



www.XStreamInspections.com
972-492-7920



PROPERTY INSPECTION REPORT

Prepared For:

(Name of Client)

Concerning:

(Address or Other Identification of Inspected Property)

By:

(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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 warrant ability 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.

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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

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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

SCOPE OF INSPECTION: This Inspection Report was written in accordance with the Standards of Practice 535.227-535.233 of the Texas Real Estate Commission (TREC).

The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as specified in the TREC Standards of Practice. **The Inspector will not disassemble items at the property. Inspector will not remove or damage walls, floors, wall coverings, floor coverings, or other obstructions.** For example, furniture, rugs, paintings, or other furnishings will not be moved.

Xstream Inspections, PC (XIPC) is a general real estate inspection company. This Inspection Report covers only the items listed in the report, and is based only on the present condition of those items at the time of inspection. Systems and conditions which are not specifically addressed in the Inspection Report are excluded. **There is no responsibility expressed or implied for latent defects, future performance of any items or for defects not reasonably observable at the time of inspection. Client acknowledges that the Inspection Report may not identify all defects or problems. In addition, when an item is noted as deficient, not functioning, or further evaluation is by a specialist is recommended, the client agrees to contact a qualified specialist to make further evaluation of the item. Client acknowledges that the Inspector performs a general inspection, and is not a specialist in any item or system inspected. The inspection report will contain the opinion of the Inspector.**

XIPC does not inspect for building codes, soil analysis, and adequacy of design, capacity, efficiency, size, value, flood plain location, pollution, or habitability. The inspection and Inspection Report do not address, and are not intended to address the possible presence or danger from potentially harmful substances and environmental hazards, including but not limited to lead, urea formaldehyde, toxins, carcinogens, mold, mildew, asbestos, flammable substances, radon, and contaminants in soil, water, or air.

Presence or absence of wood-destroying organisms is beyond the scope of the general inspection. Wood-destroying organisms include, but are not limited to: termites, carpenter ants, other wood-destroying insects, as well as fungus and/or molds. The client agrees to obtain a Wood Destroying Insect Report prior to closing.

Client acknowledges that this Inspection Report is not a warranty or guarantee of the items at the property inspected. If the client desires a warranty or guarantee, the client must obtain it from a warranty company. This report is prohibited from being used for Home Warranty or Insurance Underwriting purposes.

The recipient of this Report, as identified above, agrees and understands that the maximum liability incurred by Xstream Inspections, PC and Shelly Morgan the owner of Xstream Inspections, PC, if any, to the receipt shall be limited to the amount of the fee paid for the Inspection.

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HOME INSPECTION AGREEMENT: Client acknowledges that this Inspection Report is subject to all the terms and conditions of the previously executed Home Inspection Agreement, signed by the Client, including specifically and without limitation the provisions of such Home Inspection Agreement relating to Disclaimer of Warranties, Limitation of Liability, Tainted Corrosive Drywall, Dispute Resolution, Attorney's Fees, and Exclusivity.

THIS REPORT IS OUR INVOICE

Client Signature: _____ Date: _____

Property Faces:
Weather Conditions:
Parties Present:
Occupied or Vacant:
Inspection Fee:

Pre-Existing

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I. STRUCTURAL SYSTEMS

A. Foundations

NOTE: Foundations on clay-based soils require adequate and evenly distributed moisture around all the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to ponding alongside or under any part of the foundation. Depending on the design and construction of pier and beam foundation, periodic leveling may be required.

Type of Foundation(s): Slab-on grade

Comments:

DEFICIENT ITEM(S) - FOUNDATIONS

The foundation has signs of movement as evidenced by sheetrock cracks, slope on floors, sticking and/or non-latching doors, exterior crack or separations in the brick or brick mortar, separations of materials such as window frames and/or wood trim.

There are signs of previous repairs visible around the foundation, it is my recommendation that you consult with the seller to determine what repairs have been made.

Proper Drainage and consistent watering will be important to the future care of this foundation.

There are voids present under the exterior foundation wall at the front right side of the structure. It does not look as if the grade was properly packed down after the foundation repairs and someone has placed screen and bricks on top of the voids?

There are signs of previous repairs at the exterior foundation; it is my recommendation that you consult with the seller to determine what repairs have been made.

It is my recommendation that you obtain copies of the Engineers Reports, (pre and post repairs) the elevation readings (pre and post) and the Plumbers Static Test and Camera Test on the sewer lines to ensure that everything is in good working order.

B. Grading & Drainage

Comments:

NOTE: Proper drainage is defined as grass and landscaping in place in such a way as to move water away from the foundation and to have no low spots to allow ponding next to the foundation.

DEFICIENT ITEMS: Grading & Drainage

The soil line is too high around some areas of the foundation wall. Ideally you should have 2" to 4" of concrete visible at the foundation wall.

The drainage is relatively flat at all sides of the structure; the deficiency appears to be associated with age and recent foundation repairs.

One exterior drain is missing the cover grate at the back right side of the structure.

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C. Roof Covering Materials

NOTE: Not all rooms are walked on during the inspection due to high, slope of the roof, type of roofing material, weather, and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures affect all roofing materials from day to day). A periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

Type(s) of Roof Covering: Asphalt (Composition) shingles

Viewed From: Viewed from rooftop

Comments:

DEFICIENT ITEMS: Roof Covering Materials

There are minor hail deflections present at some of the shingle surface areas.

Some areas of the shingle surface have visible tears and/or exposed fiberglass.

Some debris needs to be cleared from the gutters.

There are some nail lifted shingles visible from the rooftop.

Some of the plumbing boots are concaved and holding water.

The flashing appears to be leaking around the chimney in the attic.



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D. Roof Structure & Attics

NOTE: Not all areas of the roof structure were accessible at the time of this inspection.

Viewed From: Interior of Attic

Approximate Average Depth of Insulation: 7" to 9"

Approximate Average Thickness of Vertical Insulation: 4" to 6"

Comments:

DEFICIENT ITEMS: ROOF STRUCTURE AND ATTIC

Observed signs of pests (rodents and/or birds) in attic (baits, nests, droppings, trails). Pests have been known to damage various attic components.

There are signs of water penetrations present at some decking areas. I am unable to determine if they are previous or an active leak.

There are some cracked rafters visible in the attic area. It is my recommendation that you have them looked at by to determine what repairs are needed.

There are signs of previous repairs visible at several areas of the framing members.

Additional insulation is needed at some of the attic areas to ensure energy efficiency.

There are no lights installed at either of the attic areas.

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One of the plumbing vent pipes is leaking at the left side of the structure.

One of the collar ties is cut too short at the attic area over the kitchen.



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E. Walls (Interior & Exterior)

Comments:

DEFICIENT ITEMS: Walls (Interior & Exterior)

There are signs of previous repairs present at some exterior masonry walls.

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Cosmetic touch-ups are needed in the paint, texture and/or sheetrock areas throughout the structure. See dots.

Cosmetic tape seams and/or nail pops are visible at some interior walls.

Observed small, random cracks in exterior masonry (brick veneer/stone veneer) mortar. These do not appear to be structurally significant and would just need pointing-up if desired.

Routine caulk maintenance is needed at exterior windows, walls, siding and/or doorframes and at interior tub and tile areas.

There are signs of previous water penetrations present at some cabinet areas.

Most of the interior garage walls are obstructed with personal items and no visible.



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F. Ceilings & Floors

Comments:

DEFICIENT ITEMS: Ceilings & Floors

Some nail pops and tape cracks are present at some interior ceilings; these types of deficiencies are considered to be cosmetic in nature.

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There is a minor slope on some of the interior floors. The Deficiency may be associated with the foundation movement and/or may be the result of the floor not being properly floated out and/or the result of recent foundation repairs.

G. Doors (Interior & Exterior)

Comments:

DEFICIENT ITEMS: Doors (Interior & Exterior)

Some interior doors need to be adjusted to remain open and/or close properly.

Some of the door hardware does not work properly, see dots.

The exit doors have keyed deadbolts; these types of locks pose a concern for fire and/or safety hazards.

The weather stripping is deficient at some of the exit doors. See dots.

H. Windows

Comments:

Note: Only accessible windows are inspected. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days, and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.

Type of Windows: Metal

Type of Glazing: Single Paned

All of the accessible windows open and/or close properly.

DEFICIENT ITEMS: WINDOWS

One glass pane is broken at one of the exit doors.

Some screens were missing and/or damaged.

Several of the windows have damaged frames, damaged plastic trim and/or other deficiencies associated with age.



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I. Stairways (Interior & Exterior)

Comments:

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J. Fireplaces and Chimneys

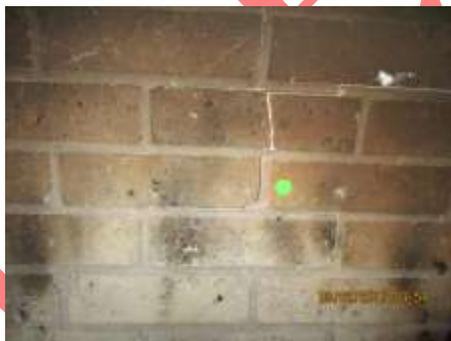
Comments:

DEFICIENT ITEMS: Fireplaces & Chimneys

There cracks present at the back of the firebox that needs to be pointed up prior to use.

There is a screen on the rooftop but not a chimney cap.

The damper handle is broken off.



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K. Porches, Balconies, Decks, and Carports

Comments:

Note: For safety reasons wood decks and stairs should be checked frequently for loose boards, screws, and/or nails. All cement slabs, (garages, porches, patios, driveways, home under floor coverings) can have small surface cement cracks. Generally these cracks are less than 1/8 inch wide and are shrinkage cracks.

The porch(es)/patio appears to be in reasonable condition and properly sloped away from the structure.

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L. Other - Doorbell

Comments:

INTERCOMS / TELEPHONE WIRE / SPEAKERS NOT INSPECTED

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

The main breaker box appears to be properly installed wired and grounded.

DEFICIENT ITEMS: Service Entrance & Panels

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The breakers are not properly labeled.

There is a knock out missing at the bottom of the panel box.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper
 GFCI's Located at: Kitchen/some bathrooms
 Smoke Alarms Located at: Hallways

Comments:

Note: Lights and equipment activated by photocell switches were not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection.

Note: Smoke alarms are not checked when a security system is in place

DEFICIENT ITEMS: Branch Circuits, Connected Devices, and Circuits

Not all of the recommended locations have you have GFCI protected receptacles which are now required for new construction. As of 2008, all garage receptacles should be GFCI protected.

Exterior receptacles are missing the weather tight protective covers that are now required for new construction.

Some of the interior receptacles are loose on the walls.

There are unprotected electrical wires not in junction box at the attic.

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One of the post lights at the driveway is missing the fixture and has unprotected electrical wires.

There are no smoke detectors present at the sleeping rooms.

Some fixtures are missing globes.

The GFCI at the kitchen does not trip with the tester. See dot.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems: Central Forced Air Furnace

Energy Sources: Gas (2)

Comments:

Note: We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and proper airflow is not included in this inspection. Only the Emergency Heat mode is checked on heat pump systems when the outside temperature is above 80 °F.

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HEATING EQUIPMENT COMMENTS

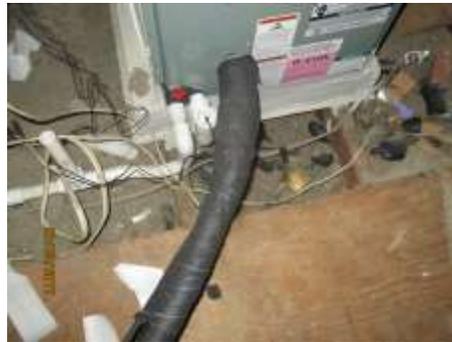
The gas heating unit(s) produced temperatures in excess of 100° when placed in heating mode.

The gas heat exchanger was not inspected as this requires disassembly of the heating unit by a licensed HVAC technician and is beyond the scope of this inspection.

DEFICIENT Items: HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The master heating unit produces heating temperatures when the thermostat is placed in cooling mode.

It is my recommendation that a service call be performed on both HVAC units to ensure that they are in good working order.



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B. Cooling Equipment

Type of Systems: Central Forced Air System (2)

Comments:

Note: We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 °F because of possible damage to the compressor.

The left side cooling unit(s) produced temperature differentials that are within the acceptable range of 15 -22 degrees when placed in cooling mode.

DEFICIENT ITEMS: COOLING EQUIPMENT

Both of the units are leaking cold air into the attic, where the lines enter the evaporator coils.

The master side cooling unit failed to produce temperature differentials that are within the acceptable range of 15 to 22° when placed in cooling mode.

There is a large amount of rust present in the drain pan at the master side unit and the unit produced heating temperatures when the thermostat was placed in cooling mode.

The exterior condensing unit did not cycle on at the master side of the structure.

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The p-trap needs to be insulated at the vertical unit in the attic area.

There are signs of water penetrations present under the vertical unit in the attic.

It is my recommendation that both of the systems cleaned and serviced by a qualified HVAC technician to ensure that they are operating as intended and to determine what repairs are needed.



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C. Duct System, Chases, and Vents

Comments:

DEFICIENT ITEMS: Duct System, Chases, and Vents

Some abandoned ducts are lying across the ceiling joists in the attic.

There is air leaking out of some of the ducts at the plenum of both units.

It is my recommendation that you have all of the ducts checked and repaired by a qualified HVAC Specialist.



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front Curb

Location of main water supply valve: Unable to locate

Static water pressure reading: 50-60 psi at 10:30 am

Comments:

Note: Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls, in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check the drain system.

All fixtures were run for 1 minute to look for leaks.

Shower(s) checked for 5-10 minutes for the possibility of leaks.

Note: Laundry connection faucets and drain are given a visual inspection only. Faucets are not operated. Tub overflows are not inspected.

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Refrigerator water supply lines and valves not inspected.

DEFICIENT ITEMS: Plumbing Supply, Distribution Systems and Fixtures

Some of the shower diverters leak when the shower heads are on. See dots.

Most of the cutoff valves are stuck under the sinks and/or at the commodes.

One of the master tub water control knobs is stripped out and/or does not operate properly.

The exterior hose bibs need to be insulated and they are missing the anti-siphon device.



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B. Drains, Wastes, and Vents

Comments:

Note: Only visible and accessible waste lines are checked.

Exterior cleanout ports in the ground, not inspected.

DEFICIENT Items: Drains, Wastes & Vents

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Several of the drain stoppers are missing and/or do not work properly. See dots.

Old cast iron sewer lines were observed.

Several of the drains are slow and/or do not drain at all, see dots.

C. Water Heating Equipment

Energy Source: Electric (2)

Capacity: 50 gallon / 30 gallon

Comments:

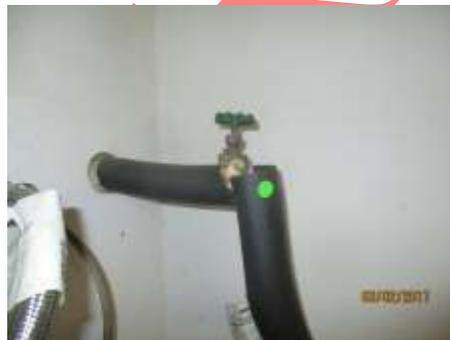
The lever on the Temperature and Pressure (known as T &P valve) relief valve(s) was not operated manually because of the possibility of damage to personal property.

The water heater(s) is operating and delivering hot water to all fixtures at this time.

DEFICIENT ITEMS: Water Heating Equipment

There is corrosion present at the top of the water heater at the garage unit.

The unit is not installed in a drain pan.



D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Comments:

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V. APPLIANCES

A. Dishwasher

Comments:

The dishwasher operated to control, the soap dispenser appeared to function properly, and there were no signs of leaks.

B. Food Waste Disposer

Comments:

Disposer operated without excessive noise or vibration and no leaks or damages noted.

C. Range Hood and Exhaust Systems

Comments:

The unit responded to controls, fan and light operated at all speeds/settings, and filters are in place.

DEFICIENT Items: Kitchen Exhaust Fan

There is an improper material present for the kitchen exhaust fan and the unit is terminating into a wind turbine at the rooftop.



D. Ranges, Cooktops, and Ovens

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Comments:

Both of the oven produced temperature differentials that is within the acceptable range of ± 25 °F when preheated at 350 degrees.

E. Microwave Oven

Comments:

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust fans responded to control without excessive noise or vibration.

G. Garage Door Operators

Comments:

DEFICIENT ITEMS: Garage Door Opener

The unit does not auto reverse with hand resistance.

H. Dryer Exhaust Systems

Comments:

Note: Laundry equipment is not moved to check vents.

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ADDENDUM: REPORT SUMMARY

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

DEFICIENT ITEM(S) - FOUNDATIONS

The foundation has signs of movement as evidenced by sheetrock cracks, slope on floors, sticking and/or non-latching doors, exterior crack or separations in the brick or brick mortar, separations of materials such as window frames and/or wood trim.

There are signs of previous repairs visible around the foundation, it is my recommendation that you consult with the seller to determine what repairs have been made.

Proper Drainage and consistent watering will be important to the future care of this foundation.

There are voids present under the exterior foundation wall at the front right side of the structure. It does not look as if the grade was properly packed down after the foundation repairs and someone has placed screen and bricks on top of the voids?

There are signs of previous repairs at the exterior foundation; it is my recommendation that you consult with the seller to determine what repairs have been made.

It is my recommendation that you obtain copies of the Engineers Reports, (pre and post repairs) the elevation readings (pre and post) and the Plumbers Static Test and Camera Test on the sewer lines to ensure that everything is in good working order.

DEFICIENT ITEMS: Grading & Drainage

The soil line is too high around some areas of the foundation wall. Ideally you should have 2" to 4" of concrete visible at the foundation wall.

The drainage is relatively flat at all sides of the structure; the deficiency appears to be associated with age and recent foundation repairs.

One exterior drain is missing the cover grate at the back right side of the structure.

DEFICIENT ITEMS: Roof Covering Materials

There are minor hail deflections present at some of the shingle surface areas.

Some areas of the shingle surface have visible tears and/or exposed fiberglass.

Some debris needs to be cleared from the gutters.

There are some nail lifted shingles visible from the rooftop.

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Some of the plumbing boots are concaved and holding water.

The flashing appears to be leaking around the chimney in the attic.

DEFICIENT ITEMS: ROOF STRUCTURE AND ATTIC

Observed signs of pests (rodents and/or birds) in attic (baits, nests, droppings, trails). Pests have been known to damage various attic components.

There are signs of water penetrations present at some decking areas. I am unable to determine if they are previous or an active leak.

There are some cracked rafters visible in the attic area. It is my recommendation that you have them looked at by to determine what repairs are needed.

There are signs of previous repairs visible at several areas of the framing members.

Additional insulation is needed at some of the attic areas to ensure energy efficiency.

There are no lights installed at either of the attic areas.

One of the plumbing vent pipes is leaking at the left side of the structure.

One of the collar ties is cut too short at the attic area over the kitchen.

DEFICIENT ITEMS: Walls (Interior & Exterior)

There are signs of previous repairs present at some exterior masonry walls.

Cosmetic touch-ups are needed in the paint, texture and/or sheetrock areas throughout the structure. See dots.

Cosmetic tape seams and/or nail pops are visible at some interior walls.

Observed small, random cracks in exterior masonry (brick veneer/stone veneer) mortar. These do not appear to be structurally significant and would just need pointing-up if desired.

Routine caulk maintenance is needed at exterior windows, walls, siding and/or doorframes and at interior tub and tile areas.

There are signs of previous water penetrations present at some cabinet areas.

Most of the interior garage walls are obstructed with personal items and no visible.

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DEFICIENT ITEMS: Ceilings & Floors

Some nail pops and tape cracks are present at some interior ceilings; these types of deficiencies are considered to be cosmetic in nature.

There is a minor slope on some of the interior floors. The Deficiency may be associated with the foundation movement and/or may be the result of the floor not being properly floated out and/or the result of recent foundation repairs.

DEFICIENT ITEMS: Doors (Interior & Exterior)

Some interior doors need to be adjusted to remain open and/or close properly.

Some of the door hardware does not work properly, see dots.

The exit doors have keyed deadbolts; these types of locks pose a concern for fire and/or safety hazards.

The weather stripping is deficient at some of the exit doors. See dots.

DEFICIENT ITEMS: WINDOWS

One glass pane is broken at one of the exit doors.

DEFICIENT ITEMS: Fireplaces & Chimneys

There cracks present at the back of the firebox that needs to be pointed up prior to use.

There is a screen on the rooftop but not a chimney cap.

The damper handle is broken off.

DEFICIENT ITEMS: Service Entrance & Panels

The breakers are not properly labeled.

There is a knock out missing at the bottom of the panel box.

DEFICIENT ITEMS: Branch Circuits, Connected Devices, and Circuits

Not all of the recommended locations have you have GFCI protected receptacles which are now required for new construction. As of 2008, all garage receptacles should be GFCI protected.

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Exterior receptacles are missing the weather tight protective covers that are now required for new construction.

Some of the interior receptacles are loose on the walls.

There are unprotected electrical wires not in junction box at the attic.

One of the post lights at the driveway is missing the fixture and has unprotected electrical wires.

There are no smoke detectors present at the sleeping rooms.

Some fixtures are missing globes.

The GFCI at the kitchen does not trip with the tester. See dot.

HEATING EQUIPMENT COMMENTS

The gas heating unit(s) produced temperatures in excess of 100° when placed in heating mode.

The gas heat exchanger was not inspected as this requires disassembly of the heating unit by a licensed HVAC technician and is beyond the scope of this inspection.

DEFICIENT Items: HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The master heating unit produces heating temperatures when the thermostat is placed in cooling mode.

It is my recommendation that a service call be performed on both HVAC units to ensure that they are in good working order.

DEFICIENT ITEMS: COOLING EQUIPMENT

Both of the units are leaking cold air into the attic, where the lines enter the evaporator coils.

The master side cooling unit failed to produce temperature differentials that are within the acceptable range of 15 to 22° when placed in cooling mode.

There is a large amount of rust present in the drain pan at the master side unit and the unit produced heating temperatures when the thermostat was placed in cooling mode.

The exterior condensing unit did not cycle on at the master side of the structure.

The p-trap needs to be insulated at the vertical unit in the attic area.

There are signs of water penetrations present under the vertical unit in the attic.

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It is my recommendation that both of the systems cleaned and serviced by a qualified HVAC technician to ensure that they are operating as intended and to determine what repairs are needed.

DEFICIENT ITEMS: Duct System, Chases, and Vents

Some abandoned ducts are lying across the ceiling joists in the attic.

There is air leaking out of some of the ducts at the plenum of both units.

It is my recommendation that you have all of the ducts checked and repaired by a qualified HVAC Specialist.

DEFICIENT ITEMS: Plumbing Supply, Distribution Systems and Fixtures

Some of the shower diverters leak when the shower heads are on. See dots.

Most of the cutoff valves are stuck under the sinks and/or at the commodes.

One of the master tub water control knobs is stripped out and/or does not operate properly.

The exterior hose bibs need to be insulated and they are missing the anti-siphon device.

DEFICIENT Items: Drains, Wastes & Vents

Several of the drain stoppers are missing and/or do not work properly. See dots.

Old cast iron sewer lines were observed.

Several of the drains are slow and/or do not drain at all, see dots.

DEFICIENT ITEMS: Water Heating Equipment

There is corrosion present at the top of the water heater at the garage unit.

The unit is not installed in a drain pan.

DEFICIENT ITEMS: Garage Door Opener

The unit does not auto reverse with hand resistance.

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DEFICIENT Items: KITCHEN EXHAUST FAN

There is an improper material present for the kitchen exhaust fan and the unit is terminating into a wind turbine at the rooftop.

DEFICIENT ITEMS: WINDOWS

One glass pane is broken at one of the exit doors.

Some screens were missing and/or damaged.

Several of the windows have damaged frames, damaged plastic trim and/or other deficiencies associated with age.

Pre-Existing