



Inspection Report

Property Address:
[REDACTED]



Front of home.

SEI Inspections

Travis L. Hooper 20776
P.O. Box 79783

Report Identification: [REDACTED]

Houston, TX 77279
(832)322-1481

PROPERTY INSPECTION REPORT

Prepared For: [REDACTED]

(Name of Client)

Concerning: [REDACTED]

(Address or Other Identification of Inspected Property)

By: Travis L. Hooper 20776 / SEI Inspections 5/25/2016

(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 standard 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, 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 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 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:

In Attendance: Customer	Type of building: Single Family (1 story)	Approximate age of building: Over 25 Years
Temperature: Over 65 (F) = 18 (C)	Weather: Cloudy	Ground/Soil surface condition: Dry
Rain in last 3 days: No	Radon Test: No	Water Test: No

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

I NI NP D

I. STRUCTURAL SYSTEMS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected. Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

A. Foundations

Type of Foundation (s): Poured concrete

Columns or Piers: Concrete piers

Method used to observe Crawlspace: No crawlspace

Comments:

It is recommended that a professional landscaper re-establish the slab exposure in the areas listed in this section.

With cracks in foundation, cracks in the kitchen tile, cracks in the ceiling near the kitchen and the sloping floor at the front right bedroom, it is recommended that a structural engineer inspect the foundation further to determine if it is failing on the right side.



A. Item 1(Picture) Minimum of 4 inches of slab exposure needed at left side of home.



A. Item 2(Picture) Minimum of 4 inches of slab exposure needed at the front of home to the left front entry door.

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A. Item 3(Picture) Hairline cracks in foundation on right side of home.



A. Item 4(Picture) Crack in foundation right side of home behind exterior A/C unit.

B. Grading and Drainage

Comments:

C. Roof Covering Materials

Types of Roof Covering: Architectural

Viewed from: Walked roof

Roof Ventilation: Soffit Vents, Passive

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With wide spread damaged and delamination and since this home still has wood shingles and the max number of shingle layers being two, it is recommended that the roof and decking be replaced.



C. Item 1(Picture) Lifted shingles at rear of home. In addition screw in shingle at rear of home.



C. Item 2(Picture) Shingles in damaged at rear of home.



C. Item 3(Picture) Shingles damaged at rear of home.



C. Item 4(Picture) Shingles delaminating at left slope above garage.



C. Item 5(Picture) Damaged and delaminating shingles at right gable of home.



C. Item 6(Picture) Impact damage at right slope of home.



C. Item 7(Picture) Exhaust vent needs to be sanded and painted at front slope of home.



C. Item 8(Picture) Shingles delaminating at the front slope of the home right side.



C. Item 9(Picture) Edges of shingles delaminating at front slope of home.



C. Item 10(Picture) Impact damage at front slope of home.



C. Item 11(Picture) Exhaust vents at rear slope of home need to be painted.



C. Item 12(Picture) Ridge shingles delaminating at middle ridge at home



C. Item 13(Picture) Rear slope of home shingles delaminating.



C. Item 14(Picture) Flashing needs to be painted at rear of home.

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C. Item 15(Picture) Second floor rear slope of home.
Shingles are delaminating. Plus damaged shingle first row.



C. Item 16(Picture) NOTE: Original wood shingles still installed underneath architectural shingles on exterior of home.



C. Item 17(Picture) Roofing pan needs to be sanded, primed and painted. Nails also need to be sealed at rear of home.



C. Item 18(Picture) Shingles delaminating at rear left slope of home.



C. Item 19(Picture) Hole goes straight through shingle and decking.



C. Item 20(Picture) Nails hammered through shingles at rear slope of home.



C. Item 21(Picture) Multiple nails hammered through shingles and rear left slope of home.



C. Item 22(Picture) Nails hammered through shingles and shingles delaminating at rear slope of home.



C. Item 23(Picture) Impact damage at rear right slope at home.

D. Roof Structures and Attics

Method used to observe attic: Walked

Viewed from: Attic

Roof Structure: Stick-built

Attic Insulation: Batt, Rock wool

Approximate Average Depth of Insulation: less than 6 inches

Approximate Average Thickness of Vertical Insulation: less than 6 inches

Attic info: Attic access

Comments:

It is recommended that any missing insulation be replaced in the home.

It is recommended that a professional carpenter repair the ceiling joist in the garage and add additional support where the roof is sagging.

Where perforated soffit vent was used on the rakes, it's recommended holes be filled in or the soffit be replaced by non perforated soffit material.



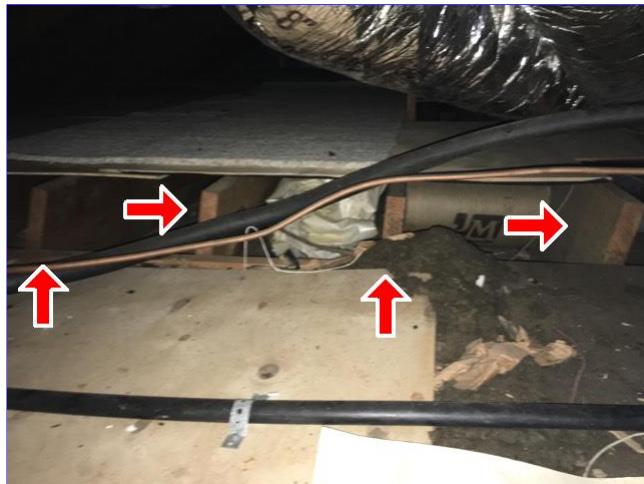
D. Item 1(Picture) Roof deflecting, beginning to sag at the front left slope of home.



D. Item 2(Picture) Perforated soffit board should not be installed at rakes of a home.



D. Item 3(Picture) Missing insulation above the master bath.



D. Item 4(Picture) Ceiling joists above garage beginning to roll.



D. Item 5(Picture) Roofline appears to be sagging on right side of garage

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E. Walls (Interior and Exterior)

Wall Structure: Wood

Comments:

It is recommended that a professional mason point up all cracks, drilled hole and bee holes in the the bricks mortar.

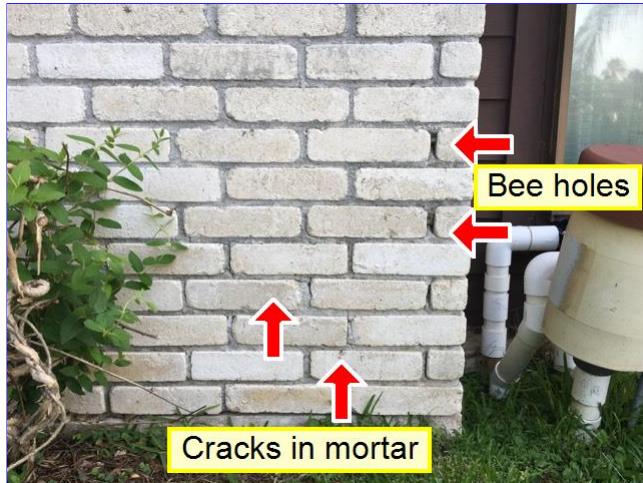
It is also recommended that any hot walls with falling or missing insulation be re-installed.



E. Item 1(Picture) Cracks at mortar between the bricks at rear of home.



E. Item 2(Picture) Cracks in mortar between brick at rear middle of home.



E. Item 3(Picture) Cracks in brick and bee holes at chimney.



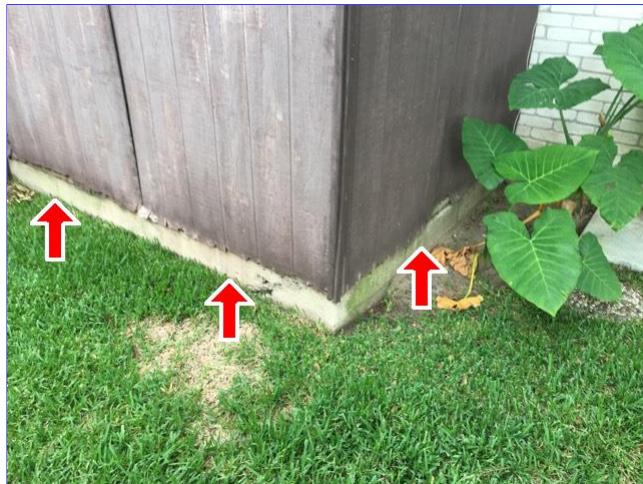
E. Item 4(Picture) Rot noted around partition walls on left side of home.



E. Item 5(Picture) Cracks in brick at rear of home.



E. Item 6(Picture) Gaps in brick at rear of home need to be pointed up. Above master bed sliding glass door.



E. Item 7(Picture) Partition wall at the left side of home showing signs of rot at the bottom of the wall.



E. Item 8(Picture) Holes drilled into brick in multiple areas around the of home.



E. Item 9(Picture) Bee holes in brick at front of home.



E. Item 10(Picture) Damaged siding at rear left slope of home.



E. Item 11(Picture) Nails hammered through shingles and shingles delaminating had rear slope of home.



E. Item 12(Picture) Butt joint needs to be caulked at rear slope of home.



E. Item 13(Picture) Chimney brick has cracks and bee holes in it.



E. Item 14(Picture) Hot wall insulation coming away from wall at left attic.



E. Item 15(Picture) Insulation missing at hot wall at left attic.



E. Item 16(Picture) Hot walls missing insulation at upstairs right bedroom attic area.

F. Ceilings and Floors

Floor Structure: Slab

Floor System Insulation: NONE

Ceiling Structure: 2X6, 2X8

Comments:

It is recommended that the hole in the garage ceiling be repaired by a professional sheetrocker.

With cracks in foundation, cracks in the kitchen tile, cracks in the ceiling near the kitchen and the sloping floor at the front right bedroom, it is recommended that a structural engineer inspect the foundation further to determine if it is failing on the right side.

It is also recommended that the cut carpet be repaired to prevent tripping.

All missing insulation should be replaced.



F. Item 1(Picture) Hole in ceiling of garage.



F. Item 2(Picture) Torn carpet a trip hazard in family room.



F. Item 3(Picture) Insulation missing above right hall bath. First floor.

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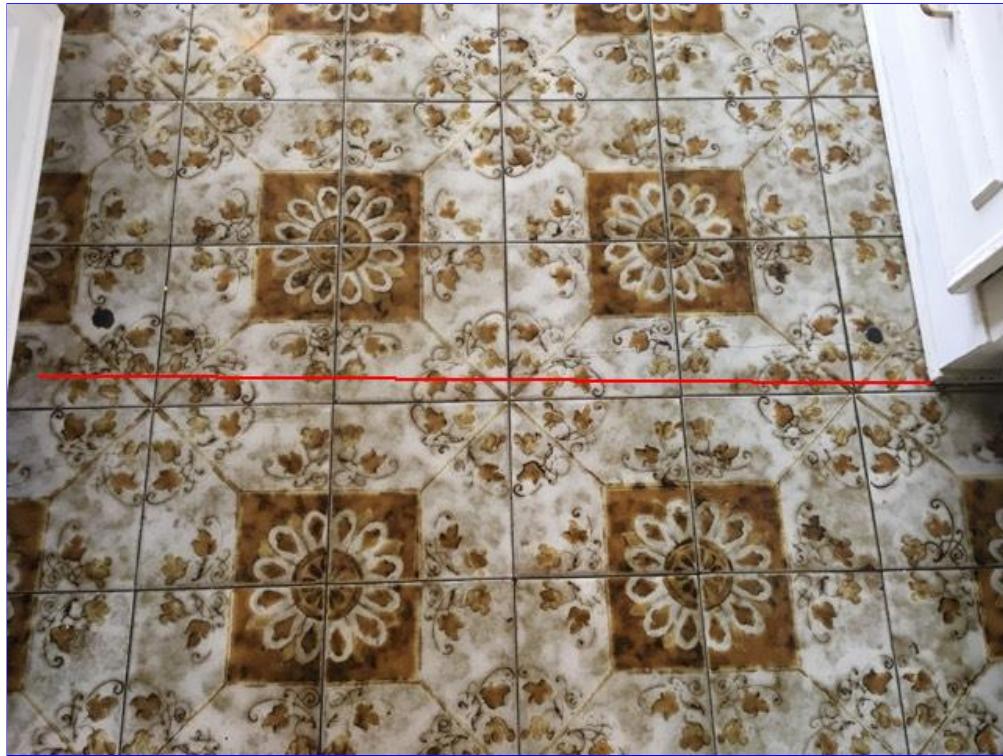
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F. Item 4(Picture) Crack in ceiling of hallway on right side of home.



F. Item 5(Picture) Floor sloping to the right at front right bedroom of home.



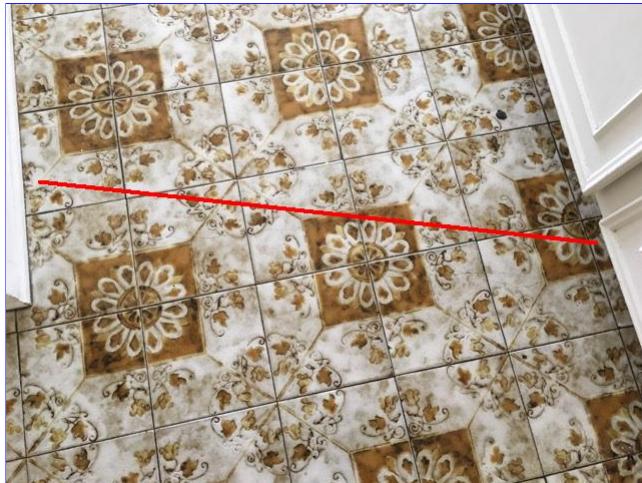
F. Item 6(Picture) Cracks in kitchen floor tile between oven and range of kitchen.



F. Item 7(Picture) Cracking in ceiling at foyer area.

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F. Item 8(Picture) Cracked tile floor in between kitchen island and dining area



F. Item 9(Picture) Crack at tile between dining room and hallway.

G. Doors (Interior and Exterior)

Comments:

It is recommended that all damaged doors be repaired or replaced by a professional trim carpenter.

The sliding screen that is off tracks be re-installed and the missing screen door replaced.

Double keyed dead bolts are considered a safety issue during a fire, as it can prevent the exit of residents from the home during a fire.

The missing door knob and door stops should be replaced by a professional handy man.

The under pinning at the master bed sliding door should be underpinned by a professional mason.

Any missing weather stripping should be replaced by a professional handy man.

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G. Item 1(Picture) Underpinning at rear sliding glass door broken.



G. Item 2(Picture) Weather stripping missing at bottom right corner of entry french doors.



G. Item 3(Picture) NOTE: Double deadbolt at front entry door.

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G. Item 4(Picture) Doorstops missing throughout house.



G. Item 5(Picture) NOTE: Double deadbolt at rear exterior door.



G. Item 6(Picture) Door knob missing handle at the pantry area closet.

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G. Item 7(Picture) Door damaged at front right bedroom of home.



G. Item 8(Picture) Screen for sliding glass door off tracks

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

I NI NP D



G. Item 9(Picture) Screen missing for sliding glass door at master bedroom.



G. Item 10(Picture) Door damaged at upstairs right bedroom.

H. Windows

Comments:

It is recommended that a professional window glazer replace the damaged window pane and adjust all malfunctioning windows so they open smoothly.

In addition, the missing window latch should be replaced by a professional window glazer.

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H. Item 1(Picture) Window pane cracked at breakfast area window of home.



H. Item 2(Picture) Storm window at front right bedroom stuck in the open position.

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H. Item 3(Picture) Storm window does not open at utility room.



H. Item 4(Picture) Window latch missing at right hall bath. In addition storm window does not open.

I. Stairways (Interior and Exterior)

Comments:

This is a grandfathered item. And not required to be replaced.

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I. Item 1(Picture) Stair parts wider than 4 inches apart.

J. Fireplaces and Chimneys

Chimney (exterior): Brick

Operable Fireplaces: One

Types of Fireplaces: Vented gas logs

Number of Woodstoves: None

Comments:

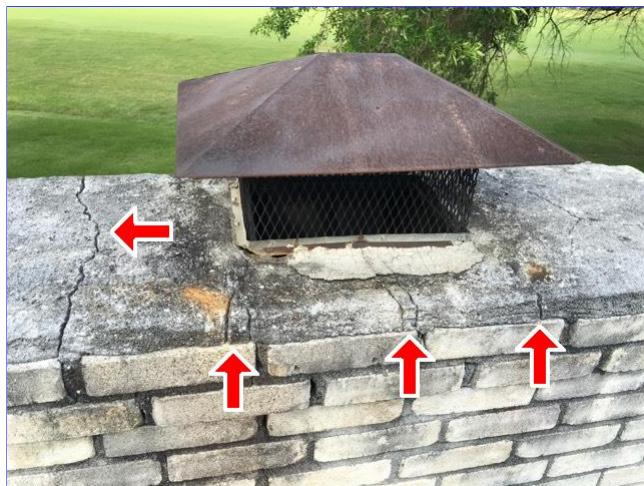
It is recommended that all cracked brick be pointed up by a professional mason.

It is recommended that a professional chimney sweep make all necessary repairs to the fireplace in order for it to operate safely.

It is recommended that a professional painter sand, prime and paint the spark arrestor to prevent it's corrosion.



J. Item 1(Picture) Spark arrestor for chimney needs to be painted at rear of home.



J. Item 2(Picture) Chimney cap cracking.



J. Item 3(Picture) Firebricks in fireplace need to be pointed up again. Missing mortar between the fire bricks.



J. Item 4(Picture) Damper difficult to open at fireplace.
Could not open.



J. Item 5(Picture) Cracks in brick below mantle of fireplace.



J. Item 6(Picture) Cracks in brick of hearth of fireplace.

 K. Porches, Balconies, Decks and Carports

Comments:

 L. Other

Comments:

This stem wall is not part of the foundation and is currently not failing. But it should be monitored for failure in the future.



L. Item 1(Picture) Cold joint poor at stem wall surrounding master bath window on left side of home.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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II. ELECTRICAL SYSTEMS

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures; and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

A. Service Entrance and Panels

Electrical Service Conductors: Below ground, Copper

Panel Capacity: 150 AMP

Panel Type: Circuit breakers

Electric Panel Manufacturer: Siemens

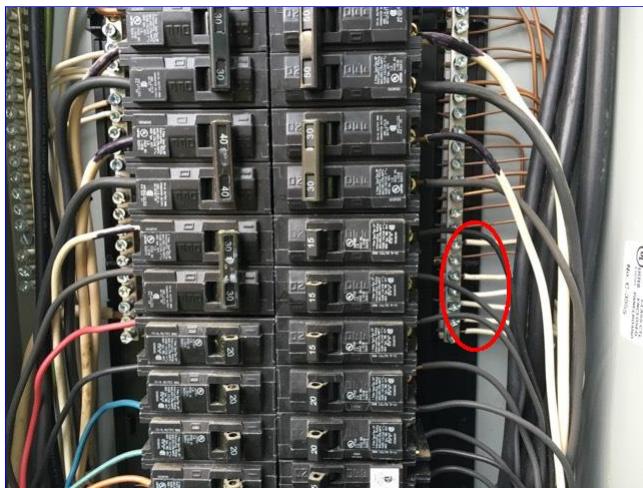
Comments:

It is recommended that a licensed electrician inspect the items listed in this section and make any necessary repairs or replacements.

To prevent water intrusion behind the electric service panel box and meter box, it is recommended that a professional painter seal the boxes to the brick wall.



A. Item 1(Picture) Ground rod clamp loose at right side of home near electric service panel box.



A. Item 2(Picture) Neutral wires connected on grounding bus of electric service panel box. Needs to be connected on a neutral bus side of electric service panel box.



A. Item 3(Picture) Electric service panel box and meter can box should be sealed to the brick. On the right side of the home.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex

Branch wire 15 and 20 amperage: Copper

Comments:

It is recommended that a licensed electrician inspect the items listed in this section and make any necessary repairs or replacements.

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B. Item 1(Picture) Exterior switch at rear right of home not wired to anything



B. Item 2(Picture) Electrical conduit at left side of home needs to be secured to wall. In addition conduit piping needs to be reconnected at coupling.



B. Item 3(Picture) Large amount of rust noted at conduit line for pool system. Should be sanded and painted to preserve it



B. Item 4(Picture) Exterior cover plate missing for electrical outlet receptacle at rear of home near pool.



B. Item 5(Picture) GFCI not working at rear electrical outlet receptacle at rear of home.



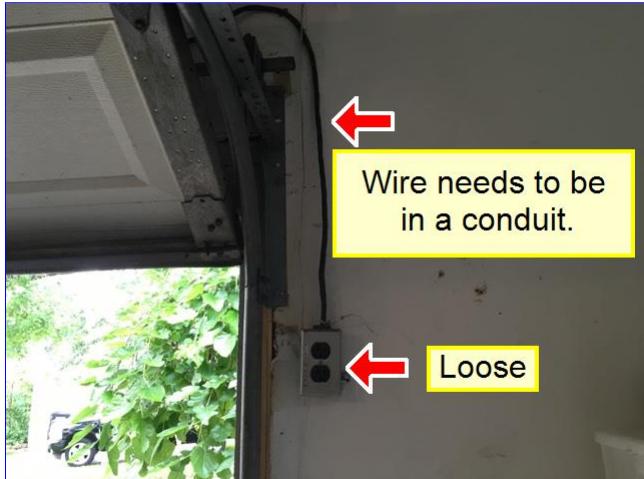
B. Item 6(Picture) Electrical outlet receptacle to the left of front entry door not secured to wall. In addition, GFCI not working.



B. Item 7(Picture) Electrical outlet receptacles not wired for GFCI in kitchen. In addition, electrical outlet receptacle has an open ground wire.



B. Item 8(Picture) Electrical outlet receptacle at breakfast area of kitchen has ground plug broken off in it. In addition, electrical outlet receptacle is loose



B. Item 9(Picture) Electrical outlet not secured to wall at left side of garage. In addition, wiring needs to be in a conduit.



B. Item 10(Picture) Electrical outlet receptacles in the garage not wired for GFCI. In addition wiring along right wall needs to be in a conduit.





B. Item 13(Picture) No power to electrical outlet receptacle on right wall of family room area.

Video available in online html report

00:00 00:00

A placeholder for a video. It features a large circular 'no video' icon with a diagonal slash over a play button. Below the icon is the text "Video available in online html report". At the bottom is a standard video control bar with a play button, a progress bar set at 00:00, a volume icon, and a full-screen icon.

B. Item 14(Video) Left ceiling fan in family room need to be balanced.

Video available in online html report

00:00 00:00

A placeholder for a video, identical in structure to the one above it. It features a large circular 'no video' icon with a diagonal slash over a play button. Below the icon is the text "Video available in online html report". At the bottom is a standard video control bar with a play button, a progress bar set at 00:00, a volume icon, and a full-screen icon.

B. Item 15(Video) Ceiling fan in dining room needs to be balanced.

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B. Item 16(Picture) Both electrical outlet receptacles on left wall of master bedroom not functioning.



B. Item 17(Picture) Electrical outlet receptacles in master bath not wired for GFCI.



B. Item 18(Picture) Electrical outlet receptacle and right vanity of master bath damaged.



B. Item 19(Picture) Appears fluorescent light ballasts are burnt out at master bath.



B. Item 20(Picture) Appears recess bulb at master shower area burnt out.



B. Item 21(Picture) NOTE: Ceiling fan in master bed hard wired. Not controlled by switch but by pull chain.



B. Item 22(Picture) Cover plate missing for HVAC cut off switch in attic. Left side attic.



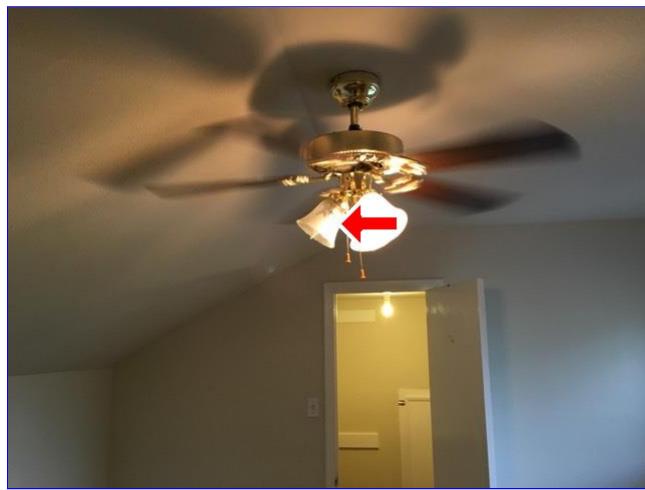
B. Item 23(Picture) Escutcheon missing for ceiling fan in upstairs right bedroom.

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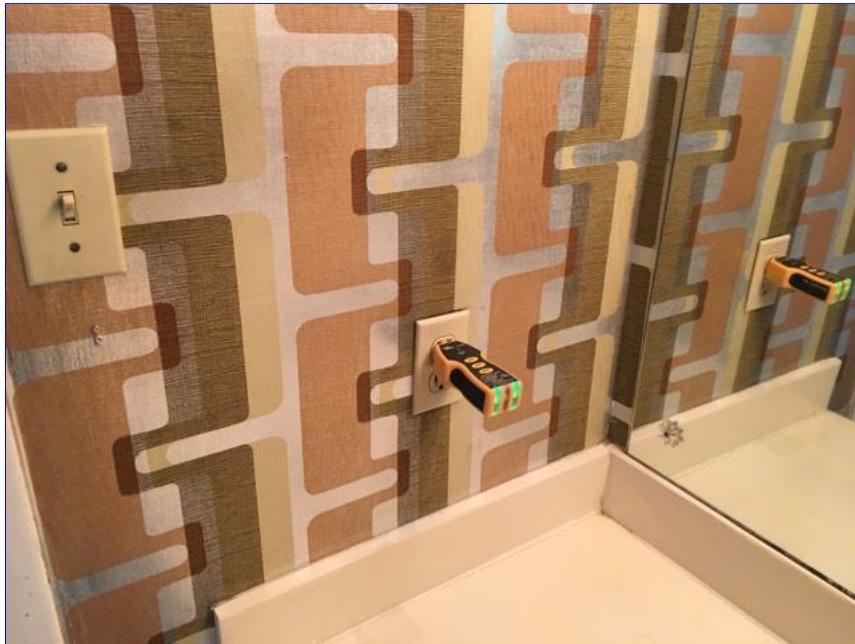
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B. Item 24(Picture) Two cover plates missing for electrical outlet receptacles in upstairs right bedroom.



B. Item 25(Picture) Bulb burnt out at upstairs left bedroom.



B. Item 26(Picture) Electrical outlet receptacle in upstairs hall bath not wired for GFCI.



B. Item 27(Picture) Ceiling fan escusion needs to be secured to ceiling in breakfast area of kitchen.

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B. Item 28(Picture) Smoke detectors missing at all four bedrooms.



B. Item 29(Picture) Smoke detector in upstairs hallway installed in wrong location. Needs to be within 12 inches of the highest point of the ceiling.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors, and the presence of an installed heat source in each room. The home inspector shall describe: Energy source, and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Natural gas

Heat System Brand: American Standard

Number of Heat Systems (excluding wood): Two

Comments:

B. Cooling Equipment

Type of Systems: Air conditioner unit

Central Air Manufacturer: American

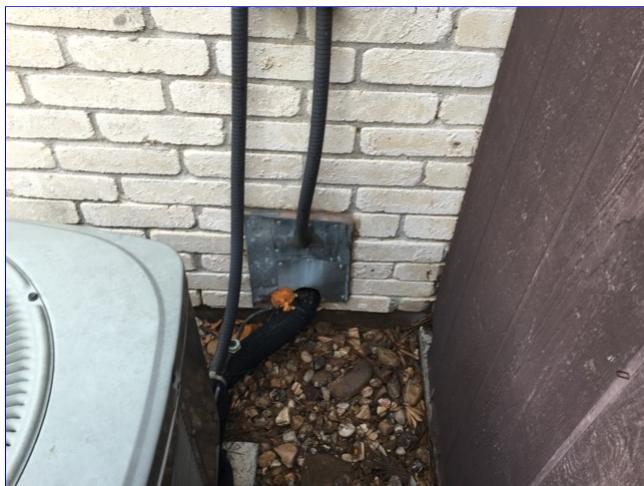
Comments:

It is recommended that a licensed HVAC technician inspect the items listed in this section and make any necessary repairs. It is also recommended that a licensed HVAC technician clean the evaporator coils of both units in home.

It is recommended that a professional painter or handy man paint the copper boxes to prevent deterioration and corrosion.



B. Item 1(Picture) Copper box for A/C compressor needs to be painted on right side of home.



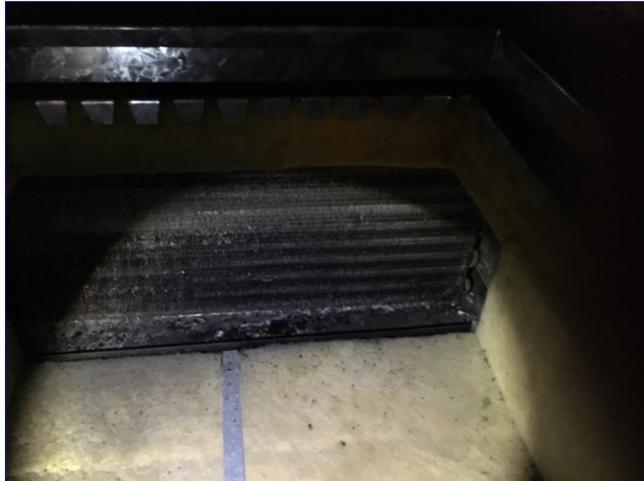
B. Item 2(Picture) Copper box for A/C compressor on the left side of home needs to be painted



B. Item 3(Picture) Coils need to be cleaned at evaporator coils left HVAC system.

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B. Item 4(Picture) Coils need to be cleaned at right HVAC system.



B. Item 5(Picture) Primary drain clogged. Leaking into secondary drain pan.



B. Item 6(Picture) Negative slope to secondary drain line for HVAC system on the left side of home. Pipe should be pointed toward the ground.

C. Duct Systems, Chases, and Vents

Ductwork: Insulated

Filter Type: Disposable

Filter Size: (Two filters), 12x24, 16x25

Comments:

It is recommended that all touching duct be separated by an inch of air space to prevent condensation from accumulating between the ducts or install one inch of fiberglass insulation between the touching ducts.

It is recommended that a licensed HVAC Technician inspect the cooling supply issues with the duct work of the home and make any necessary repairs to achieve even cooling throughout the home.



C. Item 1(Picture) Ducts touching each other at right HVAC unit.



C. Item 2(Picture) Ducts touching each other at right HVAC unit.



C. Item 3(Picture) Only a 6 degree difference between the return air and supply ducts in living room. Ducts possibly crimped.



C. Item 4(Picture) Only a 6 degree difference between the return air and supply ducts in living room. Ducts possibly crimped.



C. Item 5(Picture) Only a 6 degree difference between the return air and supply ducts in living room. Ducts possibly crimped.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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IV. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment, normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

A. Plumbing Supply Distribution Systems and Fixtures

Location of water meter: Street

Location of main water supply valve: Left Side

Static water pressure reading: 61 pounds/square inch

Water Source: Public

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home): Galvanized

Water Filters: None

Comments:

It is recommended that the exposed exterior plumbing be insulated.

It is recommended that a licensed plumber inspect the other items listed in this section and make any necessary repairs or replacements.

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A. Item 1(Picture) Hose bib's entire supply line needs to be insulated at front of home. Also missing vacuum breakers at all exterior hose bibs (Vacuum breakers are a grandfathered item)



A. Item 2(Picture) NOTE: Hose bib on right side of home connected to a PVC line that goes underground to the rear of the back yard.

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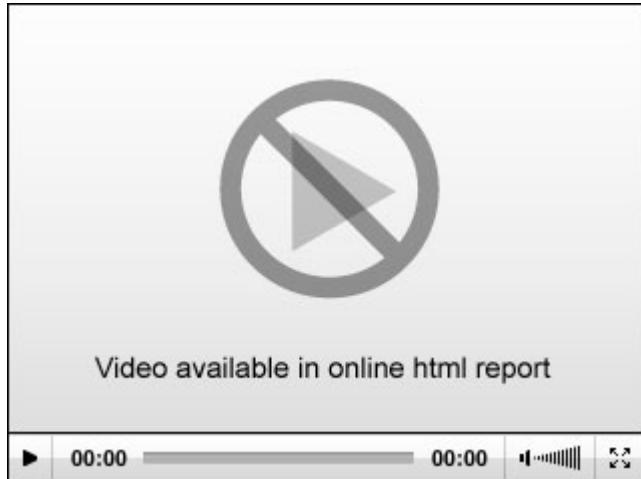
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A. Item 3(Picture) Right side hose bib stubs out at rear of backyard. Piping should be insulated.



A. Item 4(Picture) Hot and cold reversed at right hall bath faucet.



A. Item 5(Video) Whining noise from upstairs bath shower head. Also shower head is leaking and estcushion for shower head needs to be seal to the tile.

B. Drains, Waste, and Vents

Washer Drain Size: 2" Diameter

Plumbing Waste: PVC

Comments:

It is recommended that a professional tile installer reset the lower window sill tile so that it slopes away from window and towards the shower drain and reset upper window tile so it does not sag.

It is recommended that a licensed plumber inspect the other plumbing items in this section and make any necessary repairs or replacements.



B. Item 1(Picture) Pull handle for stopper at right hall bath sink not working.



B. Item 2(Picture) Pull handle for stopper not connected at right hall bath.



B. Item 3(Picture) Window ledge at master bath not sloped. Holds water when shower is run.



B. Item 4(Picture) Cracks in grout at window sill tile. In addition, appears that upper tiles at window sill are sagging on the right side.



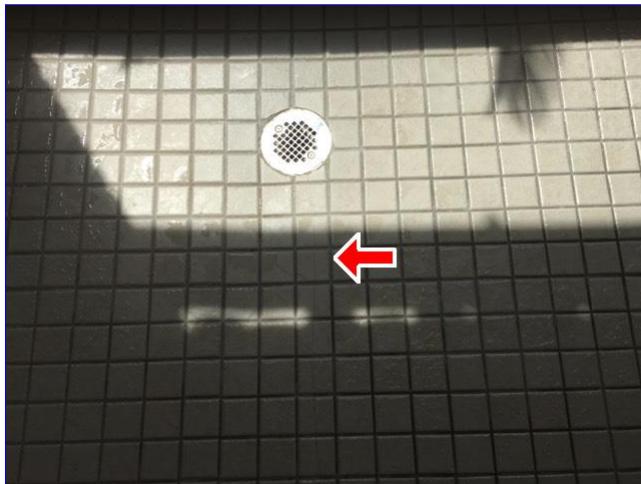
B. Item 5(Picture) Appears to be a water leak behind right hall bath shower.

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B. Item 6(Picture) Stopper missing in upstairs hall bath.



B. Item 7(Picture) Crack in tile at master shower.

C. Water Heating Equipment

Energy Sources: Gas (quick recovery)

Capacity (Water Heater): 40 Gallon (1-2 people)

Water Heater Manufacturer: State

Water Heater Location: Attic

Comments:

It is recommended that a licensed plumber replace the T/P valve at the water heater.

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C. Item 1(Picture) T/P valve for water heater leaking.



C. Item 2(Picture) T/P valve for water heater leaking.

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

It is recommended that a licensed plumber inspect and remove the gas line on the left side of the home and cap it.



E. Item 1(Picture) Gas line at left side of home needs to be capped. Also signs of rust and corrosion. It is recommended that the gas line be removed and capped.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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V. APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use, or Any appliance that is shut down or otherwise inoperable.

 A. Dishwashers**Dishwasher Brand:** Bosch

Comments:

 B. Food Waste Disposers**Disposer Brand:** In Sink Erator

Comments:

 C. Range Hood and Exhaust Systems**Exhaust/Range hood:** Rangaire

Comments:

NOTE: Switch on the side of the kitchen island controls power to the exhaust hood above range.



C. Item 1(Picture) NOTE: Switch on the side of the kitchen island controls power to the exhaust hood above range.

 D. Ranges, Cooktops and Ovens**Range/Oven:** General Electric, Whirlpool

Comments:

 E. Microwave Ovens**Built in Microwave:** None

Comments:

 F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

 G. Garage Door Operator(s)

Comments:

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H. Dryer Exhaust Systems

Comments:

To prevent the potential for fire, it is recommended that all lint be cleaned from dryer vent.



H. Item 1(Picture) Dryer exhaust vent needs to be cleaned out.

I. Other

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

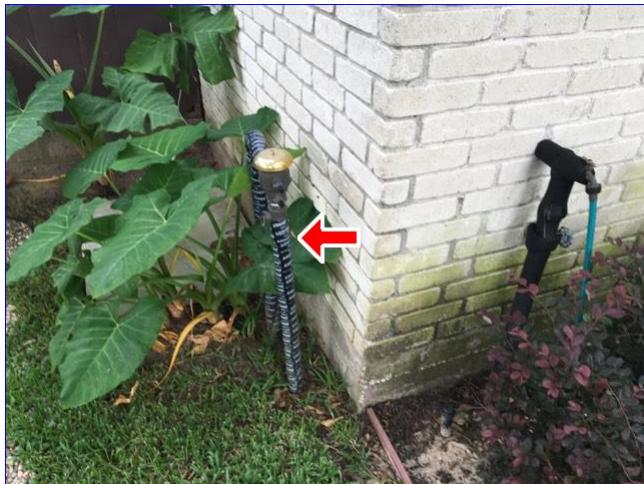
Comments:

It is recommended that a professional painter or handy man paint the irrigation conduit on the right side of the home to prevent deterioration from the sun.

It is recommended that a licensed irrigation installer replace the damaged sprinkler head, reset the zone 3 sprinkler head and secure the backflow prevention device to the wall.



A. Item 1(Picture) Conduit for irrigation system needs to be painted.



A. Item 2(Picture) Irrigation backflow prevention device should be secured to wall at left side of home.

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A. Item 3(Picture) Zone two sprinkler head damaged and needs to be replaced.



A. Item 4(Picture) Zone three sprinkler head needs to be reset perpendicular to the ground.

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

Type of Construction: Gunite (concrete)

Style: In ground

Shape: Freeform

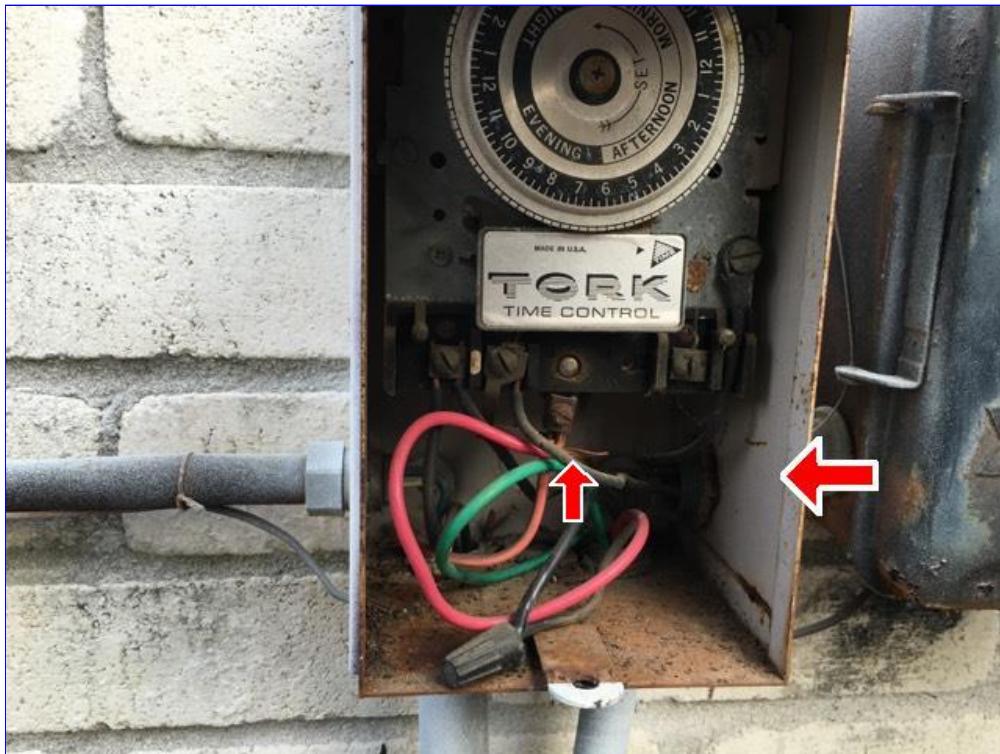
Comments:

It is recommended that a professional painter or handy man paint all PVC exposed to the sun. This will help prevent its deterioration.

It is recommended that chimes be installed at all rear exterior doors. This is a safety device to help prevent the potential drowning of children by allowing every one in the home to know when a rear exterior door is being opened.

It is recommended that a licensed pool technician inspect the other items listed in this section and make any necessary repairs or replacements.

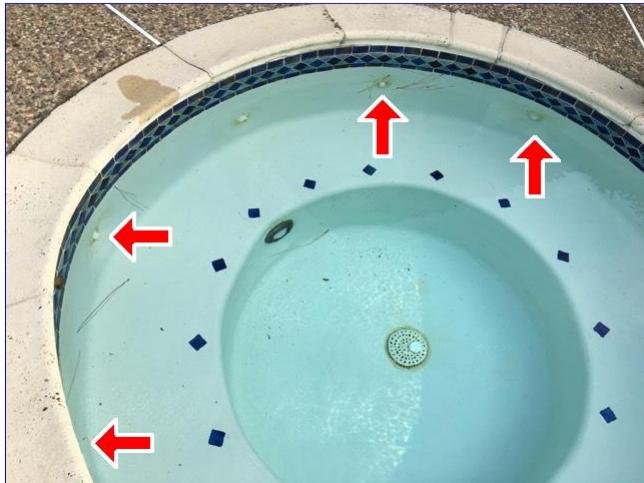
It is recommended that a licensed electrician inspect the electrical items listed in this section and make any necessary repairs or replacements.



B. Item 1(Picture) Face plate missing at time control for pool. In addition Red wire not fully installed at clamp.



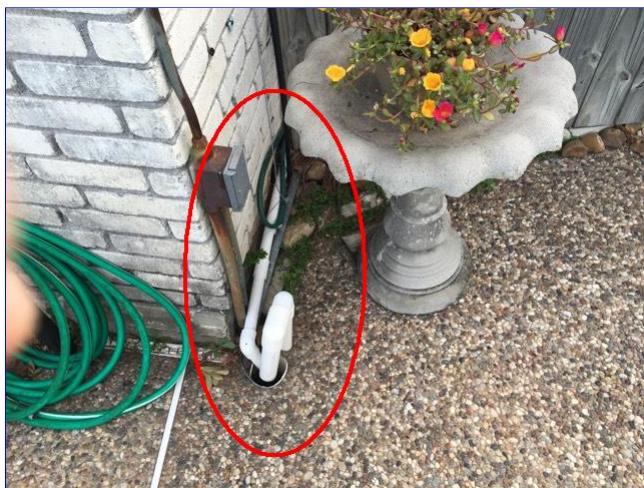
B. Item 2(Picture) Weir wedged between walls of strainer. Also basket needs to be cleaned out



B. Item 3(Picture) Four out of five hot tub jets capped at the pool.



B. Item 4(Picture) It is recommended that PVC pipe being be painted at rear of home



B. Item 5(Picture) It is recommended that PVC piping and a conduit be painted at rear left corner of home.



B. Item 6(Picture) It is recommended that PVC piping be painted at left side of home.



B. Item 7(Picture) Timer box needs to be secured to the wall



B. Item 8(Picture) Conduit for pool timer rusted through. Needs to be replaced.

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B. Item 9(Picture) Ground heaving around the strainer basket of swimming pool.



B. Item 10(Picture) Chime or alarms missing at all doors leading to pool area.