ADVANTIS HOME INSPECTION, PLLC

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PROPERTY INSPECTION REPORT

Prepared For: Well Informed Client
(Name of Client)

Concerning: 1-4 Your Street, Dallas/Fort Worth, TX 75000
(Address or Other Identification of Inspected Property)

By: Dan J Fitzner, Lic #TREC #21610 12/01/2015
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

PLEASE READ THE ENTIRE REPORT. This is a non-invasive, limited, visual inspection of the property structure, systems, and/or components, and is not technically exhaustive. This is a written opinion as an home inspector (not an expert in any one field or area) on the buildings systems and operation, at the time of this inspection only, and does not warrant or guarantee all deficiencies/defects will be found. If you have questions, concerns, or need clarifications as to any items in this report, please feel free to contact me, and will be happy to discuss them with you.

The digital images/pictures in this report are provided for clarification and/or identification, are typical examples only, and should not be considered to show every occurrence or all of the deficiencies/defects found at the property. There may be some deficiencies and/or defects in this report not documented with digital images/pictures.

This report should not be used by any property/home warranty company. This report should not be used to determine insurability of the structure, and may not meet the Texas Department of Insurance guidelines.

Inspections for Environmental issues such as, but not limited to mold, asbestos, lead, etc., are outside the scope of our service. Indoor Air Quality Analysis requires separate licensing from the Texas Department of Health. If there is any reference to a mold like substance in this report, or If you have any concerns or questions about these type of issues, it is recommended the client secure further evaluation/inspection by a qualified, licensed remediation company prior to closing.

NOTE; THIS REPORT IS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED ABOVE. IT IS NOT TRANSFERABLE, AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

Time of Inspection: 9:00 AM
House Orientation (for purposes of the report) Front faces: North, Note: Items denoted as Right, Left, Front, Back, are indicated as if facing the front of the house from the street.

Weather Conditions:	☑ Sunny ☐ Overcast ☐ Raining ☐ Rain within last 48 hours
Temperature During Inspection:	☐ 60 or below ☑ 60-70 ☐ 70-80 ☐ 80-90 ☐ 90 or higher
Property Status:	☐ Occupied ☐ Vacant ☑ Vacant with Stored items, or Staged Furniture
Present at Inspection:	☐ Buyer ☐ Buyers Agent ☐ Seller ☐ Sellers Agent ☑ None
Utilities On:	☑ Yes ☐ No Electricity ☐ No Water ☐ No Gas

☐ The home is Occupied: Due to safety and liability issues, it is not the responsibility of the inspector to move, climb over, or relocate owners possessions or stored items to insure access and/or clear visual inspection of restricted areas. We highly suggest you walk through the home the day before, or day of closing, to personally inspect those restricted areas once the furnishings and/or stored items have been removed.

☐ **NOTICE**; Corrugated Stainless Steel Tubing (CSST): The gas lines were not tested by a licensed plumber during this inspection. This was a limited visual inspection of the gas lines pursuant to TREC standards of operation. The gas lines/piping in the house may include CSST. Electrical bonding is usually not present, or not correctly installed on this type of gas piping. Electrical bonding is required to help protect against potential arcing and possible perforation caused by lighting strikes, which could result in gas leaks and potential fires. If electrical bonding is present; Verification of the adequacy and operation of the bonding system/connections is beyond the scope of this inspection. We highly encourage you to have any installed CSST gas piping further evaluated by a qualified, licensed electrician.

IMPORTANT NOTICE PLEASE READ. Whenever a deficiency of any kind is noted in a system or aspect of the house, we recommend a qualified (licensed) technician inspect and service the entire system. Sometimes noted defects are symptoms of other, sometimes more serious, defects. Further evaluation by an industry specific technician, may discover additional deficiencies which could involve additional repair costs. We highly recommend the buyer walk through the property the day of or day before closing, to ensure conditions have not changed since the inspection.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Pier & Beam - Crawlspace, Slab
Comments:

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent indication of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance. The floors were surveyed with a Zip Level, and no significant variation in levelness was noted.

The crawl space was inspected by entering through the access opening, and maneuvering through the crawl space.

1. **Crawl space has debris in one or more sections under the house.** This debris allows rodents and other varmints to exist under structure. Debris should be removed and a clean environment maintained.

2. **One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop).** This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary.

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☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

3. **The grading should be improved to direct storm/rain water away from the house.** This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for a minimum of ten feet. Ideally, at least eight (6) inches of clearance should be maintained between soil level and the top of the foundation walls.

4. **One or more of the downspout extensions are too short.** The gutter downspout's should discharge water at least 3-feet to 5-feet away from the structure. Storm/rain water should be directed to flow away from the building at points of discharge.

☑ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Composition Asphalt Shingles
Viewed From: Walking on the Roof
Comments:

All components were found to be in satisfactory condition, I did not observe any indication of defects on the day of the inspection.

The roof appears to be in the first 3rd of its useful life.

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

Viewed From: **The Attic was inspected by walking in it.**

Approximate Average Depth of Insulation: 2 to 7 inches
Comments:

Type of Insulation: Rock wool - Loose fill

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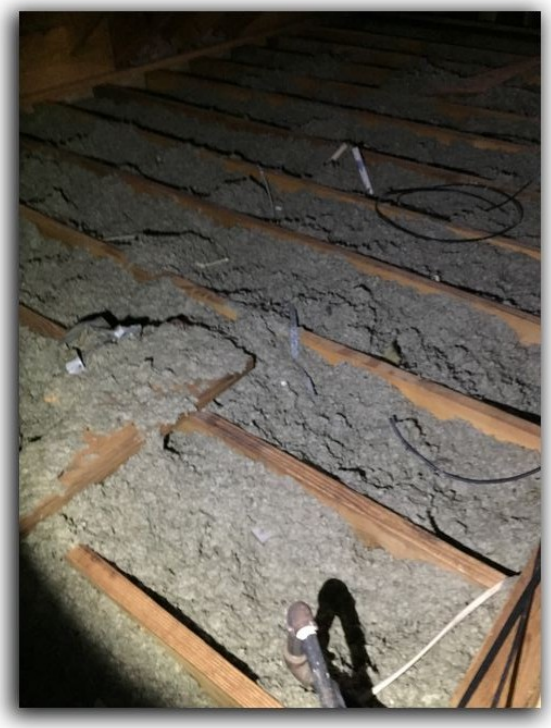

5. **Insulation in the attic appears to be about 2 to 7 inches deep of Rock wool - Loose fill .** The suggested depth for an "R" value of 30 is about 10 to 14 inches, depending on the type of insulation. This type of insulation gives an R-value of 2.9 per inch, which gives the current level of insulation an R-value of 5.8 to 20.3 Adding un-faced blankets of insulation or blown in (loose fill) insulation would be a good idea.

6. **The attic pull down ladder steps have been cut too long.** All sections of the ladder should be in line when fully extended. The lower section of steps should be trimmed so the hinge joint completely closes when in use. This situation puts undue stress on the hinge joint, and could fail when in use. This is a safety concern, and should be repaired as soon as possible.

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I	NI	NP	D

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

Comments:

Interior Walls

7. **Common hairline cracks were noted in the interior gypsum wallboard, in one or more locations.** Cracks near the interior windows and doors are usually indications that there is some degree of movement occurring in the structure. It is normal for any structure to have some degree of movement. This is typical for this area, and is not a big concern.

Exterior Walls

8. **There are not enough weep-holes in the lower course of masonry veneer, on the *West, East* side of the house.** Under current building standards, there should be weepholes in the lower course of the

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masonry veneer, no more than 33" apart, to help drain water from the air space between the brick and wall framing.

9. **The exterior trim and/or siding has areas of soft/damaged, or decayed wood, at the Northeast side of the house.** Recommend replacing all deteriorating/ damaged wood.

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

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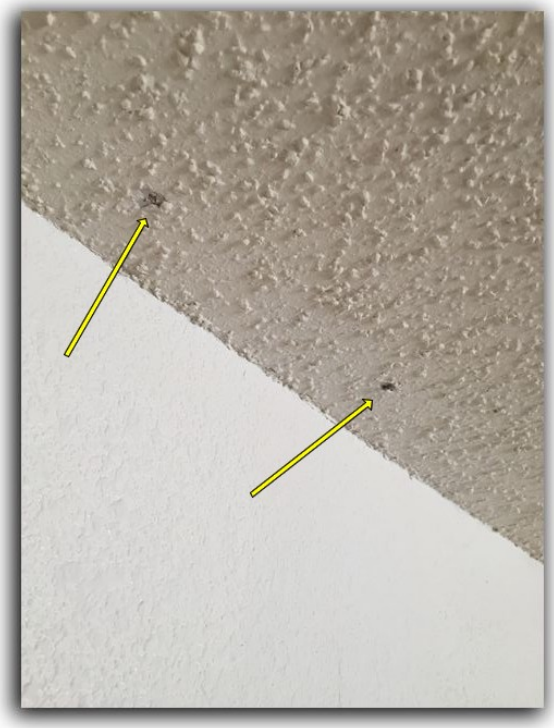
Ceilings



10. **There are "nail pops" on the ceilings and/or walls in one or more rooms of the house.** Nail pops are caused when the heads for sheet rock nails push through the interior finish . These are easily driven tight and patched.

Floors

All components were found to be in satisfactory condition, I did not observe any indication of defects on the day of the inspection.

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I	NI	NP	D
☑	☐	☐	☑

G. Doors (Interior and Exterior)

Comments:

Interior Doors

11. **There are one or more loose hinges on the door to the *Hall Closet* .** This is a simple fix, they just need to be tightened, and the door will work properly.

Exterior Doors

12. **The screen for the Entry Foyer exterior door is damaged and should be repaired or replaced.**

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I	NI	NP	D

☑ ☐ ☐ ☑ **H. Windows**

Comments:

13. **<u>One or more of the thermal pane windows in the Master Bedroom, have lost their seals</u>**. This causes condensation or a fog like film to develop between the panes of glass. These windows loose their insulating properties and replacement may be necessary.

14. **<u>Exterior weather stripping on the Den windows has degraded or is ineffective.</u>** Loose or improperly secured glass panes are considered a recognized hazard. Proper weather stripping the windows will also make the house more energy efficient and quiet.

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I	NI	NP	D

15. **The majority of windows need caulking repaired/replaced at the brick/ siding, or trim.** Repair of this seal will stop water infiltration, and possible damage to the structure and/or finishes. Recommend using an elastomeric caulk, available at most big box home stores.

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

Comments:

16. **The stairway handrail does not run continuous from the bottom of the stairwell to the top**. Under current building standards all handrails for a stairway should run continuous for the full length.. The handrail should start directly above the lowest step and run continuously to end directly above the top step. Recommend corrections to improve safety.

17. **The handrail ends are improperly terminated**. Current building standards require the ends of a handrail, must return to a wall, post, or safety terminal. Recommend repairs to improve safety.

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I	NI	NP	D

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

Comments:

All components were found to be in satisfactory condition, I did not observe any indication of defects on the day of the inspection.

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

Comments:

All components were found to be in satisfactory condition, I did not observe any indication of defects on the day of the inspection.

☐ ☑ ☑ ☐ **L. Other**

Comments:

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II. ELECTRICAL SYSTEMS

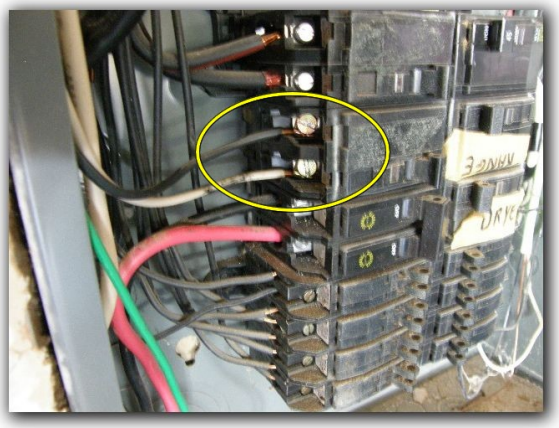
☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

The Electrical Service Wires run : Underground

Service Entrance Conductor: Copper

Box Rating and/or Main Disconnect Rating: 200 amps. Based on size of service conductors, meter rating , main disconnect breaker size

Comments:



18. **There are one or more Black (hot) and/or White (neutral) wires incorrectly labeled.** Under current electrical standards; A Black (hot) wire used as a neutral must be labeled with white tape. A White (neutral) wire used as a hot, must be labeled with black tape. Recommend further evaluation by a qualified, licensed electrician, and repairs made as needed. *It appears there may have been black marking tape on this wire at one time, but was removed or has fallen off. It should be replaced.*

19. **This home does not meet current arc-fault circuit-interrupter (AFCI) requirements.**
This is an "as-built" condition, and may not have been required at the time the house was constructed, but Per TREC standards of practice we are required to report this condition as a deficiency. The lack of AFCI devices is a recognized hazard. Existing homes without arc--fault circuit interrupting devices are not required up upgrade, but installing AFCI devices better protects the dwelling from electrical fires. Current building standards require AFCI devices on all 120-volt, single phase, 15 amp & 20 amp branch circuits supplying receptacles and light fixtures in; Family rooms, Dining rooms, Living rooms, Parlors, Libraries, Dens, Bedrooms, Sunrooms, Recreation rooms, Closets, Hallways, or similar rooms or areas.

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

Type of Wiring: Copper
Comments:

20. **Improperly spliced and terminated electrical wires were observed in the attic area, located over the *Hallway.*** Spliced wires in the attic should be properly enclosed in junction box(s) with appropriate covers, and secured to the rafter. This is a fire and safety hazard.

21. **Not all of the kitchen counter top receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device.** When a GFCI tester was engaged, the circuit remained live. Under current electrical standards, all kitchen counter top receptacles should have GFCI protection. Recommend further

evaluation by a qualified, licensed electrician, and corrections made as needed.

22. **One or more receptacles in the Office, appear to have an open ground connection.** This receptacle(s) and circuit should be further investigated by a qualified, licensed electrician, and repaired as needed.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Heat Pump
Energy Sources: Electric
Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an

operation, function, or configuration consistent with accepted industry practices for its age.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Central - Air Conditioner, Central Heat Pump
Comments:

23. **The Heat Pump outside condenser/coil does not appear to have proper clearance above the finish grade** (ground). The outside unit should have a minimum of 3-inches of clearance above finish grade (ground). This condition should be corrected to help prevent damage to the unit.

24. **The outside condenser/coil is set too close to the house.** Current standards recommend a minimum of 12" to allow sufficient air flow and efficient operation.

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Damaged, deteriorated and/or missing insulation on the refrigerant lines in the attic area should be repaired or replaced as necessary.

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

Comments:

25. **Loose fitting joints and/or openings in the ductwork should be sealed.** This item should be repaired to increase the efficiency of the system. Repairs are fairly easy, and approved supplies/materials are available at most big box home stores.

IV. PLUMBING SYSTEMS

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

I	NI	NP	D

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

Location of water meter: Water meter is located at the front curb.
Location of main water supply valve: The main water supply cut off is located at the front flower bed.
Static water pressure reading: 77 psi.
Location of main gas supply valve: N/A
Comments:

26. **<u>One or more of the exterior hose bibb(s)(faucets) do not have back flow preventers.</u>** Anti-siphon devices (Vacuum Breakers) keep contaminated water from entering the potable water of the house

plumbing. These devices are cheap and can be found in most home improvement stores. Recommend an anti-siphon device be added to all hose bibbs.

27. **The commode is not sealed to the floor.** Under current building standards the commode/toilet should be caulked to the floor around the perimeter of the base. This condition should be corrected..

The shower pan was tested by filling it with 2 inches of water and inspecting for leaks around the exterior walls of the shower pan. I did not observe any indications of leaks at the time of this inspection.

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I	NI	NP	D

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

Comments:

28. **There is a leak in the P- trap under the Guest Bath sink.** These leaks can allow water penetration to the surfaces and/or structure. Concealed damage is a possibility. The P-trap should be serviced and any damaged components replaced or repaired.

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

Energy Sources: Electric
Capacity: 50 Gals
Comments:

29. **The discharge pipe for the temperature and pressure relief (T&PR) valve has been downsized.** Current building standards require the discharge pipe to be the same size as the outlet of the valve, and cannot be reduced at any point, have any kinks or restrictions in the pipe, or have a threaded end. (Note: a flex line is considered a reduction in size). Recommend repair by a qualified, licensed plumber.

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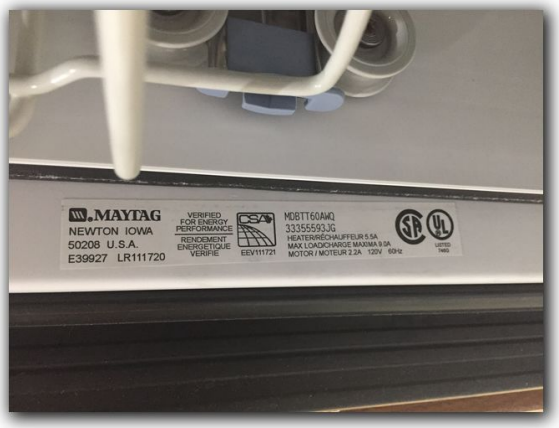
I	NI	NP	D

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

☐ ☑ ☑ ☐ **E. Other**
Comments:

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**
Comments:



<u>This component appears to be performing adequately</u>, I did not observe any indication of defects at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

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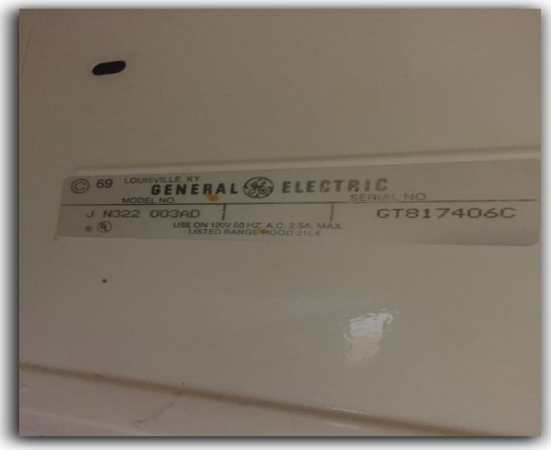
☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

This component appears to be performing adequately, I did not observe any indication of defects at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

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

Comments:



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I	NI	NP	D

This component appears to be performing adequately, I did not observe any indication of defects at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

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

Comments:

This component appears to be performing adequately, I did not observe any indication of defects at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

The temperature of the oven was checked at 350 degrees. The temperature rose to 345 degrees and held that temperature. A variance of plus or minus 25 degrees is consider acceptable.

☐ ☑ ☑ ☐ **E. Microwave Ovens**

Comments:

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I	NI	NP	D

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

Comments:

30. **The bathroom exhaust fan should be repaired so as to discharge to the building exterior.** Discharging exhaust air from a bathroom can increase the moisture level in the attic and can lead to structure damage and/or mold growth. This should be corrected

☑ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

31. **Safety reversing mechanism did not operate when the door[s] were obstructed.** When the inspector tests the safety reversing mechanism of the garage overhead door, the motor should reverse itself. (5 lbs. Of pressure over a 2 second period should be sufficient to reverse most doors. Failure to reverse is considered a recognized hazard by the Texas Real Estate Commission (T.R.E.C). These motors can usually be adjusted to operate properly.

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

All components were found to be in satisfactory condition, I did not observe any indication of defects at the time of this inspection.

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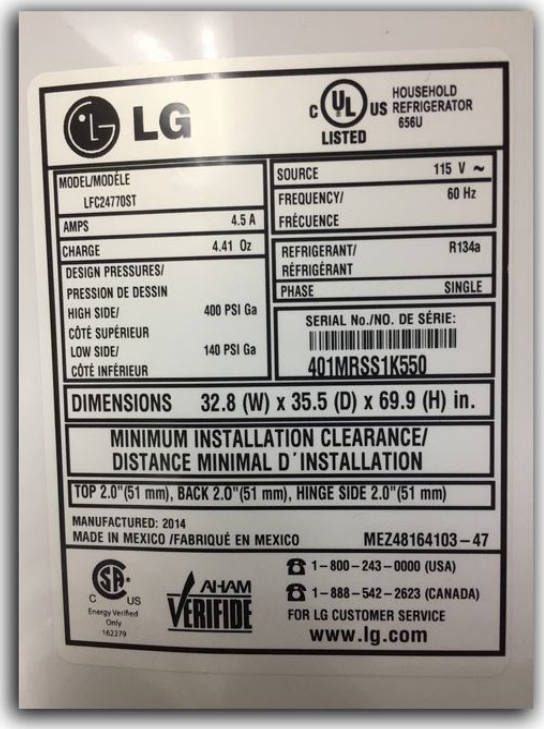
☑ ☐ ☐ ☐ **I. Other**

Comments:



This component appears to be performing adequately, I did not observe any indication of defects at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

SUMMARY

MAJOR CONCERNS

MINOR CONCERNS

FOUNDATIONS

1. **Crawl space has debris in one or more sections under the house.** This debris allows rodents and other varmints to exist under structure. Debris should be removed and a clean environment maintained.

2. **One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop).** This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary.

GRADING AND DRAINAGE

3. **The grading should be improved to direct storm/rain water away from the house.** This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for a minimum of ten feet. Ideally, at least eight (6) inches of clearance should be maintained between soil level and the top of the foundation walls.

4. **One or more of the downspout extensions are too short.** The gutter downspout's should discharge water at least 3-feet to 5-feet away from the structure. Storm/rain water should be directed to flow away from the building at points of discharge.

ROOF STRUCTURES AND ATTICS

5. **Insulation in the attic appears to be about 2 to 7 inches deep of Rock wool - Loose fill .** The suggested depth for an "R" value of 30 is about 10 to 14 inches, depending on the type of insulation. This type of insulation gives an R-value of 2.9 per inch, which gives the current level of insulation an R-value of 5.8 to 20.3 Adding un-faced blankets of insulation or blown in (loose fill) insulation would be a good idea.

INTERIOR WALLS

7. **Common hairline cracks were noted in the interior gypsum wallboard, in one or more locations.** Cracks near the interior windows and doors are usually indications that there is some degree of movement occurring in the structure. It is normal for any structure to have some degree of movement. This is typical for this area, and is not a big concern.

8. **There are not enough weep-holes in the lower course of masonry veneer, on the *West, East* side of the house.** Under current building standards, there should be weepholes in the lower course of the masonry veneer, no more than 33" apart, to help drain water from the air space between the brick and wall framing.

9. **The exterior trim and/or siding has areas of soft/damaged, or decayed wood, at the Northeast side of the house.** Recommend replacing all deteriorating/ damaged wood.

CEILINGS

10. **There are "nail pops" on the ceilings and/or walls in one or more rooms of the house.** Nail pops are caused when the heads for sheet rock nails push through the interior finish . These are easily driven tight and patched.

INTERIOR DOORS

11. **There are one or more loose hinges on the door to the *Hall Closet* .** This is a simple fix, they just need to be tightened, and the door will work properly.

12. **The screen for the Entry Foyer exterior door is damaged and should be repaired or replaced.**

WINDOWS

13. **One or more of the thermal pane windows in the Master Bedroom, have lost their seals**. This causes condensation or a fog like film to develop between the panes of glass. These windows loose their insulating properties and replacement may be necessary.

14. **Exterior weather stripping on the Den windows has degraded or is ineffective.** Loose or improperly secured glass panes are considered a recognized hazard. Proper weather stripping the windows will also make the house more energy efficient and quiet.

15. **The majority of windows need caulking repaired/replaced at the brick/ siding, or trim.** Repair of this seal will stop water infiltration, and possible damage to the structure and/or finishes. Recommend using an elastomeric caulk, available at most big box home stores.

SERVICE ENTRANCE AND PANELS

18. **There are one or more Black (hot) and/or White (neutral) wires incorrectly labeled.** Under current electrical standards; A Black (hot) wire used as a neutral must be labeled with white tape. A White (neutral) wire used as a hot, must be labeled with black tape. Recommend further evaluation by a qualified, licensed electrician, and repairs made as needed. *It appears there may have been black marking tape on this wire at one time, but was removed or has fallen off. It should be replaced.*

COOLING EQUIPMENT

23. **The Heat Pump outside condenser/coil does not appear to have proper clearance above the finish grade** (ground). The outside unit should have a minimum of 3-inches of clearance above finish grade (ground). This condition should be corrected to help prevent damage to the unit.

24. **The outside condenser/coil is set too close to the house.** Current standards recommend a minimum of 12" to allow sufficient air flow and efficient operation.

DUCT SYSTEMS, CHASES, AND VENTS

25. **Loose fitting joints and/or openings in the ductwork should be sealed.** This item should be repaired to increase the efficiency of the system. Repairs are fairly easy, and approved supplies/materials are available at most big box home stores.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

26. **One or more of the exterior hose bibb(s)(faucets) do not have back flow preventers.** Anti-siphon devices (Vacuum Breakers) keep contaminated water from entering the potable water of the house plumbing. These devices are cheap and can be found in most home improvement stores. Recommend an anti-siphon device be added to all hose bibbs.

27. **The commode is not sealed to the floor.** Under current building standards the commode/toilet should be caulked to the floor around the perimeter of the base. This condition should be corrected..

DRAINS, WASTES, AND VENTS

28. **There is a leak in the P- trap under the Guest Bath sink.** These leaks can allow water penetration to the surfaces and/or structure. Concealed damage is a possibility. The P-trap should be serviced and any damaged components replaced or repaired.

MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

30. **The bathroom exhaust fan should be repaired so as to discharge to the building exterior.** Discharging exhaust air from a bathroom can increase the moisture level in the attic and can lead to structure damage and/or mold growth. This should be corrected

SAFETY CONCERNS

ROOF STRUCTURES AND ATTICS

6. **The attic pull down ladder steps have been cut too long.** All sections of the ladder should be in line when fully extended. The lower section of steps should be trimmed so the hinge joint completely closes when in use. This situation puts undue stress on the hinge joint, and could fail when in use. This is a safety concern, and should be repaired as soon as possible.

STAIRWAYS (INTERIOR AND EXTERIOR)

16. **The stairway handrail does not run continuous from the bottom of the stairwell to the top**. Under current building standards all handrails for a stairway should run continuous for the full length.. The handrail should start directly above the lowest step and run continuously to end directly above the top step. Recommend corrections to improve safety.

17. **The handrail ends are improperly terminated**. Current building standards require the ends of a handrail, must return to a wall, post, or safety terminal. Recommend repairs to improve safety.

SERVICE ENTRANCE AND PANELS

19. **This home does not meet current arc-fault circuit-interrupter (AFCI) requirements.**
This is an "as-built" condition, and may not have been required at the time the house was constructed, but Per TREC standards of practice we are required to report this condition as a deficiency. The lack of AFCI devices is a recognized hazard. Existing homes without arc--fault circuit interrupting devices are not required up upgrade, but installing AFCI devices better protects the dwelling from electrical fires. Current building standards require AFCI devices on all 120-volt, single phase, 15 amp & 20 amp branch circuits

supplying receptacles and light fixtures in; Family rooms, Dining rooms, Living rooms, Parlors, Libraries, Dens, Bedrooms, Sunrooms, Recreation rooms, Closets, Hallways, or similar rooms or areas.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

20. **Improperly spliced and terminated electrical wires were observed in the attic area, located over the *Hallway.*** Spliced wires in the attic should be properly enclosed in junction box(s) with appropriate covers, and secured to the rafter. This is a fire and safety hazard.

21. **Not all of the kitchen counter top receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device.** When a GFCI tester was engaged, the circuit remained live. Under current electrical standards, all kitchen counter top receptacles should have GFCI protection. Recommend further evaluation by a qualified, licensed electrician, and corrections made as needed.

22. **One or more receptacles in the Office, appear to have an open ground connection.** This receptacle(s) and circuit should be further investigated by a qualified, licensed electrician, and repaired as needed.

WATER HEATING EQUIPMENT

29. **The discharge pipe for the temperature and pressure relief (T&PR) valve has been downsized.** Current building standards require the discharge pipe to be the same size as the outlet of the valve, and cannot be reduced at any point, have any kinks or restrictions in the pipe, or have a threaded end. (Note: a flex line is considered a reduction in size). Recommend repair by a qualified, licensed plumber.

GARAGE DOOR OPERATORS

31. **Safety reversing mechanism did not operate when the door[s] were obstructed.** When the inspector tests the safety reversing mechanism of the garage overhead door, the motor should reverse itself. (5 lbs. Of pressure over a 2 second period should be sufficient to reverse most doors. Failure to reverse is considered a recognized hazard by the Texas Real Estate Commission (T.R.E.C). These motors can usually be adjusted to operate properly.

ITEMS TO MONITOR