furnace data plate.

*Heat System Brand:* GOODMAN*Appears Functional :*

Heat supply appears to be in working order. Supply air from the heating system should be 100 Farenheight or more. The photo(s) below is/are a thermal image of the supply air temperature at register(s) at the time of the inspection.

*Furnace Location:*

I NI NP D

Pull Down Attic Upstairs

*Comments :*

The inspection of the heating system is limited to the response of the system at the thermostat, a visual observation of the equipment, and the removal of any normal access panels.

1: Missing Coverplate Screws**⊖ Recommendation**

Unit #1

One or more furnace cover plates were observed to be missing screws. Recommend having the screws to the cover plate replaced by a qualified professional.

Recommendation: Contact a qualified professional.



B. Cooling Equipment

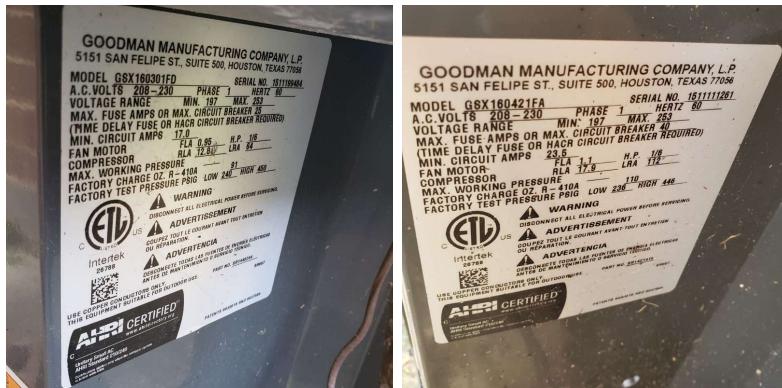
Type of Systems: Central Air Conditioner, 2 Units

Cooling Equipment Energy Source: Electricity

Central Air Brand: GOODMAN

Condenser - Date of Manufacture: 2015 -

The date of manufacture is derived from the serial number on the condenser unit data plate. (Both Units)

*Condenser Unit(s) Location:*

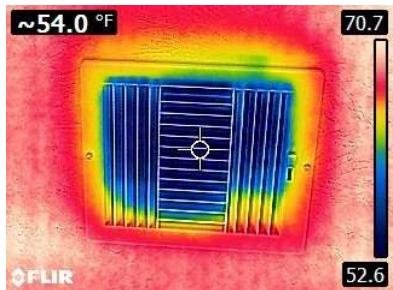
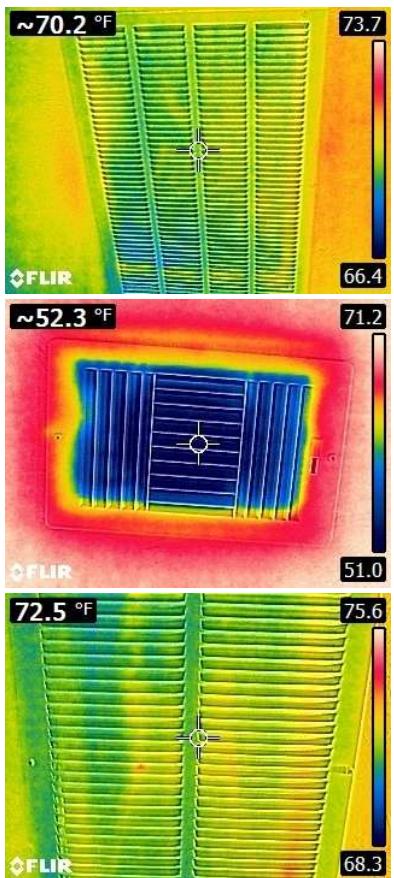
North Exterior

*R-410A:*

The refrigerant in the cooling systems appear to be R-410A, according to the data plate on the unit. R-410A is typically less expensive to refill than the older R-22 systems. No further action is required at this time. This is an informational note only.

Delta T:

A temperature differential was performed and the cooling system perform within normal ranges (14-22 degrees). A thermal reading of the differential temperature of the supply (ambient) air and the return (vent) air was the test performed, disassembly of the air conditioning system was not performed.

*Comments :*

Installation and access to the system are checked. Temperature readings are taken to gauge proper operation of systems. Refrigerant pressure levels are not checked. Cooling systems are not operated when outside temperature is below 60 degrees.

1: Rusted Drain Pan**● Recommendation**

The drain pan is rusted and may fail prematurely. This should ideally be corrected to help prevent water intrusion into the wall/ceiling structure.

Recommendation: Contact a qualified professional.

I NI NP D

C. Duct Systems, Chases and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: (Two filters), 16x25x4



Comments :

Notes Balancing air flow of the conditioned air to the various parts of the building is the goal of a distribution system. This is usually accomplished with the use of different duct sizes and duct placement.

Installation and condition of visible ducts are checked. Sizing, efficiency, or adequacy of the duct system is not verified.

1: Ducts Touching

● Recommendation

Various supply/return ducts were observed to be in contact with each other. Condensation can develop between contacted areas of the duct work. Separation of contacted ducts is recommended.

Recommendation: Contact a qualified professional.



IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution System and Fixtures**

Water Supply: Public

Location of water meter: Front Of Property

Location of main water supply valve: West Exterior Wall



Static water pressure reading: 60 psi



Water Supply into Home: Copper

Plumbing Water Distribution Inside home: CPVC

Fuel Supply :

West Exterior Wall



Comments :

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used water supply valves or fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Mechanical devices can fail at any time, plumbing gaskets and seals may crack. Plumbing failures are more likely during changes or disruptions to water supply pressure, common during changes of ownership.

Fixture shutoff valves to faucets and toilets are not tested. Due to their hidden nature, we do not review appliance water supply or drain connections, or hookups. A majority of supply and drain plumbing are not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

Shut-Off Valves - Not Operated:

The main water shut-off valve and individual fixture shut-off valves were not operated at the time of inspection to avoid potential water damage from leakage. If the valve has not been operated recently, it may leak and need to be repaired.

1: Hose Bib Backflow preventer

 **Recommendation**

Exterior hose bibs were found to be missing backflow preventer devices (vacuum breakers). Vacuum breakers are easy to install, inexpensive and should be in place to help prevent possible contamination of water supply. [Click here for more information](#)

Recommendation: Recommended DIY Project

2: Deteriorated Caulking

 **Maintenance Item**

Cracking, deteriorated, and/or missing shower caulk should be replaced.

Recommendation: Recommended DIY Project



3: Toilet Lid Damaged

 **Recommendation**

Downstairs Bathroom #1

Toilet lids for one or more toilets were observed to be damaged. Recommend this issue be corrected by a qualified professional.

Recommendation: Contact a qualified professional.



I NI NP D**4: Rust Stains****⊖ Recommendation**

Rust stains were observed in upstairs bathroom number one bath to up at the time of the inspection. Recommend cleaning.

Recommendation: Contact a qualified professional.



B. Drains, Wastes and Vents

Plumbing Waste: Public

Plumbing Waste Pipe: PVC

Comments :

Notes Some drain pipe material will deteriorate and need replacement. Lifespans of some pipe material is affected by water quality.

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Plumbing gaskets and seals will eventually fail. Drain pipe failures are more common with usage changes, especially at seldom used fixtures, common during changes of ownership.

Maintenance Monitoring of moisture conditions under sinks should be a normal part of routine home maintenance.

Drainage and vent pipes are evaluated where visible and accessible only. We do not evaluate subterranean drainage systems. Tub and sink overflow drains are not tested. Due to their hidden nature, we do not review appliance drain connections. A majority of drain plumbing is not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

Drain, Waste & Vent Pipes - Not Visible:

Most drain, waste and vent pipes are typically not visible in a finished home and a sewer scope camera was not used at the time of inspection.

C. Water Heating Equipment

Energy Sources: Gas

Capacity: 2 - 40 gallon units

Water Heater Manufacturer: A.O. SMITH

Water Heater - Date of Manufacture: 2015 -

The date of manufacture is derived from the serial number on the data plate.

I NI NP D

Water Heater Location:
Upstairs Bedroom #2 Walk In Attic



Hot Water Temperature :
The hot water temperature observed at the time of the inspection.



Annual Flush:

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency.
Recommend a qualified plumber service and flush.

[Here is a DIY link to help .](#)

Comments :

Water heater lifespans largely depend on maintenance.

Inspection Notes Inspector does not test discharge piping or pan drain pipes; operate the temperature and pressure relief valve; or determine the efficiency or adequacy of the unit. Water heater outer covers can obscure deficiencies. Interior components and conditions are not visible.

Change of Occupancy Check thermostat set points. The temperature of domestic hot water should not be above approximately 120 F to help prevent scalding (child safety).

TP&R Not Operated:

The TP&R valve for the water heater was not operated at the time of inspection, since the water heater

was in the attic or the inspector felt that water damage may occur from a malfunction in the valve or piping. Temperature, pressure and relief valves should be tested periodically to ensure proper operation. Consult a qualified plumber if this is an area of concern.

1: Debris In Water Heater Drain Pan

⊖ Recommendation

Insulation/debris was observed in the drain pan under the water heaters. Insulation/debris should be removed so that the drain line for the drain pan does not become clogged/blocked. (Both Units)

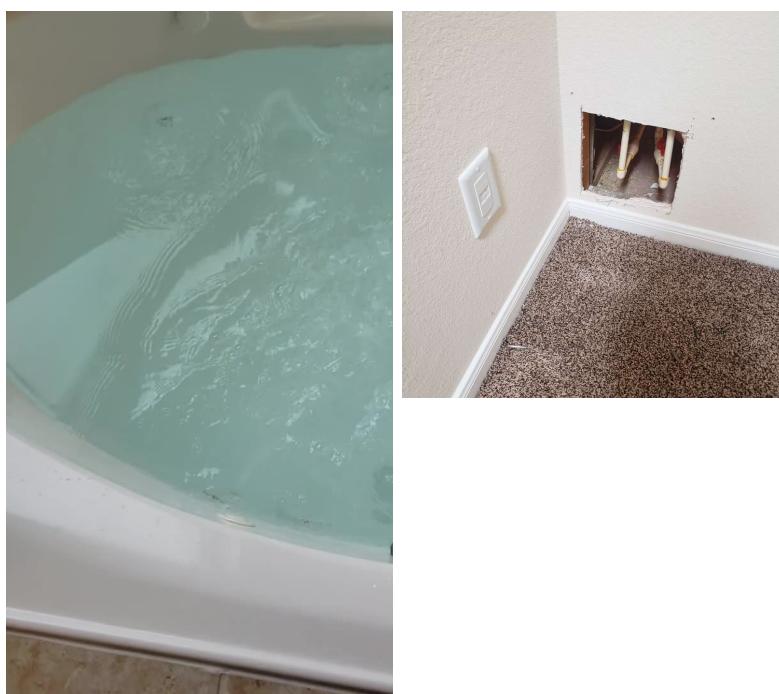
Recommendation: Contact a qualified professional.



D. Hydro-Massage Therapy Equipment

Hydrotherapy Tub :

The hydrotherapy tub was filled and appeared to be functioning as intended.



Comments :

Hydro-massage tubs should have an access to inspect and service the plumbing and motor. The motor should be on a dedicated electrical circuit with GFCI protection.

Change of Occupancy

Client should operate the tub with a cleaning solution (check manufacturer recommendations) to remove debris before use.

- E. Other**

Not Pressure Tested:

Gas/LP piping was not exhaustively tested for leaks and a pressure test was not performed at the time of inspection.

V. APPLIANCES

- A. Dishwasher**

Dishwasher Brand: GENERAL ELECTRIC



Performing Satisfactory:

The dishwasher was operated and appeared to be performing as satisfactory.

Comments :

Notes Dishwasher are tested for basic function and components are inspected. The dishwasher drain should be routed to provide an air-gap to assure separation of the supply water from the waste water.

Inspection Notes Due to their hidden nature, we do not review appliance water supply or hookups.

- B. Food Waste Disposers**

Disposer Brand: BADGER



Performing Satisfactory :

The food waste disposer was operated and appeared to be functioning as intended.

Comments :

Disposers are tested for basic function. Installation and components are inspected - including splash guard, grinding components, and exterior casing.

- C. Range Hood and Exhaust System**

Exhaust/Range hood: VENTED, GENERAL ELECTRIC

I NI NP D*Performing Satisfactory :*

The range hood was operated and appeared to be functioning as intended.

Comments :

Range hoods are tested for basic function. Fan, ducting, and light components are inspected.

 D. Ranges, Cooktops and Ovens*Oven Functioning :*

The oven was tested at 350 and read within the acceptable 25 range, in my opinion the oven appear to be functioning as intended.

*Cook Top Functioning :*

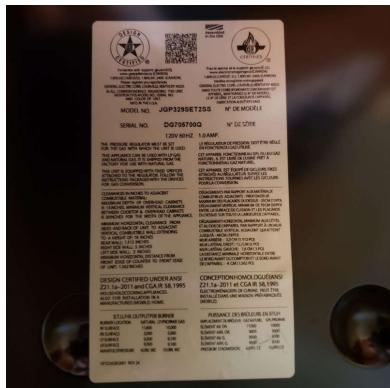
The cook top appeared to be functioning as intended.



Energy Source: Natural Gas, Electricity

Type: Oven, Cooktop

Range/Oven Manufacturer: GENERAL ELECTRIC

I NI NP D*Comments :*

Oven self-cleaning operation and timers are not tested.

1: Gas Shut Off Valve**▲ Safety Hazard/Significant Defect**

A gas shut off for the range was not observed. A gas shut off valve should be located in the same room as the range and within 6' of the appliance. The range was not removed.

Recommendation: Contact a qualified professional.

E. Microwave Ovens

Performing Satisfactory :

The microwave was operated and appeared to be functioning as intended.

Comments :

Microwave operability and components are inspected.

F. Mechanical Exhaust Vents and bathroom Heaters

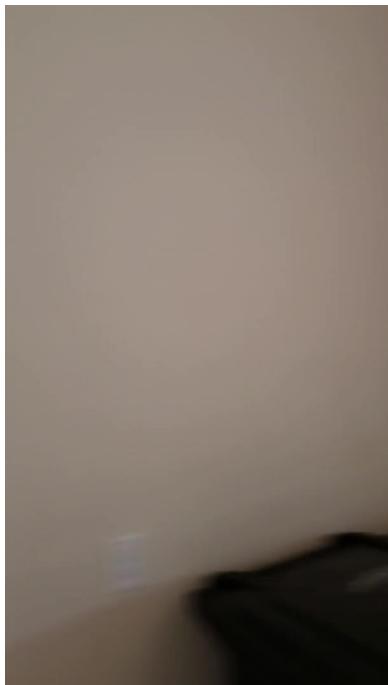
Comments :

Bathrooms with a tub or shower should have ventilation provided by an opening window or an exhaust fan vented to the building exterior. Ducts serving exhaust fans should terminate to a well ventilated area.

G. Garage Door Operator(s)

Garage Door Opener(s):

The garage door openers were operated and appeared to be functioning as intended.

I NI NP D*Auto-opener Manufacturer: Lift Master**Comments :*

Garage door opener controls should be out of reach of children. Manual locks should be disabled. Safety reversing features should be functional.

-

H. Dryer Exhaust System*Satisfactory Condition :*

The dryer exhaust system appeared to be in satisfactory condition.

Dryer Lint:

It is typically recommended to have the dryer exhaust ducts cleaned of lint before installing the new dryer and at least once a year. Accumulated lint can be a fire hazard.

Comments :

Dryer exhaust ducts should be independent of all other systems, should convey the moisture to the outdoors, should terminate on the outside of the building, and should be equipped with a back-draft damper. Permanent exhaust system should be constructed of rigid metal ducts with smooth interior surfaces. Screens should not be installed at the duct termination. Plastic ducts should never be used.

VI. OPTIONAL SYSTEMS

-

A. Landscape Irrigation (Sprinkler) Systems

I NI NP D*Sprinkler Box Location:*

Garage

*Zones:*

3 of 3 zones were inspected and appeared to be functioning as intended.

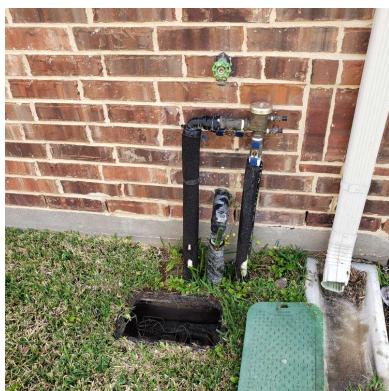
*Comments:*

The inspector will not inspect the automatic function of the timer or control box, the effectiveness of rain or freeze sensors; or the effectiveness and sizing of the anti-siphon valves or backflow preventers.

Backflow Preventer/Sprinkler Valve Box:

Good Condition

North Exterior

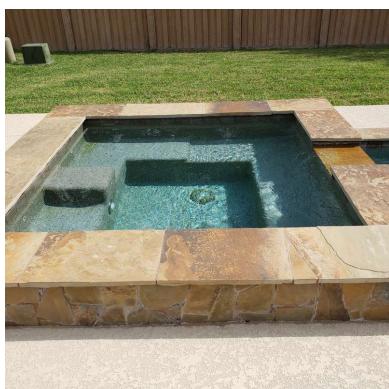
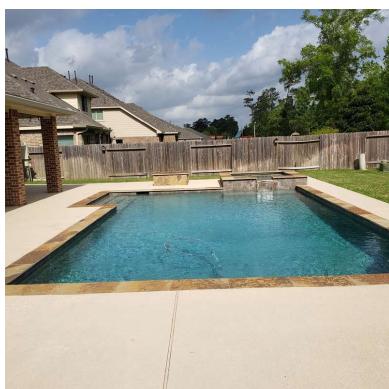
**1: Re-direct Sprinkler Heads****► Recommendation**

The water spray from multiple sprinkler heads should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.

Recommendation: Contact a qualified professional.

I NI NP D **B. Swimming Pools, Spas, Hot Tubs, and Equipment***Type of Construction:* In Ground Pool & Spa*Pool & Spa/Pool Equipment :*

The pool/spa and equipment was operating and appeared to be in satisfactory condition.

*Water Type :*

Chlorine

*Panel:*

Pent Air Easy Touch System

I NI NP D



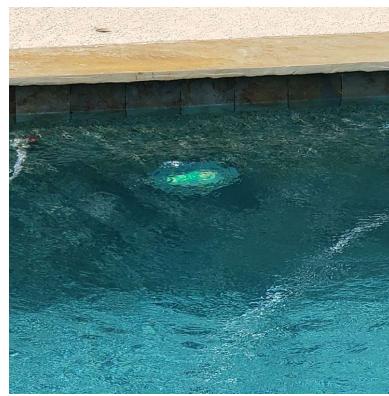
Pool Motor/Pump:

The pool motor/pump was operated and appeared to be functioning as intended.



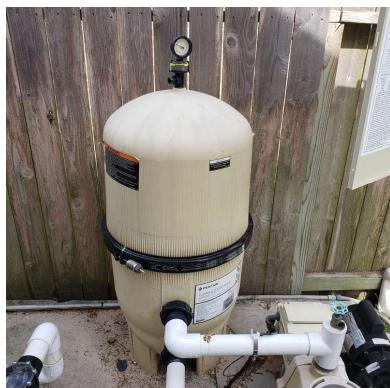
Pool/Spa Light :

The pool/spa light turned on and appeared to be functioning as intended.



Pool Filter:

The poor filter appeared to be in satisfactory condition.

I NI NP D***Spa Blower:***

The blower was operated and appeared to be functioning as intended.

***Pool Cleaner:***

The pool cleaner was functional and appeared to be performing as intended.

***Waterfall Feature:***

The waterfall feature was operated and appeared to be functioning as intended.

I NI NP D***GFCI Protected:***

The pool equipment was GFCI protected and appeared to be in good condition.

Comments:*Safety Recommendations:*

Water is a foreign environment for the human species, and immersion into this environment is potentially dangerous. Swimming and other activities such as diving, sliding, or water games require entering this environment with a proper understanding of water safety.

The first step in the prevention of an accident is to prevent people from being in the pool area when they should not be. The installation and maintenance of the barriers should be considered a priority. However, barriers are only deterrents and should never be considered to be a guarantee of protection. Safety in the water is the responsibility of everyone. According to the CDC, drowning is the second leading cause of unintentional death with children between 1 - 14 years of age. Teaching children and adults to swim is an important first step in the prevention of drowning. The following are a few recommendations for safety & rescue equipment that should be located near the pool area: light strong non-telescopic reaching pole not less than 12' a rope with an approved floatation ring attached.

Chemical analysis was not completed in this non-invasive limited inspection.

Improper chemically balanced water can possibly have adverse effects in the disinfection process on pool system components and on the pool plaster/gunite.

Many chemicals used to maintain a pool and spa are classified as toxic and dangerous. Chemical accidents are a result of the injured person having chemicals on their skin or in their eyes or inhaling or swallowing the chemical. Caution should always be used when handling chemicals.

Additional information can be found at the National Swimming Pool Foundation website www.nspf.com

Determining if the pool deck is level is outside the scope of this inspection.

It is required to have a 4' barrier around the pool. The barrier cannot be made of chain-link fencing or have any gaps or openings greater than 4". Pool gates must self-close and self latch, and be capable of being locked by a pad lock, a combination lock, a built in keypad or a key card.

Alarms are required where the wall of the house serves as a boundary, it is recommended that there be alarms installed on the doors and windows that open to the pool area. The alarm should sound whenever anyone enters the pool. Doors leading to the pool area should be equipped with a lock that is located 60" above the floor. All gates leading into pool / spa area should be self-closing and self-locking. Latches should be 60" above grade.

Specific Limitations :

All pools, spas, and related equipment are inspected visually only. The water is not removed from these items to examine the interior surfaces. The pool, spa, and plumbing were not inspected for underground leaks. The comments made relate to the condition of visual items at the time of inspection only. No comments regarding the future condition of pools, spas, and related equipment are made in this report. The inspector will not fill the pool, spa, or hot tub with water. He will not determine the presence of sub-surface water tables or determine the presence

of sub-surface leaks. The inspector will not dismantle or otherwise open any components or lines and will not operate any valves. He will not uncover or excavate any lines or other concealed components of the system. All ancillary equipment, i.e. computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners are not inspected.

Recommend the buyer seek additional information from the seller regarding, manual(s), service and maintenance records, and chemical storage and use.

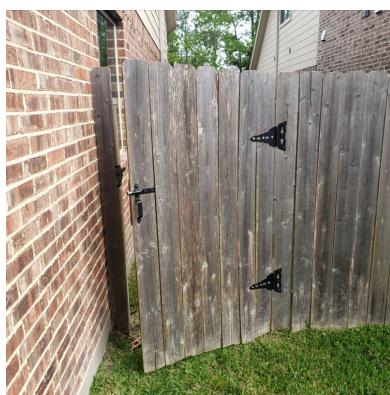
Recommend the sellers provide the buyers with the service and maintenance records for the systems, or have the systems serviced by a licensed professional prior to the option period expiring.

1: Back Gate Not Self Closing/Latching

⊖ Recommendation

The back gate should be self closing and self latching as a safety precaution.

Recommendation: Contact a qualified professional.



2: Decking cracked/Damaged

⊖ Recommendation

Decking to the pool was observed to be cracked/damaged.

Recommendation: Contact a qualified professional.



3: PVC Pipe Painted And Labeled

⊖ Recommendation

Recommend all PVC pipe be labeled and painted.

Recommendation: Contact a qualified professional.

4: Pool Heater

⊖ Recommendation

The pool heater service spa system light was on when operated. Recommend further evaluation by a qualified professional.

Recommendation: Contact a qualified professional.

