PROPERTY INSPECTION REPORT FORM

Sam Preuss	9-16-2022
Name of Client	*Date of Inspection*
550 Co Rd 221, Cameron, TX 76520	
Address of Inspected Property	
Gary Mohel	TREC #4211
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION
A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILTY OF THE INSPECTOR
This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minim um requirements for a real estate inspection.

The inspector IS required to:
- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:
- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILTY OF THE CLIENT
While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS
This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:
- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

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Through this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection.

This inspection does not include noting the presence of CCST gas piping.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Real Estate Commission Standards Of Practice agreed upon in the Home Inspection Agreement.

All pictures that may be included are to be considered as examples or representative of the visible deficiencies that may be present. Pictures may not be taken of some deficiencies. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

If water for the residence is provided by a well, it is recommended that a well sample be taken to test for coliform.

The statements and information contained in the report represent the opinion of the inspector regarding the condition of the property's structural and mechanical systems.

Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.

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I	NI	NP	D

ADDITIONAL INFORMATION PROVIDED BY THE INSPECTOR (continued)

Weather at the time of inspection was: Partly Cloudy (no rain)

Outdoor Temperature during the inspection was: above 80 (degrees Fahrenheit)

Parties present during the inspection included: No one present

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): slab on grade

Comments:

Floor levels taken with a laser level appeared to be within normal tolerances overall, however they did slope from back to front and from right to left. The slab on grade foundation appeared to be performing at the time of the inspection. The Central Texas area has clay soil that shrinks and swells with variations in the moisture content, which can cause movement to the foundation. A constant moisture content should be kept in the soil around the foundation to reduce movement. We are not structural engineers and this inspection can't determine if there will be future movement.

Deficiencies:

Floor levels taken

☒ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

The grading appeared adequate for proper drainage, as it pertains to the foundation. There were no visible deficiencies at the time of the inspection. The only sure way to determine if the grading is proper for drainage is to observe the drainage during a heavy rain.

Deficiencies:

☒ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: metal

Viewed From: roof surface (walked)

Comments:

Flashing details weren't visible. The only way to tell if a metal roof is watertight is to observe during a rain. The metal roofing did not have typical kickout flashing where the roof terminated along an upper wall. There was a small section of flashing to divert water from the opening in the wall.

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Deficiencies:

Note: The visual inspection is not intended as a warranty or an estimate on the remaining life of the roof. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. It is recommended that an insurance company be contacted to confirm the roof insurability.

Flashing divers water

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

Viewed From: inside attic

Approximate Average Depth of Insulation: 8

Comments:
Note: There were no baffles to keep insulation away from soffit vents. Today's standard requires baffles to insure proper air flow into the attic at soffit vents, however the vents were not obstructed by insulation. Note: There was a white powder residue throughout the attic. It was not determined if this was a pesticide. If work is performed in the attic, it is recommended that a proper mask be worn and proper protection be taken. The garage attic was not accessed because a car obstructed fully opening the attic stairs.

Deficiencies:

Residue in attic

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

Comments:
The exterior walls consisted of fiber cement siding on the house and metal on the garage. There was a hairline crack in the drywall under the dining area window.

Deficiencies:
There were gaps at siding joints, which require caulk to prevent water intrusion. Exterior walls were not caulked around light fixtures and the electrical disconnect for the AC. There were gaps in the siding around penetrations in back. There was no flashing along the top of the windows. The upper trim was caulked however and the front and right windows were

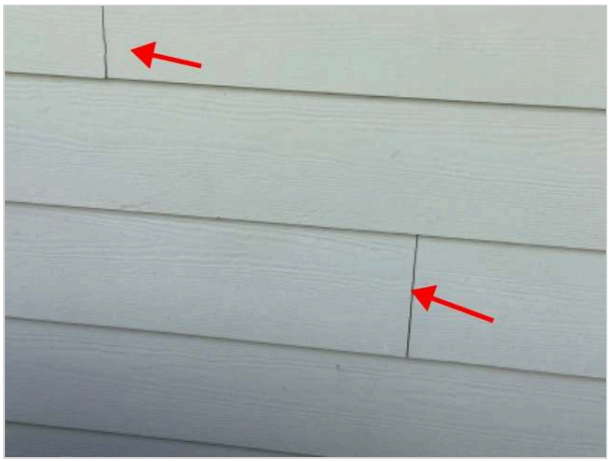
protected by the porch roof and back windows were protected by the house roof overhang.

Note: Some homes with drywall may have the type that contains high levels of hydrogen sulfide and sulfur dioxide (sometimes referred to as Chinese drywall because it was first thought to originate mostly from China). This product has been reported to cause health issues and corrosive damage to any metal in the home such as electrical wiring, plumbing, and HVAC units. The inspection for and identification of this type of material is not a part of this inspection.

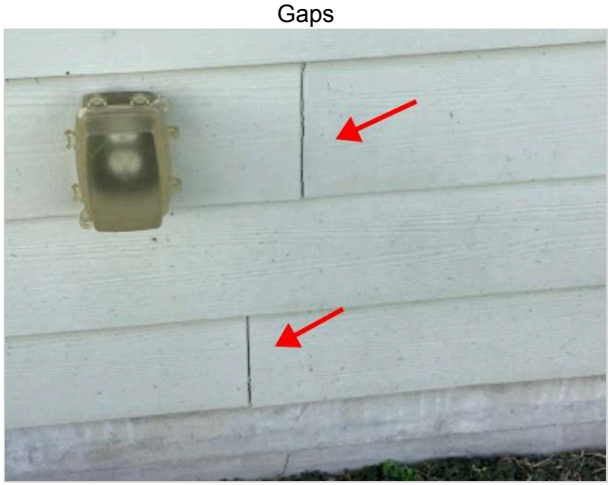
Not caulked

Not caulked

Gaps



Gaps



Gaps

Gaps

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Gaps

No flashing

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

Deficiencies:

☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Comments:

Deficiencies:

The door to the garage bath hit on the edge.

☒ ☐ ☐ ☐ **H. Windows**

Comments:

All accessible windows were inspected; furnishings prevented us from inspecting some windows. Windows were double pane. Note: Temperature,humidity, sunlight & cleanliness affect the appearance of whether a window is fogged or not. It can't always be determined if a window has lost its vacuum. Flashing details weren't visible.

Deficiencies:

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

Comments:

Deficiencies:

☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**

Comments:

Deficiencies:

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

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Comments:
No deficiencies were noted to the front porch.
Deficiencies:

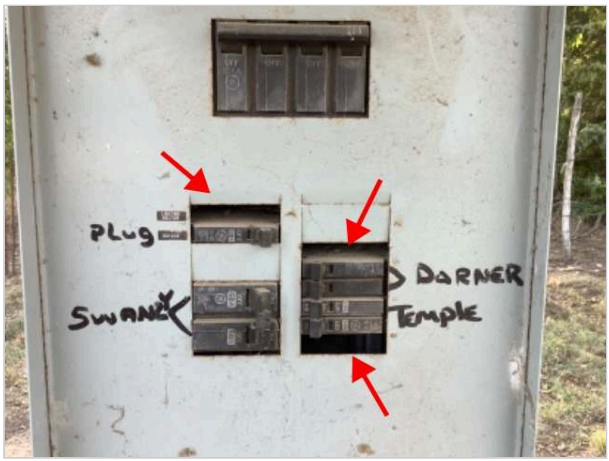
☒ ☐ ☐ ☐ **L. Other**

Comments:
Full view of the garage floor and walls was partially obstructed by garage and household items. There may also be obstructed electrical receptacles that were not inspected. The house was occupied and areas of floors, walls, closets and plumbing in cabinets were obstructed and not inspected.
Deficiencies:

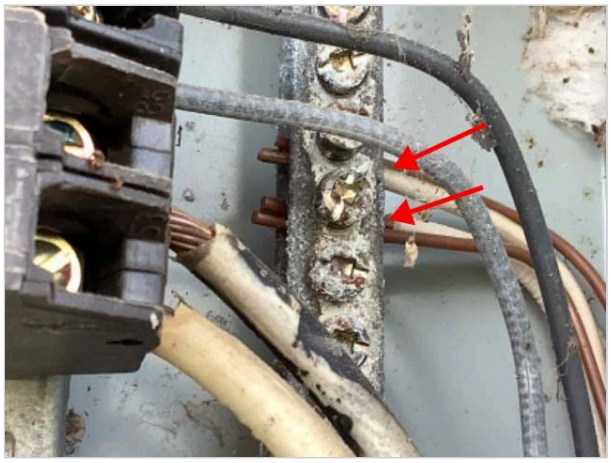
II. ELECTRICAL SYSTEMS

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

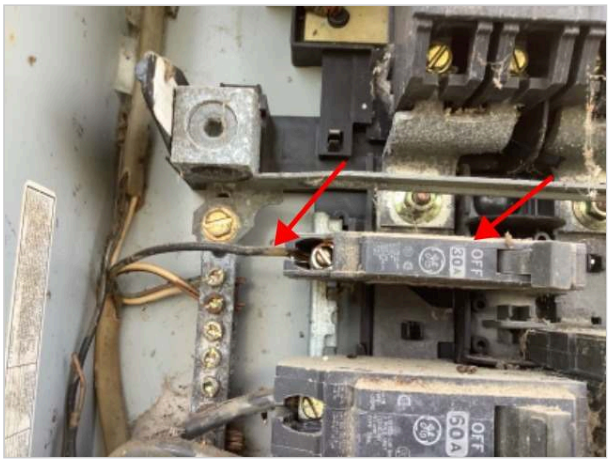
Comments:
This inspection did not determine if all of the appliances, fixtures, water and gas lines were properly bonded. The service ran overhead to one meter and entrance panel on a utility pole in the yard and underground to another meter and entrance panel on the exterior wall of the garage. Both panels had 200 amp service disconnects. There was a ground wire below the panels. There was a sub-panel located in the hall of the house and in the garage. The accuracy of the breaker labeling is not a part of this inspection. Arc fault circuits were present for bedrooms only. According to the 2017 addition of the NEC, Section 210.12 all 120-volt, single phase, 15 and 20 amp branch circuits supplying outlets or devices installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, laundry rooms, or similar rooms or areas shall be protected by AFCIs. Service and feeder wires were copper which is proper wiring.
Deficiencies:
Utility pole entrance panel: Breaker knocks were open in the panel. There was a 30 amp breaker in the panel with #12 wire. Number 12 wire is normally served by a 20 amp breaker although there are exceptions. There were multiple wires inserted into the same hole on the neutral bus bar in the panel, a common practice but not per NEC standards. Neutral wires should be in a hole by themselves. Two securing screws were missing for the inside cover of the entrance panel on the garage wall. One or more white sheathed wires were not marked as hot at connections to breakers in both entrance panels and in both sub panels, which today's standard requires. A breaker knockout was open in the garage sub panel.



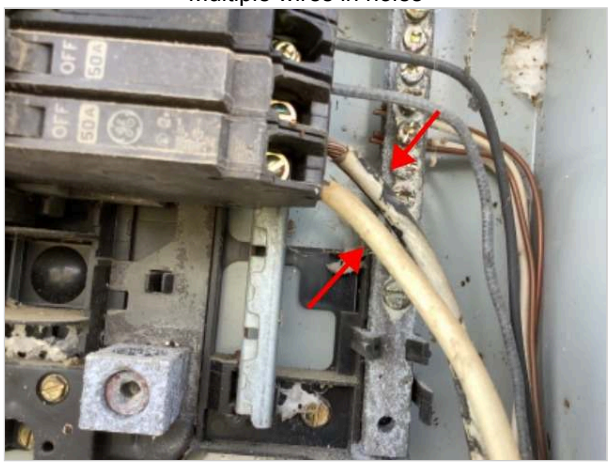
Knockouts open



Multiple wires in holes

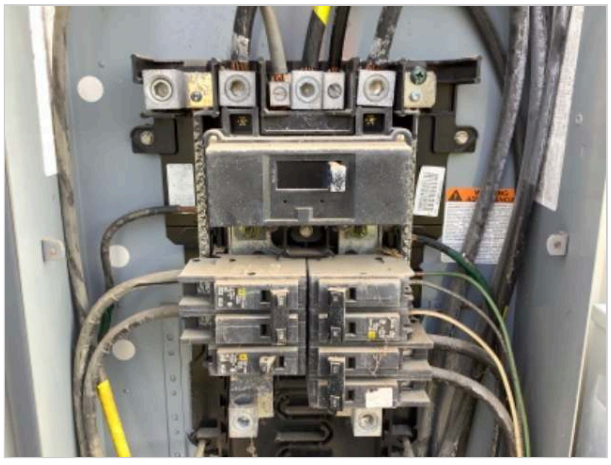


30 amp breaker with #12 wire

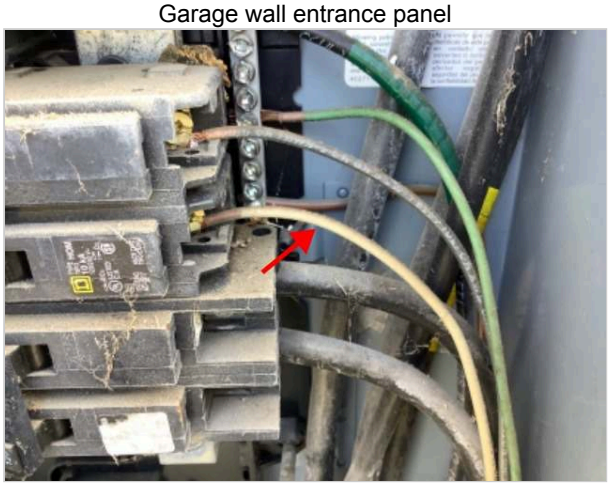


Not marked hot

Garage wall entrance panel



Garage wall entrance panel



Not marked hot

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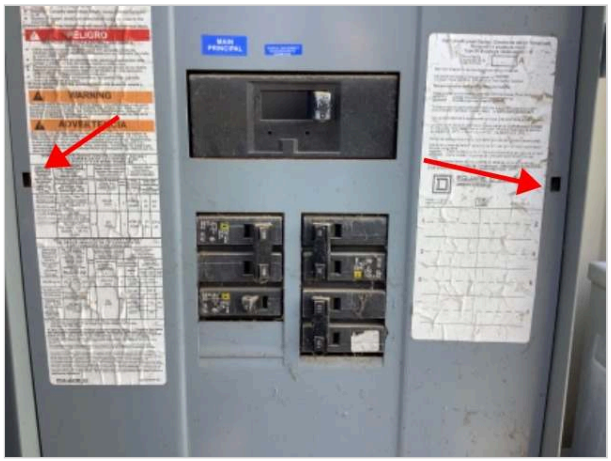
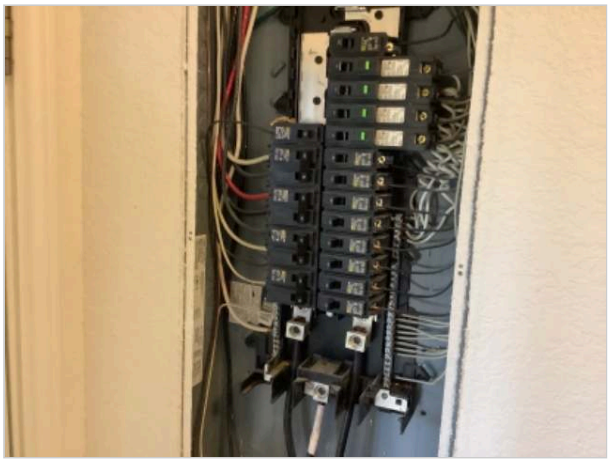
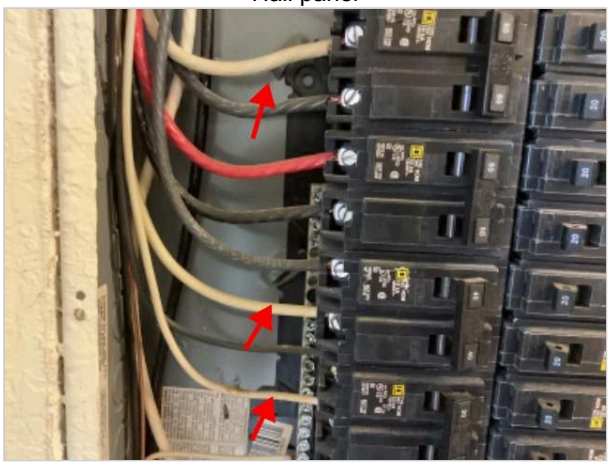


Screws missing

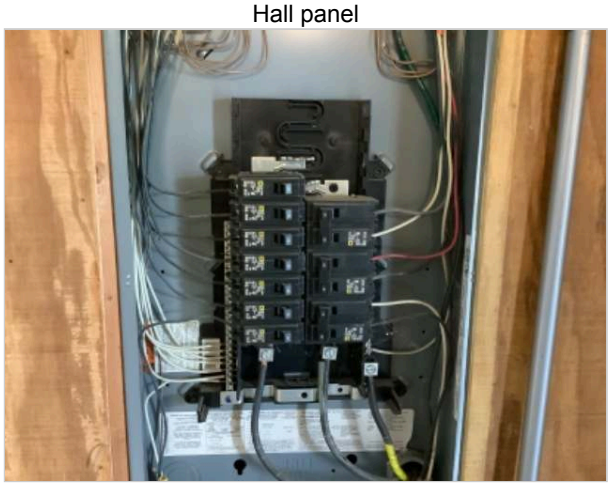


Hall panel

Hall panel



Not marked hot



Garage sub panel

Knockout open

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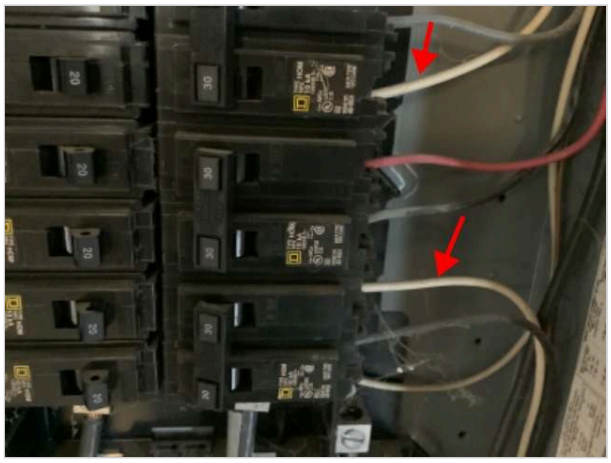


Not marked hot

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

Type of Wiring: copper

Comments:

Per the National Electrical Code, if wiring was done properly under the existing codes at the time of construction, then the wiring may be considered proper today. Per Texas Real Estate Commission Standards, some deficiencies noted in this report may not have been deficient when the home was built. Fixtures were not dismantled. The independent tester for receptacles does not determine if wiring for grounding is proper. The effectiveness or inter-connectivity of smoke alarms was not determined. Furnishings blocked testing some receptacles(These receptacles were not tested for TREC compliance). All accessible receptacles were checked. Smoke detectors were present and functional at the time of the inspection. GFCI protected receptacles in the kitchen re-set there. GFCI protected receptacles in the bathrooms re-set in the baths. GFCI protected receptacles on the exterior re-set at the receptacle or at the front porch GFCI receptacle. Receptacles at the garage sink re-set at the garage sink.

Deficiencies:

Receptacles located less than 5 1/2' above the floor were not tamper resistant type which today's standard requires. Arc fault breakers were present for bedrooms only. Today's standard is for kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and the laundry area to be served by arc fault breakers. The light bulbs at the attic ceiling and garage closet ceiling were unprotected. The receptacles on the garage wall and ceiling were not GFCI protected, which may have been proper at the time of construction. Today's standards are for all garage receptacles to be GFCI protected. The following receptacles were not GFCI protected: receptacles serving the dishwasher and laundry receptacles, including the 240 volt dryer receptacle. There was a loose capped wire in the cabinet under the kitchen sink. It did not test hot but should be properly terminated in a junction box. The ground wire was not connected to random switches checked, a common practice on older homes but not per NEC standards. There was not a smoke detector outside of the guest bedrooms. The exterior receptacle under the utility pole entrance panel was not GFCI protected. There were uncovered junction boxes in the attic.

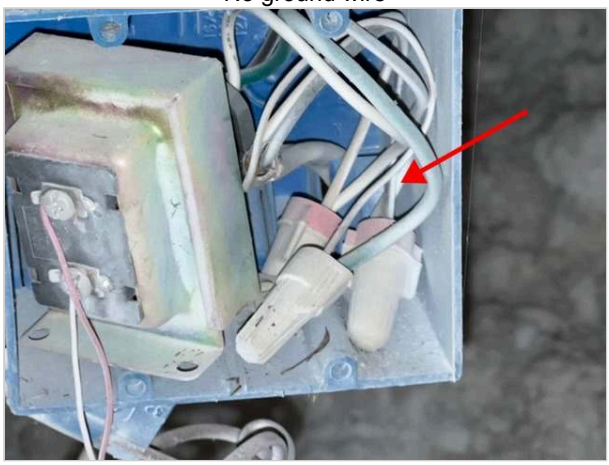
For safety reasons, smoke alarms should be tested upon occupancy. The batteries should be replaced (if any) with new ones when you move into the house, and tested on a monthly basis thereafter. Note: We are unable to verify the effectiveness or inter-connectivity of smoke alarms when present.

I	NI	NP	D

Capped wire

No ground wire

Box uncovered



Box uncovered

☐ ☐ ☒ ☐ **C. Other**

Comments:

Deficiencies:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: heatpump

Energy Sources: electric

Comments:

The Rheem heat pump unit was located in the attic. Heating in normal mode was at more than 110 degrees. Emergency heating was at 90 degrees. Condition of the heat strips and other internal components is not a part of this inspection. Future performance cannot determined. The sizing, efficiency or adequacy of the system is beyond the scope of this inspection. The electrical disconnect for the unit was installed on the side of the unit.

Deficiencies:

Note: The sizing, efficiency or adequacy of a system is not within the scope of the inspection. When gas furnaces are present, a full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection.

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☒ ☐ ☐ ☐ **B. Cooling Equipment**

Type of Systems: heatpump

Comments:

Today's IRC standards require a secondary drain line or float valve at the air handler/cooling coil to prevent damage from leaks, which may not have been required at the time of construction. Unless noted, the secondary line or float valve was not present. The system consisted of a Rheem 3 ton 2008 condensing unit. The A/C disconnect was by the unit. The primary condensate drain line terminated by the unit. The secondary drain line terminated above the side door to the house. Temperature differential between supply and demand was 17 degrees, within the range in TREC standards of 15-22 degrees. The secondary pan had a sensor that is designed to automatically shut-down the unit if the pan fills with water. Sensors were not tested.

Deficiencies:

Note: A/C filters should be routinely changed or cleaned for efficient operation. The area around the condensing unit should be kept clean. To prevent condensate drain clogging, pour ½-cup of white distilled vinegar in the pour spout three times during the warm season when the air conditioner is working. It will kill algae and bacteria. Do not pour bleach in the pour spout in cold weather when the heat is working. The bleach needs to mix with condensate otherwise it will gradually eat away at the PVC. It is recommended that you use the vinegar every three months. The condition of the evaporator coil, internal components, the balancing of the condensing unit and the air handler and the calculation of the amount of tonnage needed for the square footage is not part of this inspection. The future performance of the A/C cannot be determined. The accuracy of the thermostat is not part of this inspection. The number and location of registers may not comply with today's standards. If water drips from the secondary line, it is an indication that the drain pan under the air handler has filled with water and that the primary line needs cleaning.

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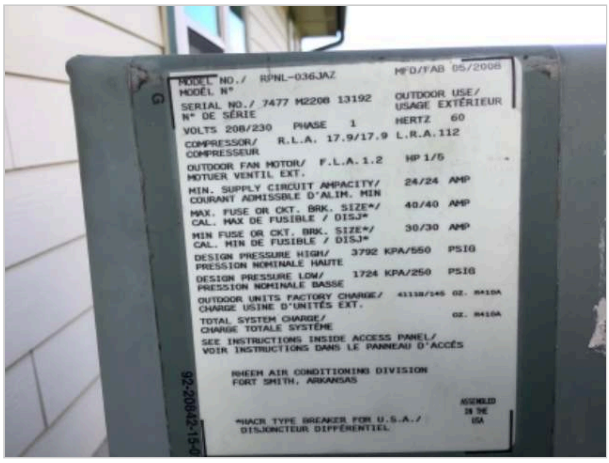

Data plate

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

Comments:
The condition and cleanliness of the inside of the AC ductwork is beyond the scope of this inspection. No deficiencies were observed to visible ductwork. Not all ducts were visible.

Deficiencies:
The A/C return air filter needed changing.

☐ ☐ ☒ ☐ **D. Other**

Comments:

Deficiencies:

IV. PLUMBING SYSTEM

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

Location of water meter: see below

Location of main water supply valve: at meter

Static water pressure reading: See below

Type of supply piping material: See below

Comments:
The water meter was located in the pasture in back of the house. The condition of buried, obstructed and unseen water lines wasn't determined from this inspection. The integrity of water fittings and presence of Kitec water lines and fittings were not determined from this inspection. The water meter was checked for approximately two minutes with all faucets off. No usage was indicated. For a comprehensive test, a leak detection company should be contacted. The visible water lines were of copper. Water shutoff valves were not operated(opened and closed) during the inspection because of the risk of causing them to leak. Water pressure tested as 86 PSI within the proper range of 40-80 PSI.

Deficiencies:
One or more exterior faucets didn't have anti-siphon devices, which is not to today's standards. The top of the right bath shower enclosure was not sealed at the intersection with the wall. The spigot was gapped from the bathtub in the hall bath. The gasket under the right bath shower door did not seal tight and water spritzed out under the door during use.

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Water meter checked

Water pressure

Not sealed

Gap

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

Type of drain piping material: See below

Comments:

Water was run through fixtures for about 15 minutes and the commodes were flushed several times. The visible drains were plastic. There was functional flow. Water was not run through the laundry drain or fixture overflow drains. Condition of buried, obstructed and unseen drains was not determined from this inspection and drainage of solids and waste was not determined. The perimeter was walked to check for leaks. The condition of most drains wasn't visible. For a comprehensive test, a leak detection company should be contacted.

Deficiencies:

Standing water was noted in the sewer drain at the clean-out between the house and garage and on the side of the garage. Sewer vent pipes were not painted above the roof.

Note: The functionality of clothes washing drains or floor drains is not within the scope of the inspection.

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Water in cleanout

Water in cleanout

Not painted

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Sources: See below

Capacity: see below

Comments:

One electric AO Smith 40 gallon 2008 water heater was located in the hall closet and one Rheem 40 gallon 2020 water heater was located in the garage. The tank and fittings were proper. Temperature and Pressure Relief (TPR) valves occasionally hang open; the valve was not tested. The electrical disconnect was located adjacent to the units.

Deficiencies:

The water heaters did not have expansion tanks which is required per today's standards when a water pressure reducing valve is on the water line. There was corrosion on the lower tank of the water heater located in the hall closet, apparently from a leak at the lower element. There was not a leak observed at the time of the inspection. The garage water heater lower element was not 18" above the garage floor.

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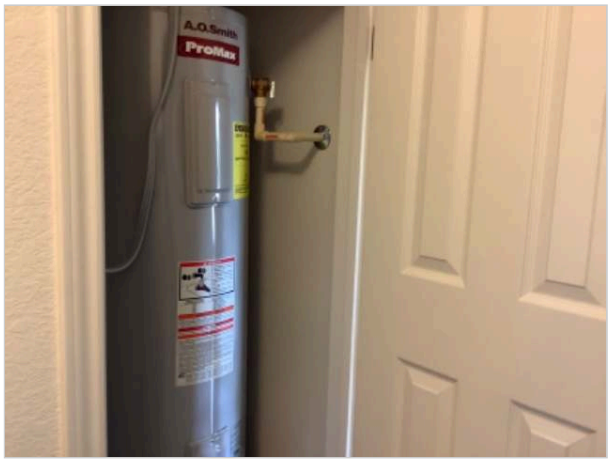

Hall water heater

Corrosion

Garage water heater

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

Deficiencies:

☐ ☐ ☒ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of gas meter:

Type of gas distribution piping material:

Comments:

Deficiencies:

☐ ☐ ☒ ☐ **F. Other**

Comments:

Deficiencies:

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

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:
The Maytag dishwasher operated properly (normal mode with heated drying).

Deficiencies:

☐ ☐ ☒ ☐ **B. Food Waste Disposers**

Comments:

Deficiencies:

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

Comments:
The Whirlpool recirculating hood was functional.

Deficiencies:

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

Comments:
There was a Kenmore electric oven and range. Oven temperature when set at 350-degrees was within state standards of plus or minus 25-degrees. The elements, knobs, light and clock were functional.

Deficiencies:

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:
The Whirlpool microwave boiled 1/4 cup of water in about 35 seconds.

Deficiencies:

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

Comments:
The fans were functional. The heaters were functional. The garage bath did not have an exhaust fan but did have an operable window.

Deficiencies:
The termination of the bath exhaust fan ducts was not located. They should directly vent to the exterior. There was considerable vibration at the ceiling heater fan in the right bath.

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:
Garage door operators, if present were not block tested for reversing because of the risk of damaging the door. Note: The Wayne Dalton garage door operator was not operated because a garage door button was not located.

Deficiencies:
The garage door photoelectric sensors were located on the ceiling, which does not comply with today's standards (TREC requires less than 6-inches above the floor).

I	NI	NP	D

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:
The dryer vented out the garage wall.
Deficiencies:

☐ ☐ ☒ ☐ **I. Other**

Comments:
Deficiencies:

VI. OPTIONAL SYSTEMS

☐ ☐ ☒ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:
Deficiencies:

☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:
Comments:
Deficiencies:

☐ ☒ ☐ ☐ **C. Outbuildings**

Comments:
Deficiencies:

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

Type of Pump:
Type of Storage Equipment:
Comments:
Deficiencies:

☐ ☒ ☐ ☐ **E. Private Sewage Disposal Systems**

Type of System:
Location of Drain Field: see below
Comments:
Deficiencies:

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

I	NI	NP	D	

☐ ☐ ☒ ☐ **F. Other Built-in Appliances**

Comments:

Deficiencies:

☐ ☐ ☒ ☐ **G. Other**

Comments:

Deficiencies:

SUMMARY:

This summary provides a simplified overview of the results of the Friday, September 16, 2022 inspection at 550 Co Rd 221, Cameron, TX 76520. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "defects". Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.

I. STRUCTURAL SYSTEMS

E. Walls (Interior and Exterior)

- There were gaps at siding joints, which require caulk to prevent water intrusion.
- Exterior walls were not caulked around light fixtures and the electrical disconnect for the AC.
- There were gaps in the siding around penetrations in back.
- There was no flashing along the top of the windows. The upper trim was caulked however and the front and right windows were protected by the porch roof and back windows were protected by the house roof overhang.

G. Doors (Interior and Exterior)

- The door to the garage bath hit on the edge.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

- Utility pole entrance panel: Breaker knocks were open in the panel. There was a 30 amp breaker in the panel with #12 wire. Number 12 wire is normally served by a 20 amp breaker although there are exceptions. There were multiple wires inserted into the same hole on the neutral bus bar in the panel, a common practice but not per NEC standards. Neutral wires should be in a hole by themselves.
- Two securing screws were missing for the inside cover of the entrance panel on the garage wall.
- One or more white sheathed wires were not marked as hot at connections to breakers in both entrance panels and in both sub panels, which today’s standard requires.
- A breaker knockout was open in the garage sub panel.

B. Branch Circuits, Connected Devices, and Fixtures

- Receptacles located less than 5 1/2' above the floor were not tamper resistant type which today's standard requires.
- Arc fault breakers were present for bedrooms only. Today's standard is for kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways and the laundry area to be served by arc fault breakers.
- The light bulbs at the attic ceiling and garage closet ceiling were unprotected.
- The receptacles on the garage wall and ceiling were not GFCI protected, which may have been proper at the time of construction. Today's standards are for all garage receptacles to be GFCI protected.
- The following receptacles were not GFCI protected: receptacles serving the dishwasher and laundry receptacles, including the 240 volt dryer receptacle.
- There was a loose capped wire in the cabinet under the kitchen sink. It did not test hot but should be properly terminated in a junction box.
- The ground wire was not connected to random switches checked, a common practice on older homes but not per NEC standards.
- There was not a smoke detector outside of the guest bedrooms.
- The exterior receptacle under the utility pole entrance panel was not GFCI protected.
- There were uncovered junction boxes in the attic.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

C. Duct Systems, Chases, and Vents

- The A/C return air filter needed changing.

IV.PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures

- One or more exterior faucets didn't have anti-siphon devices, which is not to today's standards.
- The top of the right bath shower enclosure was not sealed at the intersection with the wall.
- The spigot was gapped from the bathtub in the hall bath.
- The gasket under the right bath shower door did not seal tight and water spritzed out under the door during use.

B. Drains, Wastes, and Vents

- Standing water was noted in the sewer drain at the clean-out between the house and garage and on the side of the garage.
- Sewer vent pipes were not painted above the roof.

C. Water Heating Equipment

- The water heaters did not have expansion tanks which is required per today's standards when a water pressure reducing valve is on the water line.
- There was corrosion on the lower tank of the water heater located in the hall closet, apparently from a leak at the lower element. There was not a leak observed at the time of the inspection.
- The garage water heater lower element was not 18" above the garage floor.

V.APPLIANCES

F. Mechanical Exhaust Vents and Bathroom Heaters

- The termination of the bath exhaust fan ducts was not located. They should directly vent to the exterior.
- There was considerable vibration at the ceiling heater fan in the right bath.

G. Garage Door Operators

- Note: The Wayne Dalton garage door operator was not operated because a garage door button was not located.
- The garage door photoelectric sensors were located on the ceiling, which does not comply with today's standards (TREC requires less than 6-inches above the floor).