

Inspection Report

The best home inspection experience available



For the Property At:

34 West Bank Ave
Kyle, TX 78640



Inspection Date:

Thursday, February 21, 2019

Prepared For:

Barb Hopper

Prepared By:

John Smith of Texas Maverick
Inspections

555-5555

john@texasmaverickinspections.com

PROPERTY INSPECTION REPORT

Prepared For: Barb Hopper
(Name of Client)

Concerning: 34 West Bank Ave, Kyle TX 78640
(Address or Other Identification of Inspected Property)

By: John Smith TREC Lic. #0000 Thursday, February 21, 2019
(Name and License Number of Inspector) (Date)

(Name and License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

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

Two reports are included here –

1. The TREC state-compliant report.
2. A more detailed Supplementary report with additional information.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

I. STRUCTURAL SYSTEMS

-
-
-
-

A. Foundations

Type of Foundation(s)- Poured concrete

Foundation Performance Opinion- The foundations appear to be performing their intended function. No evidence of significant distress was observed. Inspector is not a structural engineer. If further investigation is desired consult a structural engineer prior to closing.

Comments:

Overview: No structure recommendations are offered as a result of this inspection.

-
-
-
-

B. Grading and Drainage

Comments:

-
-
-
-

C. Roof Covering Materials

Types of Roof Covering- Composition shingles

Viewed From- Walking the roof surface

Comments:

Composition shingles: Damage

Notes: Damaged shingle at rear slope.

Location: Rear

Task: Deficiency- Repair

Time: Immediate



1. Damage

Drip edge flashings: Missing

Location: Throughout

Task: Deficiency- Provide

Time: Discretionary

| | | | |
|---|----|----|---|
| I | NI | NP | D |
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D. Roof Structures and Attics

Viewed From- Roof framing/attic viewed from attic
Approximate Average Depth of Insulation- 10 inches
Comments:

E. Walls (Interior and Exterior)

Comments:

Fiber cement siding: Siding runs right to horizontal flashings—an air gap should be provided here. This is difficult to correct without causing trauma to the siding installation.

Notes: Large gaps observed at siding joints.

Location: Sides of home.

Task: Deficiency- Improve

Time: Discretionary



2. Siding runs right to horizontal flashings—a...



3. Siding runs right to horizontal flashings—a...



4. Siding runs right to horizontal flashings—a...



5. Siding runs right to horizontal flashings—a...

I=Inspected

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| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

Fiber cement siding: Mechanical damage

Location: Right Side

Task: Deficiency- Repair

Time: Immediate



6. Mechanical damage



7. Mechanical damage

-

F. Ceilings and Floors

Comments:

-

G. Doors (Interior and Exterior)

Comments:

Door between garage and living space: No self closer

Task: Deficiency- Repair

Time: Immediate

-

H. Windows

Comments:

Glass (glazing): Glass is not labeled as having tempered safety glass. Under current standards the window is in an area that is required to have safety glass.

Notes: Due to being within a 2 foot radius of the front door.

Location: Dining Room

Task: Deficiency- Provide

Time: Immediate

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



8. Glass is not labeled as having tempered...

-

I. Stairways (Interior and Exterior)

Comments:

-

J. Fireplaces and Chimneys

Comments:

-

K. Porches, Balconies, Decks, and Carports

Comments:

-

L. Other

Comments:

II. ELECTRICAL SYSTEMS

-

A. Service Entrance and Panels

Comments:

Distribution panel: Openings in panel

Notes: Gaps in panel around service entrance

Location: Main panel outside

Task: Deficiency- Repair

Time: Immediate



9. Openings in panel

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

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

Type of Wiring- Copper - non-metallic sheathed

Comments:

Outlets (receptacles): Arc-Fault Circuit Interrupters (AFCI) devices are some of the newest safety devices for electrical systems. They became required for homes built after 2002 in the bedrooms. In 2008 the standards were changed to read as follows. Arc- Fault Circuit Interrupters (AFCI) requirements from the 2008 NEC. Arc Fault Circuit Interrupters need to be installed on circuits for the family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the " signature" of an electrical arc, and then open the circuit when arcing occurs. If the home was built prior to 2002 these devices may not be able to be installed due to changes in basic wiring techniques to accommodate the AFCI devices. Corrections should be performed by a licensed electrician.

Outlets (receptacles): The 2008 NEC calls for the installation of "tamper resistant receptacles". This home was built prior to that requirement. Installation of these devices is not required but the homeowner may want to have them installed for increased safety.

Outlets (receptacles): GFCI/GFI needed (Ground Fault Circuit Interrupter)

Notes: Since 2008 all garage receptacles should have GFCI protection.

Location: Garage

Task: Deficiency- Provide

Time: Immediate

Carbon monoxide (CO) alarms (detectors): None observed

Location: Throughout

Task: Deficiency- Provide

Time: Immediate

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

-
-
-
-

A. Heating Equipment

Type of Systems- Furnace

Energy Sources- Gas

Comments:

Overview: No heating recommendations are offered as a result of this inspection.

-
-
-
-

B. Cooling Equipment

Types of Systems- Air cooled

Comments:

Overview: No air conditioning or heat pump recommendations are offered as a result of this inspection.

I=Inspected

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D=Deficient

| | | | |
|----------|-----------|-----------|----------|
| <u>I</u> | <u>NI</u> | <u>NP</u> | <u>D</u> |
|----------|-----------|-----------|----------|

- C. Duct Systems, Chases, and Vents**
Comments:

IV. PLUMBING SYSTEMS

- A. Plumbing Supply, Distribution Systems and Fixtures**
Location of water meter- Front near street
Location of main water supply valve- In the yard next to the meter box/hatch.
Static water pressure reading- 60 psi
Comments:
Supply piping in building: Exposed supply plumbing in attic above living exposed without insulation.
Location: Attic
Task: Deficiency- Correct
Time: Immediate

I=Inspected

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D=Deficient

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



10.



11.



12.



13.

Gas piping: Piping not properly bonded

Task: Deficiency- Repair

Time: Immediate

-
-
-
-

B. Drains, Wastes, and Vents

Comments:

Traps - installation: Nonstandard shape or material

Notes: Flexible drain pipe at kitchen sink drain is improper and it promotes blockages

Location: Kitchen

Task: Deficiency- Replace

Time: Immediate

| | | | |
|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|



14. Nonstandard shape or material

C. Water Heating Equipment

Energy Sources- Gas

Capacity- 40 gallons

Comments:

D. Hydro-Massage Therapy Equipment

Comments:

Whirlpool bath (Hydro-Massage Therapy Equipment) pump: No pump access

Location: Master Bathroom

Task: Deficiency- Provide

Time: Immediate

E. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

E. Microwave Ovens

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

I=Inspected

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|---|----|----|---|
|---|----|----|---|

-

G. Garage Door Openers

Comments:

-

H. Dryer Exhaust Systems

Comments:

-

I. Other

Comments:

Overview: No insulation recommendations are offered as a result of this inspection.

VI. OPTIONAL SYSTEMS

-

A. Landscape Irrigation (Sprinkler) Systems

Comments:

-

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

Swimming Pools Type of Construction-

Comments:

-

C. Outbuildings

Comments:

-

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

Type of Pump-

Type of Storage Equipment-

Comments:

-

E. Private Sewage Disposal (Septic) Systems

Private Sewage Disposal Type of System-

Private Sewage Disposal Location of Drain Field-

Comments:

-

F. Other

Comments:

LIMITATIONS

Roofing

Roof inspection limited/prevented by: We do not remove or alter any roof materials for the purpose of the inspection. We did not test the materials for thickness, texture, fastening patterns, types of fastening systems, underlayments, etc., unless otherwise noted herein. We base our inspection on visual appearance, signs of leakage, wear, etc.

Inspection performed: By walking on roof

Exterior

Inspection limited/prevented by: Concealed wall flashing details (i.e. at doors, windows, brick ledges, and roof intersections) are beyond the scope of this inspection.

Inspection limited/prevented by: Sprinkler System Anti-siphon/double check backflow valve present not performance tested

Upper floors inspected from: Ground level

Exterior inspected from: Ground level

Not included as part of a building inspection: Underground components (e.g., oil tanks, septic fields, underground drainage systems)

Structure

Inspection limited/prevented by: Plumbing, HVAC or other components located within or under slab are not accessible and therefore are not inspected.

Inspection limited/prevented by: Ceiling, wall and floor coverings

Attic/roof space: Entered but access was limited

Crawlspace: Entered but access was limited

Not included as part of a building inspection: Visible mold evaluation is not included in the building inspection report

Electrical

Inspection limited/prevented by: Insulation

System ground: Continuity not verified

System ground: Quality of ground not determined

Not included as part of a building inspection: The central security system is beyond the scope of this inspection.

Heating

Inspection prevented/limited by: Cannot verify effectiveness of air filter

Safety devices: Not tested as part of a building inspection

Heat loss calculations: Not done as part of a building inspection

Heat exchanger: Not visible

Not included as part of a building inspection: Fresh air intake system

Not included as part of a building inspection: Heat exchangers

Cooling & Heat Pump

Inspection limited/prevented by: Exterior temperature too low to safely operate the system. Temperature is below 60 degrees. (system not inspected).

Inspection limited/prevented by: Cannot verify effectiveness of air filter

Not part of a home inspection: Home inspectors cannot typically access or inspect the indoor coil

Not part of a home inspection: Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Insulation and Ventilation

Inspection prevented by no access to: Roof space

Inspection prevented by no access to: Wall space

Attic inspection performed: By entering attic, but access was limited

Air/vapor barrier system: Continuity not verified

Mechanical ventilation effectiveness: Not verified

Plumbing

Items excluded from a building inspection: Isolating/relief valves & main shut-off valve

Items excluded from a building inspection: Concealed plumbing

Items excluded from a building inspection: Tub/sink overflows

Items excluded from a building inspection: Water heater relief valves are not tested

Interior

Inspection limited/prevented by: Carpet

Not included as part of a building inspection: Security systems and intercoms

Not included as part of a building inspection: Cosmetic issues

Not included as part of a building inspection: Aesthetics or quality of finishes

Cosmetics: No comment offered on cosmetic finishes

END OF TREC REPORT

Supplementary Report

This report includes additional information about the home.

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Summary Introduction

The Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document

Roofing

Recommendations

Sloped roofing\Composition shingles

Damage

Notes: Damaged shingle at rear slope.

Implications: Chance of water damage to contents, finishes and/or structure

Location: Rear

Task: Deficiency- Repair

Time: Immediate

Sloped roof flashings\Drip edge flashings

Missing

Implications: Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Deficiency- Provide

Time: Discretionary

Exterior

Recommendations

Walls\Fiber cement siding

Siding runs right to horizontal flashings—an air gap should be provided here. This is difficult to correct without causing trauma to the siding installation.

Notes: Large gaps observed at siding joints.

Implications: Water intrusion.

Location: Sides of home.

Task: Deficiency- Improve

Time: Discretionary

Walls\Fiber cement siding

Mechanical damage

Implications: Chance of water damage to contents, finishes and/or structure

Location: Right Side

Task: Deficiency- Repair

Time: Immediate

Electrical

Recommendations

Service box, grounding and panel\Distribution panel

Openings in panel

Notes: Gaps in panel around service entrance

Implications: Fire hazard | Electric shock

Location: Main panel outside

Task: Deficiency- Repair

Time: Immediate

[Service box, grounding and panel\Auxiliary panel \(subpanel\)](#)

Sub panel is flush mounted and most cables are bundled and exit the panel through a large opening or two. As per current applicable standards, the individual cables should be routed through the various small "knock-out" holes at the top, bottom and/or sides of the panel box and secured with approved cable clamps, so that any smoke or fire inside the panel is confined or at least restricted from passing through the knockout openings. What was found here today was generally the method of installation in this region at the time of this home's construction. This installation would not be allowed by current

Location: Garage

Task: Deficiency- Improve

Time: Discretionary

[Distribution system\Outlets \(receptacles\)](#)

[GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Notes: Since 2008 all garage receptacles should have GFCI protection.

Implications: Electric shock

Location: Garage

Task: Deficiency- Provide

Time: Immediate

[Distribution system\Carbon monoxide \(CO\) alarms \(detectors\)](#)

None observed

Implications: Health hazard

Location: Throughout

Task: Deficiency- Provide

Time: Immediate

[Plumbing](#)

[Recommendations](#)

[Supply plumbing\Supply piping in building](#)

Exposed supply plumbing in attic above living exposed without insulation.

Implications: Freeze damage.

Location: Attic

Task: Deficiency- Correct

Time: Immediate

[Gas supply\Gas piping](#)

Piping not properly bonded

Implications: Fire or explosion

Task: Deficiency- Repair

Time: Immediate

[Waste plumbing\Traps - installation](#)

[Nonstandard shape or material](#)

Notes: Flexible drain pipe at kitchen sink drain is improper and it promotes blockages

Implications: Fixtures slow to drain | Reduced operability

Location: Kitchen

Task: Deficiency- Replace

Time: Immediate

Fixtures and faucets\Whirlpool bath (Hydro-Massage Therapy Equipment) pump

[No pump access](#)

Implications: Difficult to service | Increased maintenance costs

Location: Master Bathroom

Task: Deficiency- Provide

Time: Immediate

[Interior](#)

Recommendations

Windows\Glass (glazing)

Glass is not labeled as having tempered safety glass. Under current standards the window is in an area that is required to have safety glass.

Notes: Due to being within a 2 foot radius of the front door.

Location: Dining Room

Task: Deficiency- Provide

Time: Immediate

Garage\Door between garage and living space

[No self closer](#)

Implications: Hazardous combustion products entering home

Task: Deficiency- Repair

Time: Immediate

Summary Conclusion

This concludes the Summary section. The remainder of the report describes each of the home's systems and details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

END OF SUMMARY

Roofing

Description

The home is considered to face

North

The home is considered to face

East

Sloped roof flashing material

Rubber/Synthetic

Sloped roof flashing material

Metal

Approximate age

13 years

Limitations

Roof inspection limited/prevented by

We do not remove or alter any roof materials for the purpose of the inspection. We did not test the materials for thickness, texture, fastening patterns, types of fastening systems, underlayments, etc., unless otherwise noted herein. We base our inspection on visual appearance, signs of leakage, wear, etc.

Inspection performed

By walking on roof

Recommendations

Sloped roofing\Composition shingles

Damage

Notes: Damaged shingle at rear slope.

Implications: Chance of water damage to contents, finishes and/or structure

Location: Rear

Task: Deficiency- Repair

Time: Immediate



15. Damage

Sloped roof flashings\Drip edge flashings

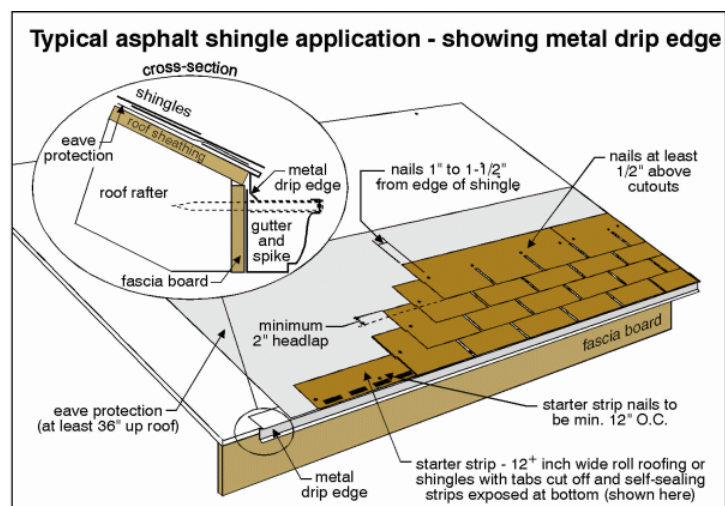
Missing

Implications: Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Deficiency- Provide

Time: Discretionary



Exterior

Description

General

The home is in an area with expansive clay soils. Foundation problems caused by expansive clay soils usually develop when the amount of water in the soil changes non-uniformly beneath the foundation structure. The climate is such that these clay soils shrink when dry and swell when wet. Resulting in the up-and-down movement of the house. If this occurs unevenly the house may become twisted, strained, and/or damaged. The moisture in the soil under the entire area covered by the house should be as consistent and uniform as possible at all times.

General

Adequate drainage observed around the home.

Gutter & downspout material

Plastic

Gutter & downspout discharge

Above grade

Lot slope

Away from building

Soffit (underside of eaves) and fascia (front edge of eaves)

Fiber cement board

Wall surfaces and trim

Brick

Wall surfaces and trim

Fiber cement

Driveway

Concrete

Porch

Concrete

Patio

Concrete

Garage

2-Car

Garage

Attached

Limitations

Inspection limited/prevented by

Concealed wall flashing details (i.e. at doors, windows, brick ledges, and roof intersections) are beyond the scope of this inspection.

Inspection limited/prevented by

Sprinkler System Anti-siphon/double check backflow valve present not performance tested

Upper floors inspected from

Ground level

Exterior inspected from

Ground level

Not included as part of a building inspection

Underground components (e.g., oil tanks, septic fields, underground drainage systems)

Recommendations

Roof drainage\Gutters and Downspouts

Guttering is recommended to help control/divert roof run-off away from the home and help minimize erosion.

Task: Deficiency- Provide

Time: Immediate

Walls\Fiber cement siding

Siding runs right to horizontal flashings—an air gap should be provided here. This is difficult to correct without causing trauma to the siding installation.

Notes: Large gaps observed at siding joints.

Implications: Water intrusion.

Location: Sides of home.

Task: Deficiency- Improve

Time: Discretionary



16. Siding runs right to horizontal flashings—a...



17. Siding runs right to horizontal flashings—a...



18. Siding runs right to horizontal flashings—a...



19. Siding runs right to horizontal flashings—a...

[Walls\Fiber cement siding](#)
[Mechanical damage](#)

Implications: Chance of water damage to contents, finishes and/or structure

Location: Right Side

Task: Deficiency- Repair

Time: Immediate



20. Mechanical damage



21. Mechanical damage

Structure

Description

Configuration

[Slab-on-grade](#)

Foundation material

[Poured concrete](#)

Floor construction

[Concrete](#)

Exterior wall construction

Wood Frame/Fiber Cement Siding

Exterior wall construction

[Wood frame / Brick veneer](#)

Roof and ceiling framing

[Trusses](#)

Roof and ceiling framing

[Oriented Strand Board \(OSB\) sheathing](#)

Limitations

Inspection limited/prevented by

Plumbing, HVAC or other components located within or under slab are not accessible and therefore are not inspected.

Inspection limited/prevented by

Ceiling, wall and floor coverings

Attic/roof space

Entered but access was limited

Crawlspace

Entered but access was limited

Not included as part of a building inspection

Visible mold evaluation is not included in the building inspection report

Recommendations

Recommendations\Overview

No structure recommendations are offered as a result of this inspection.

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Electrical

Description

Service entrance cable and location

Underground aluminum

Service size

125 Amps (240 Volts)

Main disconnect/service box rating

125 Amps



22. 125 Amps

Main disconnect/service box type and location

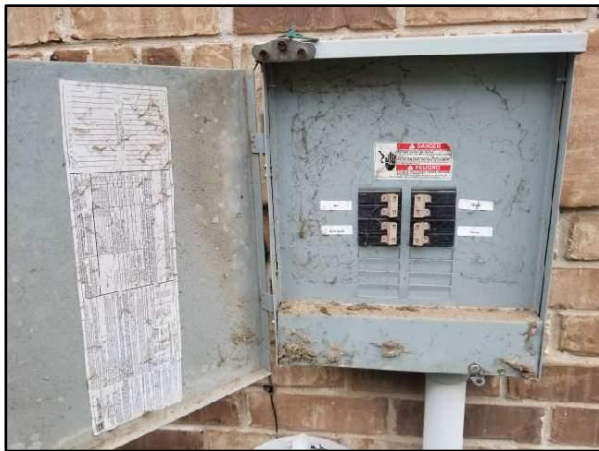
Breakers - exterior wall

System grounding material and type

Ground stake/ring in slab.

Distribution panel type and location

Breakers - exterior wall



23. Breakers - exterior wall



24. Breakers - exterior wall

Distribution panel rating

[125 Amps](#)

Electrical panel manufacturers

Eaton/Cutler-Hammer

Auxiliary panel (subpanel) type and location

[Breakers - garage](#)



25. Breakers - garage



26. Breakers - garage

Auxiliary panel (subpanel) rating

[60 Amps](#)

Distribution wire material and type

[Copper - non-metallic sheathed](#)

[Go to Table of Contents](#)

Type and number of outlets (receptacles)

[Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI)

[GFCI - bathroom](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI)

[GFCI - exterior](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI)

[GFCI - garage](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI)

[GFCI - kitchen](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI)

[AFCI - bedroom](#)

Smoke alarms (detectors)

[Present](#)

Carbon monoxide (CO) alarms (detectors)

None noted

Limitations

Inspection limited/prevented by

Insulation

System ground

Continuity not verified

System ground

Quality of ground not determined

Not included as part of a building inspection

The central security system is beyond the scope of this inspection.

Recommendations

Service box, grounding and panel\Distribution panel

[Openings in panel](#)

Notes: Gaps in panel around service entrance

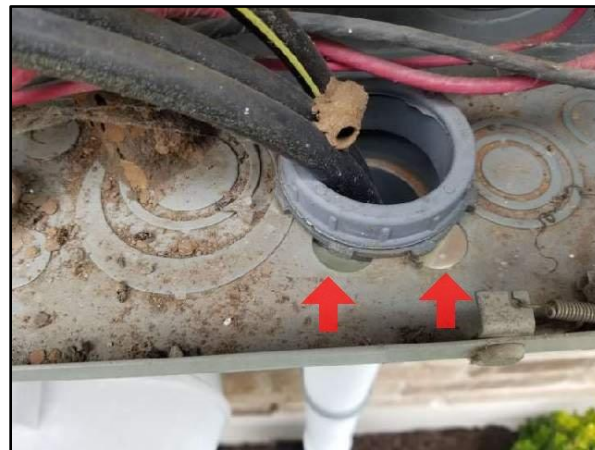
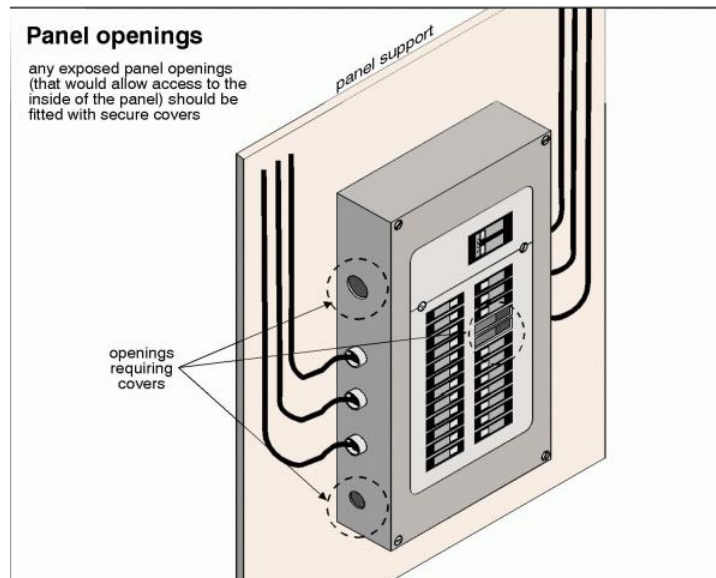
Implications: Fire hazard | Electric shock

Location: Main panel outside

Task: Deficiency- Repair

Time: Immediate

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27. Openings in panel

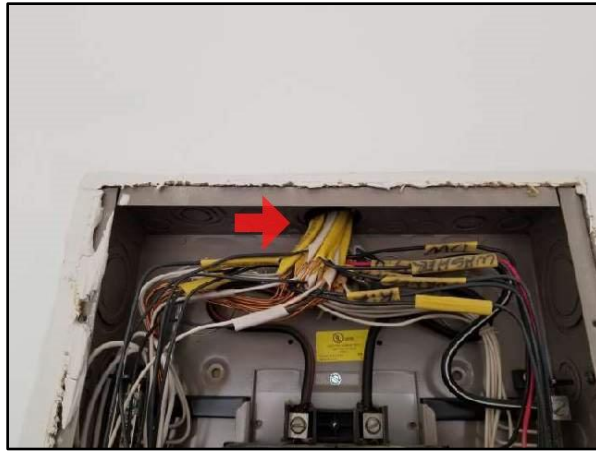
Service box, grounding and panel\Auxiliary panel (subpanel)

Sub panel is flush mounted and most cables are bundled and exit the panel through a large opening or two. As per current applicable standards, the individual cables should be routed through the various small "knock-out" holes at the top, bottom and/or sides of the panel box and secured with approved cable clamps, so that any smoke or fire inside the panel is confined or at least restricted from passing through the knockout openings. What was found here today was generally the method of installation in this region at the time of this home's construction. This installation would not be allowed by current

Location: Garage

Task: Deficiency- Improve

Time: Discretionary



28. Sub panel is flush mounted and most cables...

[Distribution system\Outlets \(receptacles\)](#)

Arc-Fault Circuit Interrupters (AFCI) devices are some of the newest safety devices for electrical systems. They became required for homes built after 2002 in the bedrooms. In 2008 the standards were changed to read as follows. Arc- Fault Circuit Interrupters (AFCI) requirements from the 2008 NEC. Arc Fault Circuit Interrupters need to be installed on circuits for the family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and then open the circuit when arcing occurs. If the home was built prior to 2002 these devices may not be able to be installed due to changes in basic wiring techniques to accommodate the AFCI devices. Corrections should be performed by a licensed electrician.

[Distribution system\Outlets \(receptacles\)](#)

The 2008 NEC calls for the installation of "tamper resistant receptacles". This home was built prior to that requirement. Installation of these devices is not required but the homeowner may want to have them installed for increased safety.

[Distribution system\Outlets \(receptacles\)](#)

[GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Notes: Since 2008 all garage receptacles should have GFCI protection.

Implications: Electric shock

Location: Garage

Task: Deficiency- Provide

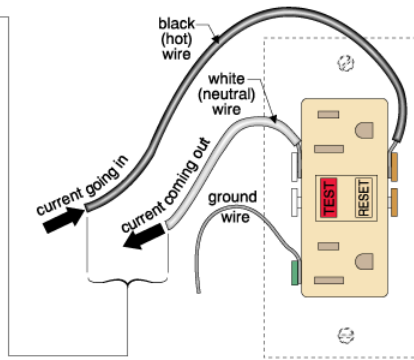
Time: Immediate

Ground fault circuit interrupter also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks constantly for a difference between the current in the black and white wires
if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down



Distribution system\Carbon monoxide (CO) alarms (detectors)

None observed

Implications: Health hazard

Location: Throughout

Task: Deficiency- Provide

Time: Immediate

Heating

Description

System type

Furnace

Fuel/energy source

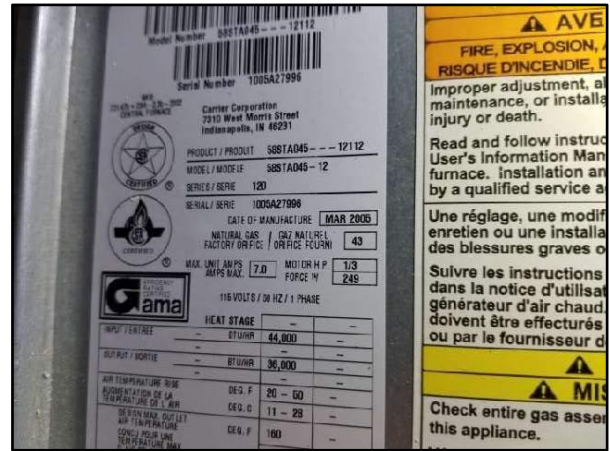
Gas

Furnace manufacturer

Carrier



29. Carrier



30. Carrier

Heat distribution

Ducts and registers

Approximate capacity

45,000 BTU/hr

Efficiency

Mid-efficiency

Exhaust venting method

Forced draft

Combustion air source

Outside

Approximate age

14 years

[Go to Table of Contents](#)

Main fuel shut off at

Meter

Failure probability

[Medium](#)

Auxiliary heat

N/A

Fireplace/stove

None

Chimney/vent

[Metal](#)

Chimney liner

B-vent (double-wall metal liner)

Mechanical ventilation system for home

Kitchen exhaust fan

Mechanical ventilation system for home

Bathroom exhaust fan

Mechanical ventilation system for home

Laundry room exhaust fan

Location of the thermostat for the heating system

Hallway

Ancillary components

Programmable thermostat

Limitations

Inspection prevented/limited by

Cannot verify effectiveness of air filter

Safety devices

Not tested as part of a building inspection

Heat loss calculations

Not done as part of a building inspection

Heat exchanger

Not visible

Not included as part of a building inspection

Fresh air intake system

Not included as part of a building inspection

Heat exchangers

Recommendations

[Recommendations\Overview](#)

No heating recommendations are offered as a result of this inspection.

Cooling & Heat Pump

Description

Air conditioning type

[Air cooled](#)

Manufacturer

Carrier

Notes: No legible rate plate



31. Carrier

Cooling capacity

Not determined

Compressor type

Electric

Compressor approximate age

13 years

Typical life expectancy

12 to15 years

Failure probability

[High](#)

Location of the thermostat for the cooling system

Hallway

Limitations

Inspection limited/prevented by

Exterior temperature too low to safely operate the system. Temperature is below 60 degrees. (system not inspected).

Inspection limited/prevented by

Cannot verify effectiveness of air filter

Not part of a home inspection

Home inspectors cannot typically access or inspect the indoor coil

Not part of a home inspection

Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Recommendations

Recommendations\Overview

No air conditioning or heat pump recommendations are offered as a result of this inspection.

Insulation and Ventilation

Description

Attic/roof insulation material

[Cellulose](#)

Attic/roof insulation amount/value

[R-32](#)

Attic/roof air/vapor barrier

[None found](#)

Attic/roof ventilation

[Roof and soffit vents](#)

Limitations

Inspection prevented by no access to
Roof space

Inspection prevented by no access to
Wall space

Attic inspection performed

By entering attic, but access was limited

Air/vapor barrier system

Continuity not verified

Mechanical ventilation effectiveness

Not verified

Recommendations

[Recommendations\Overview](#)

No insulation recommendations are offered as a result of this inspection.

Plumbing

Description

Water supply source

Public

Supply piping in building

PEX (cross-linked Polyethylene)

Notes: System has a manifold box with individual shut off valves in garage



32. PEX (cross-linked Polyethylene)

Water heater type

Tank

Water heater location

Garage

Water heater fuel/energy source

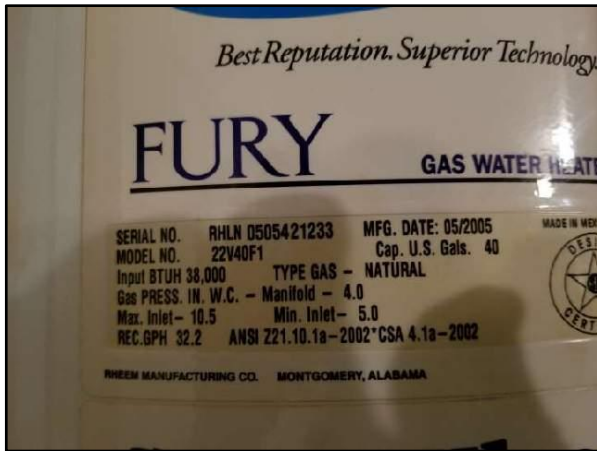
Gas

Water heater exhaust venting method

Natural draft

Water heater manufacturer

Rheem



33. Rheem



34. Rheem

Water heater tank capacity

[40 gallons](#)

Water heater approximate age

13 years

Water heater typical life expectancy

10 to 15 years

Water heater failure probability

[Medium](#)

Waste and vent piping in building

[PVC plastic](#)

Gas piping

Steel

Main fuel shut off valve at the

Gas meter

Limitations

Items excluded from a building inspection

Isolating/relief valves & main shut-off valve

Items excluded from a building inspection

Concealed plumbing

Items excluded from a building inspection

Tub/sink overflows

Items excluded from a building inspection

Water heater relief valves are not tested

Recommendations

Supply plumbing\Supply piping in building

Exposed supply plumbing in attic above living exposed without insulation.

Implications: Freeze damage.

Location: Attic

Task: Deficiency- Correct

Time: Immediate



35.



36.



37.



38.

Gas supply\Gas piping

Piping not properly bonded

Implications: Fire or explosion

Task: Deficiency- Repair

Time: Immediate

Waste plumbing\Traps - installation

Nonstandard shape or material

Notes: Flexible drain pipe at kitchen sink drain is improper and it promotes blockages

Implications: Fixtures slow to drain | Reduced operability

Location: Kitchen

Task: Deficiency- Replace

Time: Immediate



39. Nonstandard shape or material

Fixtures and faucets\Whirlpool bath (Hydro-Massage Therapy Equipment) pump

No pump access

Implications: Difficult to service | Increased maintenance costs

Location: Master Bathroom

Task: Deficiency- Provide

Time: Immediate

Interior

Description

Major floor finishes

[Carpet](#)

Major floor finishes

[Ceramic](#)

Major wall and ceiling finishes

[Plaster/drywall](#)

Windows

[Single/double hung](#)

Windows

Vinyl

Glazing

[Double](#)

Exterior doors - type/material

Hinged

Exterior doors - type/material

[Plastic/fiberglass](#)

Laundry facilities

Hot/cold water supply

Laundry facilities

120-Volt outlet

Laundry facilities

240-Volt outlet

Limitations

Inspection limited/prevented by

Carpet

Not included as part of a building inspection

Security systems and intercoms

Not included as part of a building inspection

[Go to Table of Contents](#)

Cosmetic issues

Not included as part of a building inspection

Aesthetics or quality of finishes

Cosmetics

No comment offered on cosmetic finishes

Recommendations

Windows\Glass (glazing)

Glass is not labeled as having tempered safety glass. Under current standards the window is in an area that is required to have safety glass.

Notes: Due to being within a 2 foot radius of the front door.

Location: Dining Room

Task: Deficiency- Provide

Time: Immediate



40. Glass is not labeled as having tempered...

Garage\Door between garage and living space

No self closer

Implications: Hazardous combustion products entering home

Task: Deficiency- Repair

Time: Immediate

Site Info

Description

Weather

Overcast

Approximate temperature

50's

Attendees

Buyers present at the end of inspection for review.

Access to home provided by

Lockbox

Occupancy

The home was vacant during the inspection.

Utilities

All utilities were on during the inspection.

Approximate age of home

13 year

Building type

Detached home

Number of dwelling units

Single-family

Number of bedrooms

3

Garage, carport and outbuildings

Attached two-car garage

Reference Library

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report. Click on any link to read about that system:

 [ROOFING, FLASHINGS AND CHIMNEYS](#)

 [PLUMBING](#)

 [EXTERIOR](#)

 [INTERIOR](#)

 [STRUCTURE](#)

 [APPLIANCES](#)

 [ELECTRICAL](#)

 [LIFE CYCLES AND COSTS](#)

 [HEATING](#)

 [SUPPLEMENTARY](#)

 [COOLING/HEAT PUMPS](#)

 [HOME SET-UP AND MAINTENANCE](#)

 [INSULATION](#)

 [MORE ABOUT HOME INSPECTIONS](#)