



**Property Inspection Report for:
Mary & Jonathan Kroll**



**345 Laguna Rd
Bandera, TX 78003**

WoodenThumb Home Inspection, LLC. 25822 Enchanted Dawn, San Antonio TX 78255.
(210) 850-8971. WoodenThumbPHI@yahoo.com. TREC# 21770 TDA# 0780507 NAWT#13613ITC

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PROPERTY INSPECTION REPORT

Prepared For: Mary & Jonathan Kroll
(Name of Client)

Concerning: 345 Laguna Rd, Bandera, TX 78003
(Address or Other Identification of Inspected Property)

By: Michael Morissette, Lic #21770 06/25/2021
(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

Type of Inspection: Home Builders Warranty Pool Septic Partial System
Present at Inspection: Buyer Buyers Agent Listing Agent Occupant
 Other:
Building Status: Vacant Owner Occupied Tenant Occupied Other
Utilities On: Yes No Water No Electricity No Gas
Weather Conditions: Sunny Overcast Raining Temp: 90 degrees
Time of Inspection: 10:00 am

Approximate age of home: 2019 Approximate Sq/ft: 3150

Rain within last (3) days: Yes No

INACCESSIBLE OR OBSTRUCTED AREAS

Sub Flooring Attic Space is Limited - Viewed from Accessible Area
 Floors Covered Plumbing Areas - Only Visible Plumbing Inspected
 Walls/Ceilings Covered or Freshly Painted Siding Over Older Existing Siding
 Behind/Under Furniture and/or Stored Items Crawl Space is limited - Viewed From Accessible Areas

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

***NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
*THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE/INSPECTION AGREEMENT.
*THIS REPORT IS THE SOLE PROPERTY OF CLIENT NAMED ABOVE AND IS NOT TRANSFERABLE TO ANY 3RD PARTY NOT NAMED ABOVE.** Our inspection findings and written report are for clients' use only and are not transferable. Client gives us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever.

This property inspection is NOT a CODE inspection, but rather an inspection for Best/Recommended Construction and safety building practices. Any code cited in the report by the inspector is for clarification purposes only.

This report shall supersede any written or verbal conversations, comments and or reports that were given prior to providing this written report. Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. *Comments may be provided by the inspector whether or not an item was deemed deficient.*

Photographs are provided as a convenience and are representative of conditions/issues but may not depict all occurrences of a condition/issue.

We were not aware whether this house had ever flooded. While there may not have been visible evidence of moisture damage, repairs may hide such evidence. Refer to the Seller's Disclosure. A C.L.U.E.® Report (Comprehensive Loss Underwriting Exchange) may offer additional information. We recommend that you check with your Realtor for more information.

Lead paint may be present in homes built before 1978. While lead-based paint has well publicized health hazards, this may not be a factor unless modifying the wall covering (cutting, drilling or removing drywall). We recommend that a qualified contractor with knowledge and experience dealing with such paint be contracted for any such repair and removal of materials.

ADDITIONAL NOTES:

Note: Storage of personal items in garage and bedroom closets limited visual inspection of those areas

Note: Placement of furniture and rugs may limit visual inspection of walls and floors

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab

Comments: The inspector will inspect the inspect slab surfaces, foundation framing components, subflooring, and related structural components He will report exposed or damaged reinforcement and post-tensioned cable ends that are not protected.

The inspector will provide a written opinion as to the performance of the foundation. He will report general indications of foundation movement that are present and visible, such as open or offset concrete cracks, obvious floor slopes used to render the opinion of adverse performance. Other indicators may include brick cracks, rotating, buckling, cracking, or deflecting masonry cladding, separation of walls from ceilings or floors, framing or frieze board separations, out-of-square wall openings or separations at wall openings or between the cladding and window/door frames as well as sheetrock cracks in the walls or ceiling. Indicators around doorway could include binding doors, out-of-square doorframes non-latching, warped, and twisted doors or frames. Foundation movement could also be indicated by sloping countertops, cabinet doors, or window/door casings. Exterior indicators could include soil erosion, subsidence or shrinkage adjacent to the foundation and differential movement of abutting flatwork such as walkways, driveways, and patios. The inspector will not provide an exhaustive list of indicators of possible adverse performance It should be noted that this inspector is not a structural engineer.

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. In most cases, floor coverings and/or stored items prevent recognition of signs of settlement/cracking in all but the most severe cases. Future performance of the structure cannot be predicted or warranted.

Note: Trees or heavy foliage near the foundation is not advised as the root systems tend to absorb moisture from the soil that supports the foundation and may cause movement. **Tree roots may also adversely affect foundation**

*It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. **** In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

Performance Opinion: (An opinion on performance is mandatory)

The foundation appears to be performing the function intended and providing adequate support for the structure

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Deficiencies and Notes:

No Issues noted

B. Grading and Drainage

Comments:

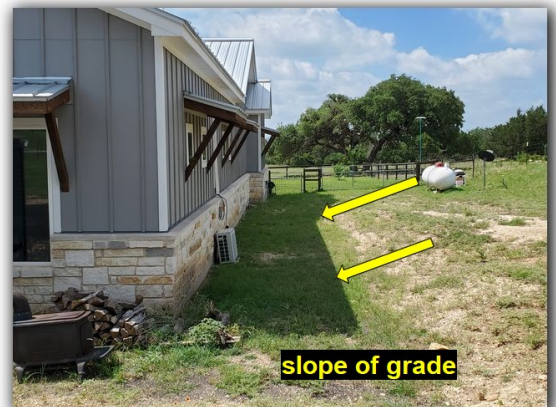
The inspector will inspect for improper or inadequate grading and drainage around the house and report any visible conditions that are adversely affecting the foundation performance. These deficiencies could include improperly sloped flatwork such as patios, sidewalks and porches, water ponding or soil erosion. Deficiencies in the gutter and down-spouts system drainage will also be reported, however the sizing, efficiency or adequacy of the gutter and downspout system will not be determined. Damage to retaining walls, as they related to foundation performance, will be included in the inspection but not included if they do not affect foundation performance. The inspector will not determine the area hydrology, presence of underground water or the efficiency or operation of any surface or sub-surface drainage system.

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Standard slope of grade is six inches per 10 feet in direction away from the foundation.

Deficiencies and Notes:

*Grade slopes toward the foundation along the right side. Water may pool at the foundation.
Recommend installation of gutters along the right side to drain water away from the foundation

*Water appears to be pooling at the right side of the front porch. Recommend re-grade of the soil in that area or installation of gutters to drain water away from the foundation



Recommend consultation with Landscape or General Contractor to address/repair deficiencies

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C. Roof Covering Materials

Type(s) of Roof Covering: Metal: Galvanized steel or Aluminum

Viewed From: Ground, Binoculars

Comments: The inspector will inspect the roof from the roof level unless if in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof.

He will report roof coverings that are not appropriate for the slope of the roof and fasteners that are not present or are not appropriate (where it can be reasonably determined by a random sampling). He will report any visible deficiencies in the roof covering materials and evidence of previous repairs to roof covering materials, flashing details, skylights, and other roof penetrations. He will also list any visible evidence of water penetration. The list of all water penetration areas or areas of previous repairs will not be an exhaustive list of all affected locations.

He will not make a determination regarding the remaining life expectancy of the roof covering, determine the number of layers of the roof material or identify latent hail damage. If any concerns exist about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted.

Structure is: 1-story 2-story Combination 1-story & 2-story

Roof Condition: Good or New Average Aged Damaged/worn

Deficiencies and Notes:

No Issues Noted

Note: Due to safety concerns with the pitch and/or height of the roof surface, the inspector did not gain access onto the roof. Visual inspection of roof was limited to observable areas from ground level with binoculars

Note: Concealed flashings and underlayment may not be readily accessible for inspection

Note: The following pictures show the general condition of the roof covering at the time of inspection



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I NI NP D



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D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: Cannot Determine

Approximate Average Thickness of Vertical Insulation: Cannot Determine

Comments: The inspector will inspect the roof structure. He will inspect the structure and sheathing and report any deficiencies in installed framing members and roof or attic flooring, as well as deflections or depressions in the roof surface as related to the adverse performance of the framing and the roof deck; He will report any visible evidence of water penetration and deficiencies in floored passageways and service platforms that would not allow or limit access for equipment, service ,repair or replacement. He will inspect for inadequate attic space ventilation and report deficiencies in attic ventilators.

He will inspect for the visible presence of attic insulation and report any missing insulation. He will not operate any power ventilators. The inspector will enter the attic space unless it is inaccessible or a hazardous condition exists, as reasonably determined by the inspector. He will not enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches.

- Attic Ventilation: Soffit Vents Exhaust Ports Gable Vents Ridge Vents
 Wind Turbines Power Turbines Attic ventilation not present

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Type of Insulation: Foam

- | | | | |
|----------------------------|---|---|---|
| Radiant Barrier | <input type="checkbox"/> Present | <input type="checkbox"/> Not Present | <input checked="" type="checkbox"/> N/A |
| Moisture Barrier | <input type="checkbox"/> Present | <input type="checkbox"/> Not Present | <input checked="" type="checkbox"/> N/A |
| Access Ladder: | <input checked="" type="checkbox"/> Present | <input type="checkbox"/> Not Present | |
| Walking Platform | <input type="checkbox"/> Present | <input checked="" type="checkbox"/> Not Present | |
| Equipment service platform | <input checked="" type="checkbox"/> Present | <input type="checkbox"/> Not Present | <input type="checkbox"/> N/A |



Deficiencies and Notes:

Note: Spray foam insulation was installed. Cannot view roof decking, trusses or framing at roof decking

*Attic stairs are fastened using wood/deck screws. Manufacturer installation instructions require the use of 16d nails or lag screws.

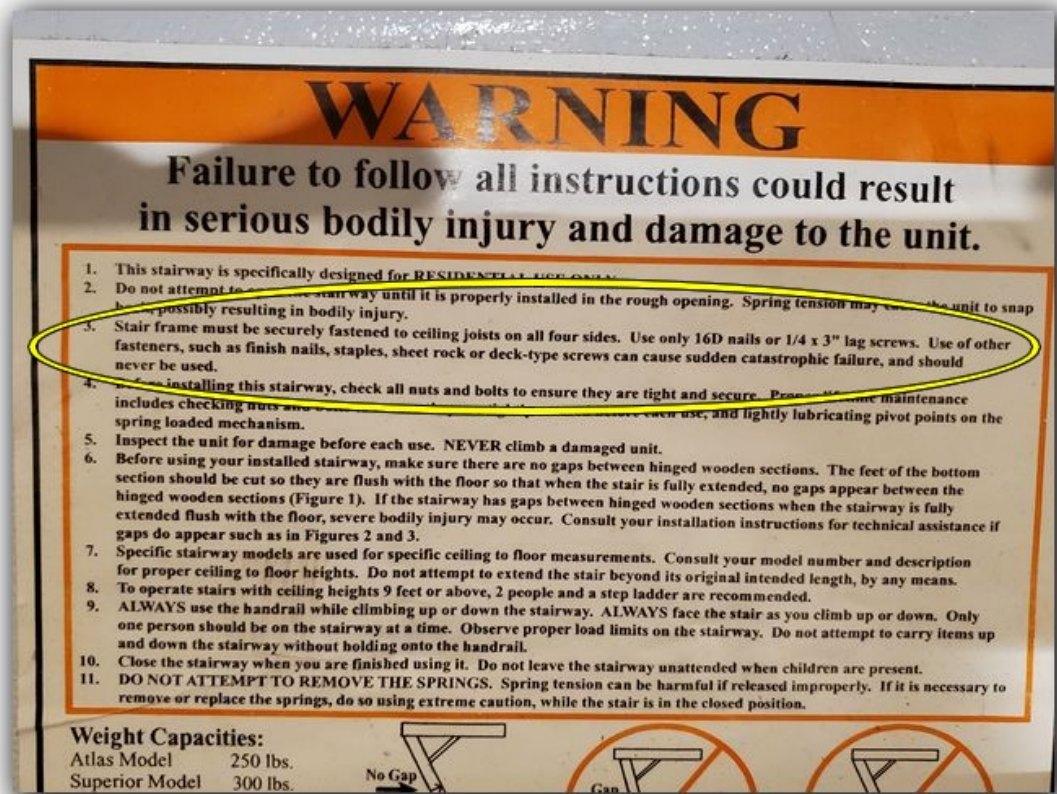
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E. Walls (Interior and Exterior)

Comments: The inspector will inspect the interior and exterior walls and report visible deficiencies of the surfaces as related to structural performance or any visible evidence of water penetration. Those deficiencies may include deficiencies in claddings and coatings as well as flashing details and terminations, and any visible evidence of water penetration. He will report the lack of functional emergency escape and rescue openings in all sleeping rooms and the lack of a fire separation wall in between the garage and the residence and the residence attic space. The inspector will not report cosmetic damage to any interior and exterior walls, nor make an exhaustive list of water penetration locations. He will not inspect the condition or presence of awnings, shutters, security devices or systems. The presence of corrosive gypsum board “Chinese Drywall” is outside the scope of this inspection.

Siding & Trim Materials:

- | | | | |
|--|---|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> Brick | <input checked="" type="checkbox"/> Stone | <input type="checkbox"/> Concrete | <input type="checkbox"/> Wood |
| <input type="checkbox"/> Stucco | <input type="checkbox"/> EIFS | <input type="checkbox"/> Vinyl | <input type="checkbox"/> Aluminum |
| <input type="checkbox"/> Asbestos | <input type="checkbox"/> Metal | <input type="checkbox"/> Fiberboard | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Cement fiber Board | | | |

General Exterior Cladding Condition: Well Maintained

Deficiencies and Notes:

Interior Walls:

No issues Noted

Exterior Walls:

*Weep holes missing at front porch columns



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F. Ceilings and Floors

Comments: The inspector will inspect the ceiling and floors and report visible deficiencies of the surfaces as related to structural performance or any visible evidence of water penetration. He will report the lack of a fire separation wall in between the garage and the residence and the residence attic space. The inspector will not report cosmetic damage to any ceiling or floor, nor make an exhaustive list of water penetration locations. Condition of flooring cannot be determined where covered by carpets, rugs, furniture, stored items, etc.

Ceiling Structure is: Sheetrock/Gypsum

Deficiencies and Notes:

Ceilings:

No Issues noted

Flooring:

No Issues noted

G. Doors (Interior and Exterior)

Comments: He will report the condition and performance of interior and exterior doors as well as overhead garage doors. He will report any deficiencies in the condition of the doors including locks and latches on exterior doors unless a key is not available The inspection includes reporting the lack of a solid wood door not less than 1-3/8 inches in thickness, a solid or honeycomb core steel door not less than 1-3/8 inches thick, or a 20-minute fire-rated door between the residence and an attached garage. He will inspect the weather stripping, gaskets and other air barrier materials.

Deficiencies and Notes:

Interior Doors:

*Interior garage door is binding at the top

*Self-closing hinges at interior garage door do not properly close the door. Recommend adjustment of the hinges

Exterior Doors:

No issues Noted

Garage door Type (s):

Metal Wood Fiberglass

No issues Noted

Note: Doors are metal with a wood veneer

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H. Windows

Comments: The inspector will inspect all the visible door and window glazing for their condition and performance. He may not identify all specific locations of damage or water penetrations, but may use general descriptions or methods for marking the damage or deficiencies. He will report damaged glass, damaged glazing and damaged or missing window screens. He will report insulated windows that are obviously fogged or display other evidence of broken seals. He will also report the absence of safety glass in hazardous locations. Windows and lock functions will not be operated or tested.

Window Screens: Not Present Present Damaged
 Safety Glass Installed at Hazardous Locations: Yes No N/A
 Type of window panes: Single Double Other

Deficiencies and Notes:

*Weep hole covers (weirs) are missing at exterior window frame(s) at master bedroom windows Recommend replacement to prevent intrusion of insects into window frame



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I. Stairways (Interior and Exterior)

Comments: The inspector will inspect and report any visible deficiencies in interior and exterior steps, stairways, landings, guardrails, and handrails. He will report any spacing between intermediate balusters, spindles, or rails for steps, stairways, guards, and railings that permit passage of an object greater than 4 inches in diameter, except that on the open side of the staircase treads, spheres less than 4-3/8 inches in diameter may pass through the guard rail balusters or spindles. The inspector will not exhaustively measure every stairway component.

Deficiencies and Notes:

Exterior Stairways:

*Stairways at rear porch do not have handrails installed. This condition is a safety hazard



J. Fireplaces and Chimneys

Comments: The inspector will describe and inspect each fireplace or solid fuel burning appliance and chimney structure, termination, coping, crown, caps, and spark arrestor. He will report the buildup of creosote and any deficiencies in the interior of the firebox and visible flue area. He will report deficiencies in the dampers, lintel, hearth, hearth extension, and firebox. He will report the presence of combustible materials in near proximity to the firebox opening, hearth extension and area surrounding the fireplace. He will report the absence of fire stopping at **accessible** attic penetrations of the chimney flue.

The inspector will report deficiencies with the gas log lighter valve and its location. The inspector will not make a determination of the adequacy of the draft, verify the integrity of the flue or perform a chimney smoke test.

The inspector will not light pilot burner systems or test Gas log systems for proper function.

The inspector cannot verify adequate fuel/gas service is provided to the fireplace or appliance.

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I NI NP D

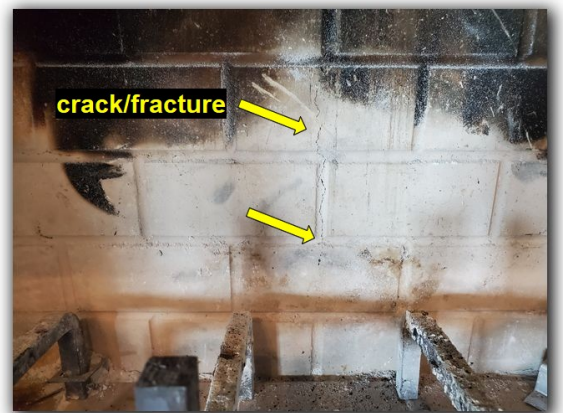
The inspector may not be able to observe all components of the fireplace, chimney, chase, flue or appliance

- | | | | |
|----------------------|--|--|--|
| Type of Fireplace: | <input checked="" type="checkbox"/> Metal Insert | <input type="checkbox"/> Masonry | <input type="checkbox"/> Wood Stove/insert |
| Type of Chimney: | <input type="checkbox"/> Tile | <input type="checkbox"/> Brick/stone | <input checked="" type="checkbox"/> Metal |
| Attic Firestop: | <input type="checkbox"/> Area accessible | <input checked="" type="checkbox"/> Not accessible | <input type="checkbox"/> N/A |
| Chimney Cap: | <input checked="" type="checkbox"/> Present | <input type="checkbox"/> Not Present | <input type="checkbox"/> Cannot Determine |
| Combustion air vent: | <input type="checkbox"/> Present | <input type="checkbox"/> Not Present | <input checked="" type="checkbox"/> Cannot Determine |
| Damper Function | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A |
| Damper Safety Lock: | <input type="checkbox"/> Present | <input checked="" type="checkbox"/> Not Present | <input type="checkbox"/> N/A |
| Gas Logs System: | <input type="checkbox"/> Present | <input checked="" type="checkbox"/> Not Present | |
| Gas Log Lighter: | <input checked="" type="checkbox"/> Present | <input type="checkbox"/> Not Present | |
| Chimney Observed: | <input checked="" type="checkbox"/> From Ground | <input type="checkbox"/> From Roof | |



Deficiencies and Notes:

- *Damper does not operate properly
- *Hairline crack in rear refractory plate in firebox
- *Gas pipe penetration in firebox is not sealed. Recommend sealing with mortar/cement or fire-rated epoxy



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K. Porches, Balconies, Decks, and Carports

Comments: The inspector will inspect balconies, attached carports, and attached porches and abutting porches, decks, and balconies that are used for ingress and egress. He will report any structural deficiencies in visible footings, piers, posts, pilings, beams, joists, decking, water proofing at interfaces, flashing, surface coverings, and attachment points of porches, decks, balconies, and carports.

He will report deficiencies in, or absence of required, guardrails and handrails as well as spacings between intermediate balusters, spindles and rails that permit passage of an object greater than four inches in diameter on all decks which are higher than 30 inches as measured from the adjacent grade.

The inspector will not inspect detached structures. He will not exhaustively measure the porch, balcony, deck, or attached carport components. He will not enter areas under porches, balconies and decks where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

Deficiencies and Notes:

No issues Noted

Note: Area under deck or porch is not accessible

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L. Other

Comments: The inspector will inspect walkways, patios and driveways leading to the dwelling entrance and report any deficiencies. He will inspect a representative number of the installed cabinets.

Deficiencies and Notes:

No Issues Noted

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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: The inspector will inspect the service entrance cables and report deficiencies with the insulation of the service entrance conductors, drip loop, separation of conductors at weather-heads, and clearances. He will report a drop, weather-head or mast that is not securely fastened to the structure. The inspection includes the absence of or deficiencies in the grounding electrode system, grounding electrode conductor or the lack of a secure connection to the grounding electrode system.

The inspector will not determine the present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. He will not conduct voltage drop calculations or determine the accuracy of the breaker labeling.

He will inspect electrical cabinets, gutters, meter cans, and panel boards that are not secure, appropriate for their location, have deficiencies in clearance and accessibility, missing knockouts or are not bonded and grounded. The inspector will report a panel that is installed in a hazardous location, such as a clothes closet, a bathroom, where there are corrosive or easily ignitable materials, or where the panel is exposed to physical damage or does not have a minimum of 36 inches of clearance. He will not remove covers where hazardous as judged by the inspector.

The inspector will report the absence of a main disconnect and trip ties that are not installed on 240 volt breakers and deficiencies in the type and condition of the wiring in the cutout boxes, cabinets, or gutters. The inspector will report deficiencies in the type and condition of the wiring in the panels, the compatibility of overcurrent devices for the size of conductor being used and the sizing of overcurrent protection and conductors for listed 240volt equipment (when power requirements for listed equipment are readily available and breakers are labeled). He will not verify the effectiveness of overcurrent devices; or operate overcurrent devices.

The inspector will report the deficiencies of installed ARC-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas. He will not test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result.

Grounding and Bonding

Grounding: The process of making an electrical connection to the general mass of the earth. This is most often accomplished with ground rods, ground mats, concrete encased electrodes or some other grounding system. Low resistance grounding is critical to the operation of lightning protection techniques. (*Definition: National Electric Code, International Residential Code*)

Bonding: The process of making an electrical connection between the grounding electrode and any equipment, appliance, or metal conductors: pipes, plumbing, flues, etc. Equipment bonding serves to protect people and equipment in the event of an electrical fault. (*Definition: National Electric Code, International Residential Code*)

Service entrance and Service Entrance and panels. The inspector shall report as Deficient, deficiencies in bonding and grounding. §535.229(a)(1)(G)(v) and §535.229(b)(1)(E)(iii)

Presence of Bonding conductors, proper fittings or clamps cannot be always observed in finished buildings. Inspector cannot to determine serviceability or continuity of bonding conductors. While we may be able to identify missing Grounding and Bonding conductors, we cannot affirm, nor do we warranty, that all pipes, (either gas, including CSST, or water), plumbing, metal flues, metal framing, appliances or similar conductive materials are bonded. Presence of a bonding conductor does not insure proper or adequate bonding.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

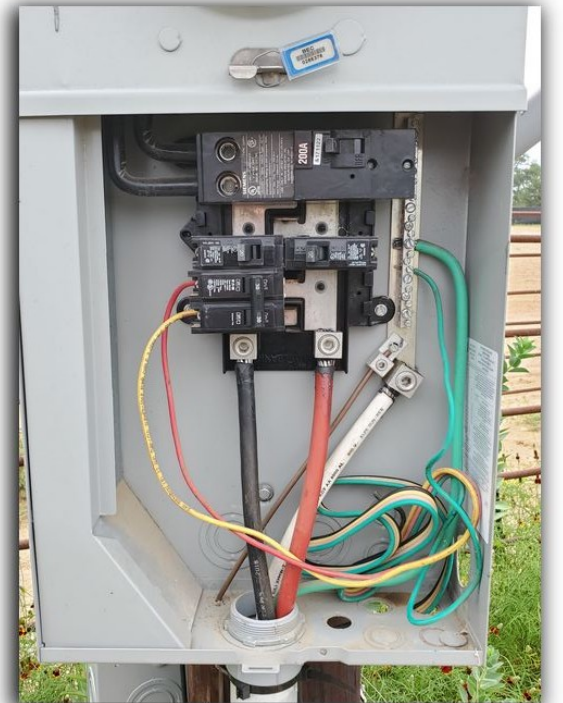
Picture of Service Entrance:



Grounding of Electrical Service: Present Not Present Cannot determine

Visible Presence of Bonding to Grounding Electrode/ System:

Main service panel	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Cannot Determine	<input type="checkbox"/> N/A
Sub panels(s)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Cannot Determine	<input type="checkbox"/> N/A
Gas Service	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Cannot Determine	<input type="checkbox"/> N/A
CSST piping	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Cannot Determine	<input checked="" type="checkbox"/> N/A
Water Supply system	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Cannot Determine	<input checked="" type="checkbox"/> N/A



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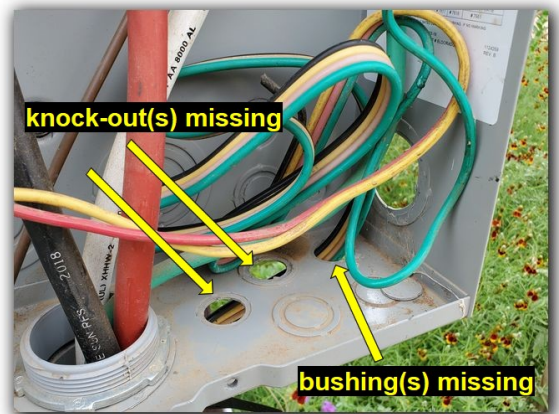
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Note: (2) meters are installed/present. Homeowner disclosed that (1) meter is an Agricultural-exemption meter

- *Bushings or strain relief missing where wires pass thru enclosure
- *Lack of anti-oxidant grease on aluminum conductor terminals
- *Knockouts missing in panel enclosure
- *Well pump wiring is not installed in conduit



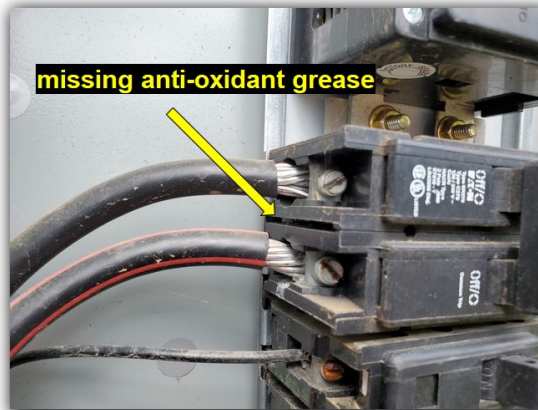
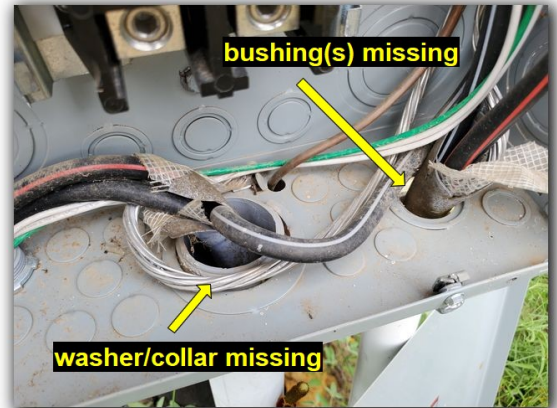
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Type of Electrical Service: Overhead

Nominal Voltage: 120/ 240 Service Ampacity 400-- (2) 200amp panels

Type of Service & Feeder wires in Main & Sub Panels:

Appropriate Connections: Present

Aluminum Dielectric Grease: Present

Main Disconnect: Present

AFCI Devices: Present

***Inspector must note the presence of AFCI devices

Copper

Not Present

Not Present

Not Present

Not Present

Aluminum

N/A

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Main Service Panel:

Location: Left Exterior Wall

Service Panel Labeled: Yes

Picture of Main Panel:



Deficiencies and Notes:

Note: Presence of Ground rod below soil level could not be verified

*Sealant between panel enclosure and exterior cladding is missing

*Wires to sub panel are not in conduit

*An Intersystem Bonding Termination Device is not installed at the Main Service Panel for the grounding of Communication Systems. **This is required to be installed per NEC**

Per **2011 NEC 250.94** - Bonding for Communications Systems

(A) An intersystem bonding termination (IBT) for connecting intersystem bonding conductors shall be provided external to enclosures at the service equipment or metering equipment enclosure

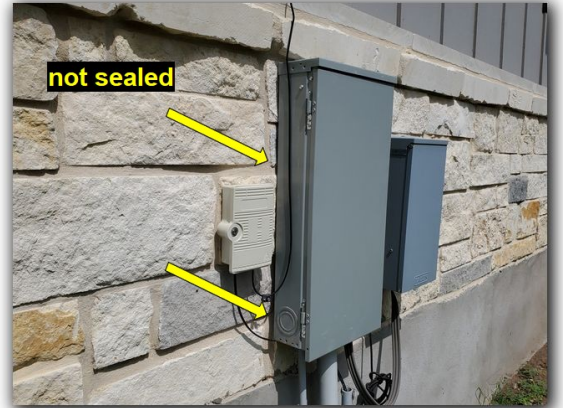
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Sub Panels:

Location: Left side exterior

Sub Panel Labeled: No

Picture of Sub Panel/s:



Deficiencies and Notes:

- *Panel is not labeled, missing labels, or labeling is illegible
- *Sealant is missing around exterior of panel enclosure
- ***Panel enclosure is not properly bonded**
- *Ground and neutral service wires are on same bus bar
- *Knockouts are missing in panel cover

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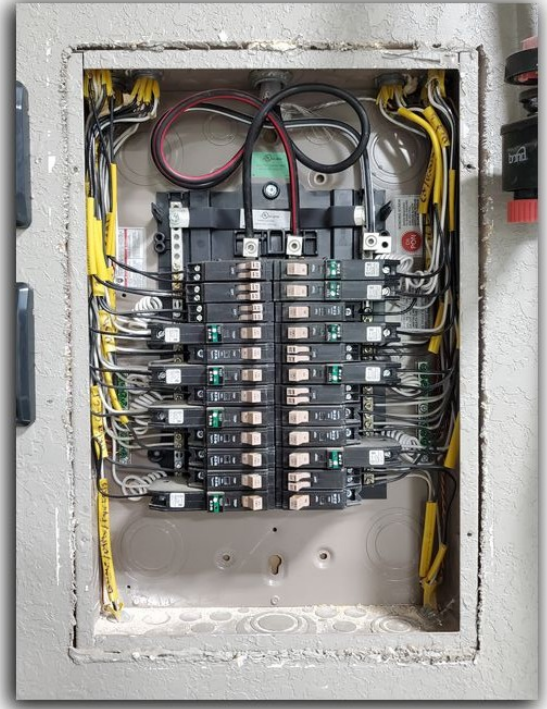
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Sub Panels:

Location: Garage

Sub Panel Labeled: Yes

Picture of Sub Panel/s:



Deficiencies and Notes:

Note: AFCI DEVICES PRESENT BUT NOT TESTED --PROPERTY OCCUPIED

***AFCI protection devices (breakers) are not installed on all required circuits**

AFCI protection missing at Dishwasher, Laundry, Dining room, Kitchen, master closet circuits

2014 NEC 210.12(A) - requires Arc Fault Protection Devices to be installed on all 125V circuits serving bedrooms, dining rooms, kitchens, family rooms, living rooms, laundry, hallways, closets, recreation rooms, sunrooms and libraries/offices.

Circuits supplying power to interconnected smoke detector systems located in hallways and bedrooms must also have AFCI protection

2014 NEC 210.8 (D)-- All receptacles serving dishwashers in dwellings must have GFCI protection. GFCI protection devices must be accessible

2014 NEC 210.12 (C) Requires GFCI & AFCI protection at Kitchen & Laundry areas

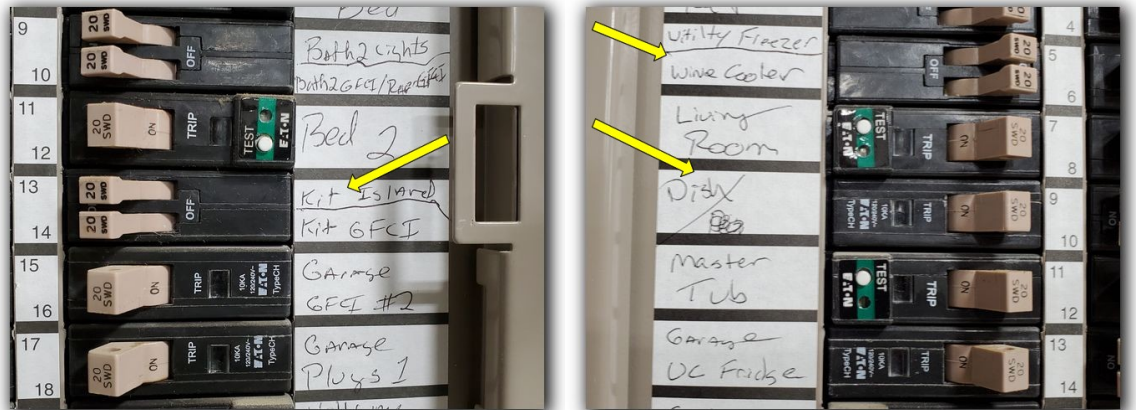
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Recommend consultation with Electrical contractor to address/repair deficiencies and further evaluate the electrical system

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: The inspector will inspect the branch circuits, connected devices and fixtures. He will report deficiencies in exposed wiring, wiring terminations, junctions, junction boxes and devices. He will also report appliances and metal pipes that are not bonded or grounded or lack of equipment disconnects. He will report the absence of conduit and disconnects in appropriate locations. He will report the improper use of extension cords. He will not inspect low voltage wiring systems, smart home automation components or disassemble any mechanical appliances.

The inspector will inspect a sample of accessible receptacles and report as a deficiency receptacles that are damaged, inoperative, have incorrect polarity or three-prong receptacles that are not grounded. He will report missing or damaged covers, loosely attached, and evidence of arcing or excessive heat. The inspector will inspect installed fixtures, including lighting devices and ceiling fans, and report inoperable or missing fixtures.

He will report deficiencies of installed Ground Fault Circuit Interrupter (GFCI). Required GFCI locations include bathroom receptacles, garage receptacles, outdoor receptacles, crawl space receptacles, unfinished basement receptacles, kitchen countertop receptacles, and laundry, utility, and wet bar sink receptacles located within 6 feet of the outside edge of a laundry, utility, or wet bar sink; kitchen countertop receptacles.

He will manually test smoke or fire detectors and carbon monoxide alarms that are not connected to a central alarm system and report deficiencies in installation and operation. The inspector will report the absence of smoke detectors in each sleeping room, outside each separate sleeping area in the immediate vicinity of the sleeping rooms; and on each additional story of the dwelling, including basements but excluding crawl spaces and uninhabitable attics. The inspector will not verify the effectiveness of smoke alarms and carbon monoxide alarms or, interconnectivity of smoke alarms, activate smoke alarms that are being actively monitored or require the use of codes or verify that smoke alarms are suitable for the hearing-impaired.

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I NI NP D

The Texas Real Estate Commission (TREC) requires that all improperly installed or missing ground-fault circuit protection devices (GFCI) for electrical receptacles in bathrooms, garages, exterior areas, crawlspaces, unfinished basements, kitchen areas and within (6) feet of the outside edge of a sink; be reported as "Deficient."

The inspector will inspect the doorbell components and report if the unit does not operate. He will also report any deficiencies in visible and accessible components.

Smoke Detectors: Present Not Present Not installed in proper locations
Note: Recommend battery replacement in all smoke detectors

Carbon Monoxide Detectors: Present Not Present N/A
Note: Recommend battery replacement in all CO detectors

Doorbell:
Doorbell present: Yes No
Doorbell function: Yes No
Button light function Yes No N/A

Note: The "Ring" (or similar) brand of doorbell/monitor system installed/present

Branch Circuit Wiring: Grounded 3 prong Ungrounded 2 prong Ungrounded 3-prong
Random inspection of outlets/switches Yes No

GFCI protection at: Kitchen Bar Bathrooms Laundry Whirlpool
 Exterior outlets Kitchen Island Garage

Deficiencies and Notes:

Wiring:
No Issues noted

Outlets & Switches:

*Front exterior outlets are not Weather-resistant rated

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***Outlets at laundry area not GFCI or AFCI protected**

2014 NEC 210.8(A)(10) --GFCI protection is required for all 125V, 15A or 20A receptacle in the laundry areas

2014 NEC 210.12 (C) Requires GFCI & AFCI protection at Kitchen & Laundry areas

***Outlet at Dishwasher or branch circuit is not GFCI or AFCI protected**

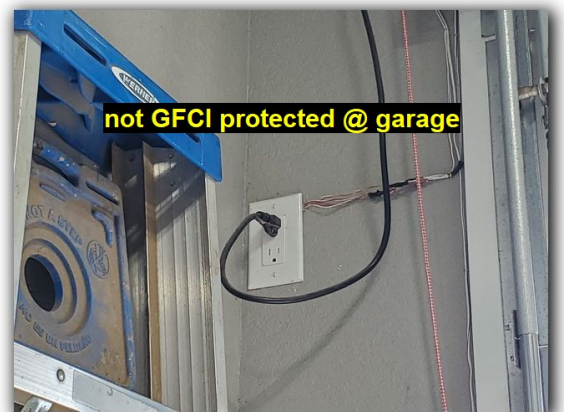
2014 NEC 210.8 (D)-- All receptacles serving dishwashers in dwellings must have GFCI protection. GFCI protection devices must be accessible

2014 NEC 210.12 (C) Requires GFCI & AFCI protection at Kitchen & Laundry areas

***Garage wall outlets for door openers are not GFCI protected.** This is required by NEC.

***Outlets at master bathroom TV and at the master bedroom side table are not GFCI protected and are within 6' of inside edge of a sink**

2017 NEC 210.8 (A)(7) -- Requires receptacles installed within 6ft from the top inside edge of the bowl of the sink to be GFCI protected



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Fixtures and Ceiling Fans:

- *Ceiling fans not balanced at front left bedroom, rear porch, rear left bedroom, & master bedroom
- *Exterior fixtures not sealed or existing sealant is worn/deteriorated



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Recommend consultation with Electrical contractor to address/repair deficiencies and further evaluate electrical system

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

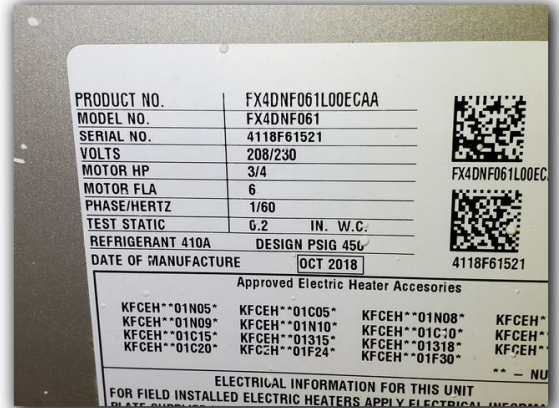
Type of System: Forced Air- Split System Heat Pump

Energy Source: Horizontal Flow- Electric

Comments: The inspector will operate the system using normal control devices and report any deficiencies in the controls, thermostats and accessible operating components of the heating system. He will report the inadequate access and clearances for inspection, service, repair or replacement, lack of protection from physical damage, inappropriate locations and furnace burners, burner ignition devices or heating elements, switches, and thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation. He will inspect for deficiencies in mounting and operation of window units. He will not operate a unit outside its normal operating range.

He will inspect and report deficiencies in operation of heating elements of electric furnaces and heat pumps. The inspector will inspect gas furnaces and report gas leaks, the presence of forced air in the burner compartment, flame impingement, uplifting flame, improper flame color, or excessive scale buildup. He will report units that do not operate. **Heat pumps may not be tested when the outdoor air temperature is above 70 degrees.**

He will report deficiencies with and the lack of a gas shut-off valve. The inspector will not evaluate the integrity of a heat exchanger. This requires dismantling of the furnace and is beyond the scope of a visual inspection. He will not inspect heat reclaimers, wood-burning stoves, operate radiant heaters, steam heat systems, un-vented gas-fired heating appliances or determine the efficiency or adequacy of a system.



Unit #1 Manufacture:10/2018
 Manufacturer: Carrier

Model: FX4DNF061

S/N: 4118F61521

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D=Deficient

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Sediment Trap/s: Present Not Present N/A
 Gas Supply Valve(s) Present Not Present N/A
 Electrical Disconnect(s) Present Not Present N/A
 Service Platform Present Not Present Inadequate N/A
 Furnace(s): Fully Accessible Partially Accessible Not Accessible

Furnace Unit(s) were tested using normal operating controls Yes No

Deficiencies and Notes:

Note: Furnace panels are sealed with tape, mastic or screws/fasteners and inside of unit is inaccessible.

Note: Ambient temperature was above 70 degrees. Heat pump unit(s) not operated in "Heat Pump Mode" . Unit(s) visually inspected only. For reporting purposes this is considered as a deficiency

B. Cooling Equipment

Type of System: Central Air Conditioner-- Split System Packaged Unit -- Mini Split

Comments: The inspector will describe inspect each unit and report inoperative units. He will report deficiencies because of inadequate access and clearances as well as inadequate cooling as demonstrated by its performance in the reasonable judgment of the inspector. He will operate the system using normal control devices (except when the outdoor temperature is less than 60 degrees Fahrenheit) and report deficiencies in performance. He will not inspect the pressure of the system coolant or determine the presence of leaks in the system or the tonnage and match of indoor and outdoors coils and condensing units.

He will report dirty evaporator or condensing coils, (where accessible), damaged casings on the coils, and a condensing unit lacking adequate clearances or air circulation and deficiencies in the condition of fins, location, levelness, or elevation above ground surfaces. He will also report deficiencies in the mounting and operation of window or wall units

He will report deficiencies in the condensate drain and auxiliary/secondary pan and drain system, water in the auxiliary/secondary drain pan and a primary drain pipe that terminates in a sewer vent. He will also report missing or deficient refrigerant pipe insulation. Readings are typically taken at the closest supply & return registers to the interior HVAC unit.

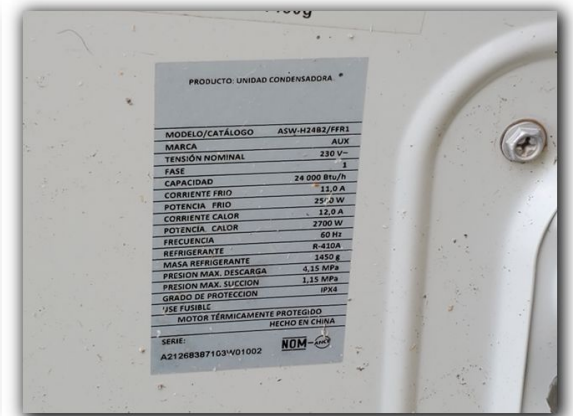
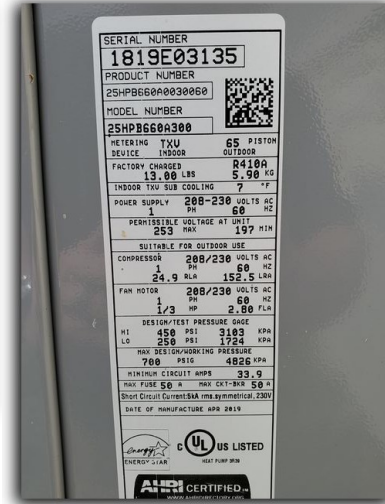
I=Inspected

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Unit #1 Manufacture: 4/2019
 Manufacturer: Carrier

Model: 25HPB660A300
 Tonnage: 5

S/N: 1819E03135

Unit #2 Model: AWS-H24B2/FFR1
 Manufacturer: AUX

S/N: A21268387103W01002

Primary condensation drain line termination point(s): Jack/Jill bathroom vanity
 Secondary condensation drain line termination point(s): N/A -- Safety float switch installed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



- | | | | |
|---|---|---|--|
| Type of Refrigerant | <input checked="" type="checkbox"/> R410 | <input type="checkbox"/> R22 | <input type="checkbox"/> Cannot determine |
| Service Platform | <input checked="" type="checkbox"/> Present | <input type="checkbox"/> Not Present | <input type="checkbox"/> Inadequate <input type="checkbox"/> N/A |
| E-Coils Observable | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | |
| Window Units | <input type="checkbox"/> Present | <input checked="" type="checkbox"/> Not Present | |
| Breaker(s) Properly Sized for Condenser Unit(s) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Cannot determine |

Normal operating temperature differential between return and supply air is between 14-22 degrees. If temperature differential does not fall within that range, further evaluation of the cooling system by an HVAC contractor is recommended.

Unit #1:

Return Air Temp: 70 °F

Supply Air Temp: 51 °F

Temp. Differential: 19 °F



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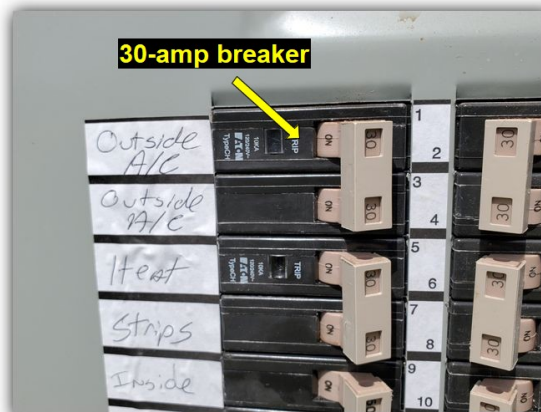
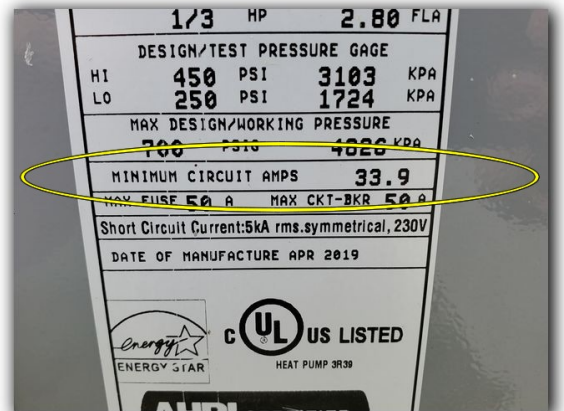
Deficiencies and Notes:

*Exterior condenser unit(s) missing locking gas caps.

2009 IRC M1411.6- Locking access port caps. --Refrigerant circuit access ports located outdoors shall be fitted with locking-type tamper-resistant caps or shall be otherwise secured to prevent unauthorized access.

***Condenser unit is under-fused.** Unit requires a minimum of 33.9-amps for proper operation. Breaker in main panel is only 30-amps

*Mini-split condenser unit is not level -- unit is leaning



Recommend consultation with Electrical & HVAC contractors to address/repair deficiencies and perform general maintenance on system.

I=Inspected

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I	NI	NP	D
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C. Duct Systems, Chases, and Vents

Comments: While testing the HVAC system, the inspector will inspect the visible components of the ducts, chases, vents and thermostats for each unit. He will report the absence of airflow at all accessible supply registers in the habitable areas of the structure and report deficiencies in accessible duct fans, filters, ducting and insulation. He will not determine the uniformity of the supply of conditioned air to the various parts of the structure nor determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring. He will report deficiencies with damaged or missing duct insulation.

He will report noticeable vibration of the blower fan or condensing fan and damaged ducting or insulation, improper material, or improper routing of ducts as well as improper or inadequate clearance of the unit from the earth. He will report as deficient the absence of air flow at accessible supply registers in the habitable areas of the structure, problems with duct fans, filters, grills or registers, and gas piping, sewer vents, electrical wiring, or junction boxes in the duct system, plenum(s), and chase(s).

He will not inspect accessories such as humidifiers, air purifiers, motorized dampers, electronic air filters or. The inspector will not program digital-type thermostats or controls or operate setback features on thermostats or controls. He will not verify types of materials contained in insulation.

Type of Ducting: Flex Ducting Duct Board Metal

Filter location: At Unit

Type of Filter: Pleated Fiber

Filter Size(s): 20 X 25 X 4



Deficiencies and Notes:

Note: Disconnected duct behind attic unit. Plenum has been sealed and does not appear to be leaking air. Recommend further evaluation of disconnected duct

*Return air filter(s) dirty-- needs replacement

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Recommend consultation with HVAC contractor to address/repair deficiencies

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Meter not present

Location of main water supply valve: At well pump equipment

Static water pressure reading: 67 PSI below 40psi above 80psi
 Lack of Pressure Regulating Valve

Functional Flow: Adequate Inadequate

Comments: The inspector will inspect the plumbing system, including drainage, sump pumps and related piping and report the presence of any active leaks. He will report incompatible materials visible in the connecting devices between differing metals in the supply system such as the lack of dielectric unions. He will also report deficiencies in the type and condition of all accessible and visible water supply line components and water pressure that is lower than 40 PSI or higher than 80 PSI. If the pressure is higher than 80 PSI, he will report the absence of a pressure reducing valve and the lack of an expansion tank at the water heater when a pressure reducing valve is present in the system.

The inspector will inspect the water supply system by viewing functional flow in two fixtures operated simultaneously. He will report deficiencies in the operation of all fixtures and faucets if the flow end of the faucet is accessible or not connected to an appliance. He will also report deficiencies in the installation and identification of the hot and cold faucets and a lack of shut-off valves. He will report the lack of back-flow devices, anti-siphon devices or air gaps on all fixtures. He will not determine the effectiveness of any anti-siphon devices. He will inspect any exterior faucet that is attached to the structure or immediately adjacent to the structure and report if it does not operate properly.

The inspector will inspect the visible gas distribution system and components. He will not inspect the inaccessible gas supply system components for leaks. The inspector will not operate any water or gas main valves, branch valves or shut-off valves. He will not inspect any system that has been winterized, shut down or otherwise secured. He will not determine the quality, potability, or volume of the water supply. This inspection does not include circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems.

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Water Source: Public Private
Type of Water Supply Lines: PEX, Copper
Pressure Regulating Valve (PRV) : Present Not Present
Anti-Siphon devices at exterior hose bibs (spigots): Present Not Present
Anti-Siphon / Back Flow / Air Gap(s) at fixtures: Present Not Present

Deficiencies and Notes:

Note: Water system was a private well. Pump equipment had a pressure switch installed to regulate the system water pressure

Sinks:

No issues Noted

Shower/Bathtubs:

*Controls/tub spout not properly sealed at both left side bathrooms. Recommend sealing with silicone as needed

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NP=Not Present

D=Deficient

I NI NP D



Exterior Plumbing:

No issues Noted

Washing Machine Connections:

No issues Noted

Recommend Consultation with Plumbing Contractor to address/repair deficiencies

Plumbing Other:

Gas Distribution System:

Note: Propane gas tank located at the right side of the house

Note: Cannot verify gas distribution system is properly bonded to the electrical system.

Recommend consultation with Electrical contractor to verify proper bonding of the gas system



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***Gas pipe extending thru the masonry wall is not sheathed in plastic to protect against corrosion**
IRC P2603.3 Protection against corrosion. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or masonry. Where sheathing is used to prevent direct contact, the sheathing material thickness shall be not less than 0.008 inch (8 mil) (0.203 mm) and shall be made of plastic. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.



Recommend Consultation with Plumbing & Electrical Contractors to address/repair deficiencies

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B. Drains, Wastes, and Vents

Comments: The inspector will inspect the waste and vent system piping and report deficiencies in the type and condition of all accessible and visible wastewater lines and vent pipes. He will report drainpipes that leak as well as any deficiencies in the functional drainage at all accessible plumbing fixtures. He will also report mechanical drain-stops that are missing or do not operate on sinks, lavatories and tubs. He will inspect the tubs, shower and enclosures for leaks or damage. He will report commodes that have cracks in the ceramic material, commodes that are improperly mounted on the floor or commodes that leak or have tank components that do not operate. He will not inspect for the presence of sewer clean-outs. The inspection does not include the presence or operation of private sewage disposal systems. He will not verify the functionality of clothes washing drains or floor drains.

Type of Waste/Drain Lines: PVC

Deficiencies and Notes:

Sinks:

*Sink drains slowly at master bathroom bar

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I	NI	NP	D
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Commodities:

*Toilet Tank--- Loose attachment to bowl at master bathroom

Bathtubs and Showers:

No issues Noted

Laundry Drain:

Note: Due to placement of the laundry machines, the drainage piping for the laundry machines could not be tested

Recommend Consultation with Plumbing Contractor to address/repair deficiencies

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C. Water Heating Equipment

Energy Source: Propane Gas

Capacity: Gallons: 50

Comments: The inspector will inspect each unit and report any inoperative units, leaking or corroded fittings or tanks, broken or missing parts or controls and the lack of a cold water shut-off valve. He will report the lack of a safety pan, drain line and improper termination, where applicable. The inspector will also report an unsafe or inappropriate location, installation or inadequate access or clearance for service, repair or replacement without removing building components. He will not determine the efficiency or adequacy of the unit

In electric water heaters, the inspector will test the operation of the heating elements and inspect the condition of the conductors. In gas units, he will report as deficient gas leaks, the lack of burner shields, flame impingement, uplifting flame, improper flame color, or excessive scale build-up as well as the lack of a gas shut off valve. He will report any deficiencies the condition of the vent pipe, draft hood, draft, proximity to combustibles, and vent termination point and clearances. He will report inadequate combustion and dilution air.

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D=Deficient

I NI NP D

The inspector will inspect water heaters located in the garage and report those without protection from physical damage. He will report burners, burner ignition devices or heating elements, switches, or thermostats that are not a minimum of 18 inches above the lowest garage floor elevation, unless the unit is listed for garage floor installation or in rooms or closets that open into the garage.

He will not operate the temperature and pressure relief valve when the operation may cause damage to persons or property as reasonably determined by the inspector.



Types of Water Heater(s) Present: Tank- Gas

Unit #1 Manufacture: 2/2019

Manufacturer: Rheem

- T&P Valve(s): Operated Not Operated due to Safety Concerns
- Safety Pan(s) Installed: Yes No
- Safety Pan Drain(s) Installed: Yes No
- Expansion Tank(s) Present: Yes No
- Gas Shut of Valve(s): Present, Accessible
- Sediment Trap/Drip-leg(s): Not Present
- Type of Observable Vent Pipe(s): Double Wall

- Garage Unit(s): 18" Floor Clearance: Yes No N/A
- Physically Protected: Yes No

Deficiencies and Notes:

Note: T/P valve(s) visually inspected but NOT PHYSICALLY TESTED. Operation of the valve(s) may, in the inspector's reasonable judgment, cause damage to persons or property

*Sediment trap(s) not installed at the appliance(s)

Per IRC G2419.4 Sediment Trap: Where a sediment trap is not incorporated as part of the appliance, a sediment trap shall be installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical

I=Inspected

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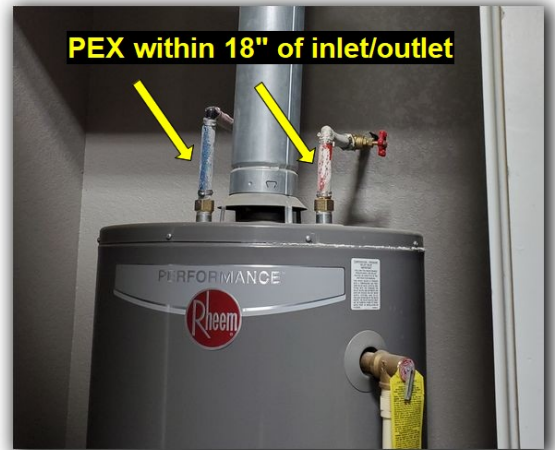
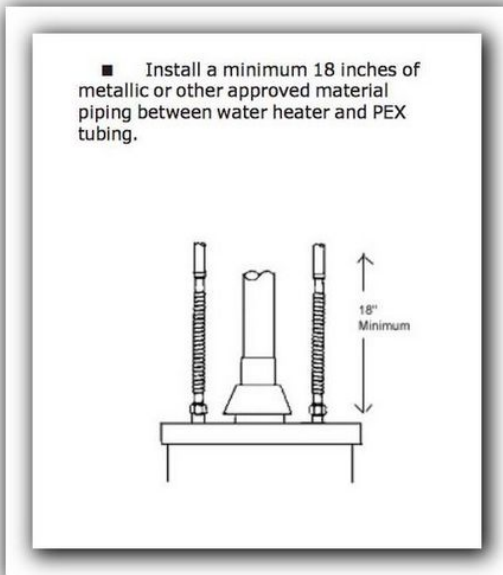
D=Deficient

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***Unit is located in the garage or adjacent area and is not elevated minimum 18" above the floor**

*T&P drain line terminates into the safety pan. Drain line termination is not above the flood rim of the safety pan-- terminates at the bottom of the pan

*PEX tubing installed too close to unit water supply inlet & outlet. PEX tubing must be a minimum of 18" from the unit inlet and outlet connections



Recommend Consultation with Plumbing Contractor to address/repair deficiencies

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I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments: The inspector will inspect the unit and report deficiencies in components and performance. He will report evidence of visible and active leaks if the access cover is available and accessible. He will report as deficient any inaccessible pumps or motor for inspection, service, repair or replacement. He will report problems with the ports, valves, grates and covers. He will report switches that are not in a safe location or do not operate. He will report the absence or failure of a Ground Fault Circuit Interrupter (GFCI). The inspector will not determine the adequacy of self-draining features of the circulation system.



Pump/Motor:

GFCI Protection Device: Not Present

Access Cover: Present, Accessible

Deficiencies and Notes:

***Pump/motor is not GFCI protected. This is required by NEC code
Circuit breaker for Spa tub is an AFCI protection breaker, not a GFCI breaker**

Tub spout moves/turns -- not properly secured to tub



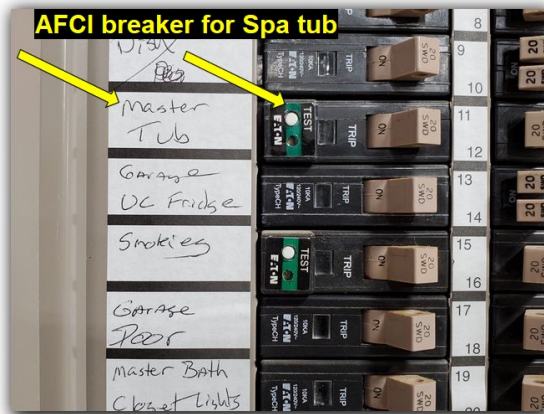
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I NI NP D



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E. Other

Comments:

V. APPLIANCES

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A. Dishwashers

Comments: The inspector will operate the unit in the normal mode with the soap dispenser closed and report inoperative units rust on the interior of the cabinet or components, failure to drain properly or the presence of active water leaks. He will report any deficiencies in the door gasket, control and control panels and interior parts, including the dish racks, rollers and spray arms. He will report soap dispensers that do not open, drying elements that do not operate and missing rinse caps. He will report units that are not securely mounted to the cabinet and door latches or springs that do not operate properly. He will report the lack of back flow prevention and any deficiencies in the discharge hose or piping.



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D=Deficient

I	NI	NP	D
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Deficiencies and Notes:

No Issues observed during limited test run of appliance

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B. Food Waste Disposers

Comments: The inspector will operate the unit and report any defective units, unusual sounds or vibration. He will report a unit that is not securely mounted. He will also report signs of active water leaks and any deficiencies in the splash-guard, grinding components, wiring or exterior casing.



Deficiencies and Notes:

No Issues observed during limited test run of appliance

-

C. Range Hood and Exhaust Systems

Comments: The inspector will inspect the unit and report a vent pipe that does not terminate outside the structure, if the unit is not of a re-circulating type or configuration. He will report if the unit is not securely mounted or has any unusual sounds or vibration from the blower fans. He will report a blower that does not operate at all speeds. He will also report any deficiencies in the filter, vent pipe, light, lens and switches. He will report if the vent pipe is made of inadequate material or if the vent pipe does not terminate outside the structure when the unit is not of recirculating type or configuration.

Range hood is: Stand alone unit

Exhaust Vent:: Vents to Exterior

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I	NI	NP	D
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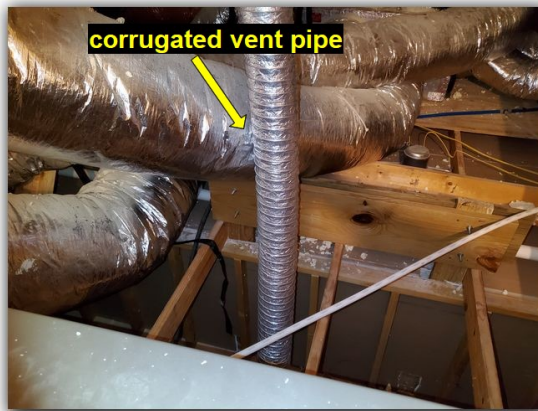


Deficiencies and Notes:

***Unit has flexible (corrugated) vent pipe installed in the attic space.** Minimum 6" diameter solid/smooth walled vent pipe is required to be used as flex-pipe is brittle and can trap/hold grease

IRC M1503.1 --Range hoods shall discharge to the outdoors through a duct. **The duct serving the hood shall have a smooth interior surface**, shall be air tight, shall be equipped with a back-draft damper and shall be independent of all other exhaust systems. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building.

Recommend installation of smooth-walled vent pipe



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I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments: The inspector will inspect and operate each range or cooktop and report inoperative units. He will report as deficient any damaged controls and control panels, thermostats sensor support, glass panels, drip pans, lights and lenses. He will also report problems with the door gaskets, hinges, springs, closure, and handles, door latch and heating elements or burners. He will report inadequate clearance from combustible material, secure mounting of the unit and the absence of applicable anti-tip devices. He will inspect the operation of the thermostat and report any inaccuracy of the thermostat more than 25 degrees plus or minus of a 350 degree setting. The inspector will not operate or inspect self-cleaning functions.

The inspector will report gas units that are using improper materials for the gas branch line or the connection to the appliance. He will report gas leaks and the absence or inaccessibility of a shut-off valve.

Type of Cooktop(s): Gas Electric

Type of Oven(s): Gas Electric

Gas Valve(s): Present, Accessible

Anti-tip Safety Device(s): N/A



Oven Operation Test

Upper oven Temp when operated at a setting of 350 degrees for minimum 30 minutes: **350 degrees**

Lower oven Temp when operated at a setting of 350 degrees for minimum 30 minutes: **350 degrees**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Deficiencies and Notes:

No Issues observed during limited test run of appliance(s)

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E. Microwave Ovens

Comments: The inspector will operate built-in units by heating a container of water or other testing means and report any broken inoperative units. He will report as deficient any problems with controls and control panels, handles, the turn table, interior surfaces, door and door seal, glass panels and lights or lenses. He will report a unit that is not securely mounted to the wall. The inspector will not test for radiation leakage.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: The inspector will operate each unit and report inoperative units and any unusual noise or vibration. He will also report visible vent pipes that do not terminate outside the structure, or a gas heater that is not vented to the exterior. He will report as a deficiency the lack of an exhaust ventilator in required areas.

Vent termination points: Exterior of structure @ roof soffit vents

I=Inspected

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D=Deficient

I	NI	NP	D
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Deficiencies and Notes:

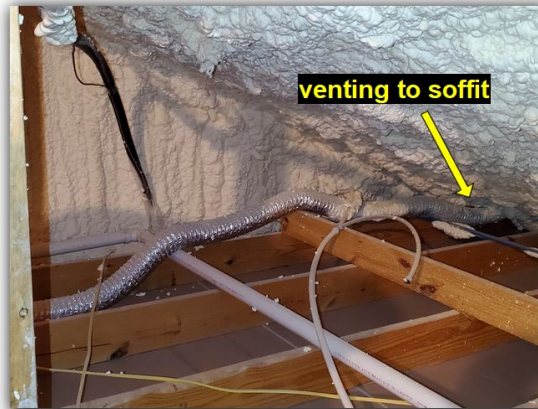
Note: and vent to the exterior thru the soffit vents. Newer regulations require vent ducts to terminate at the exterior of the structure (wall or roof)

***Vent pipes do not terminate outside the structure-- Vent ducts terminate at the soffit area**

All vents must terminate at the exterior

2012 IRC - Exhaust Systems-- M1501.1 Outdoor Discharge -- The air removed by **every** mechanical exhaust system shall be discharged to the outdoors in accordance with Section M1506.2. **Air shall not be exhausted into an attic, soffit, ridge vent, or crawl space.**

*Unit light does not function at left hall bathroom



Recommend routing all exhaust fan ducts to the exterior of the structure

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NP=Not Present

D=Deficient

I NI NP D

G. Garage Door Operators

Comments: The inspector will operate the overhead garage door operator and report an inoperative unit. He will report deficiencies in the installation, condition and operation of the garage door operator as well as the control button and emergency release components. He will report a door that does not automatically reverse during closing cycle or any installed electronic sensors that are not operable or not installed at the proper heights above the garage floor. He will also report door locks or side ropes that have not been removed or disabled and deficiencies in photo electric sensors that are more than six inches above the garage floor.

Manual door locks/ropes removed or disabled: Yes No
 Photo-electric sensors set at correct height: Yes No
 Safety Release components present: Yes No
 Warning/Safety Label present at controls Yes No

Deficiencies and Notes:

Note: Checked manual operation only; remote control not checked or used

Note: Units were side-of-door mounted and did not have safety release mechanisms present.

*Required Warning/Safety label(s) missing at Tension spring and/or Opener operation button(s)



H. Dryer Exhaust Systems

Comments: The inspector will inspect the visible components of the system and report deficiencies in materials, installation or termination. He will report improper routing and length (if not concealed in a wall) of vent pipe as well as the lack of a dryer vent system when provisions are present for a dryer. The inspector will not determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers and wiring.

Note: There is an inherent risk of lint fires with the use of a clothes dryer. It is strongly recommended to clean or replace all dryer vent connectors and clean dampers prior to (and at regular intervals) operation of a clothes dryer within the structure.

I=Inspected

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D=Deficient

I NI NP D



Dryer vent termination point: Exterior Wall

Deficiencies and Notes:

No issues Noted

I. Other

Comments:

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments: The inspector will operate all zones or stations on the system in the manual mode. He will report as deficient surface water leaks, deficiencies in water flow or pressure at the zone heads, the absence or improper installation of anti-siphon valves or backflow preventers and the absence of a shut-off valve. He will also report the lack of a rain or freeze sensor. He will inspect and report deficiencies in the visible wiring and in the condition and mounting of the control box. He will not inspect the automatic function of the timer or control box, or the effectiveness of the rain or freeze sensor.

Anti-siphon valve present: Yes No Shut-off valve present: Yes No
Number of Zones: 5 Control panel location: Stable
Rain Sensor present: Yes No

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Deficiencies and Notes:

Note: Anti-siphon valve was not present. System was operating from well pump

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B. Outbuildings

Comments:

Deficiencies and Notes:

Workshop:



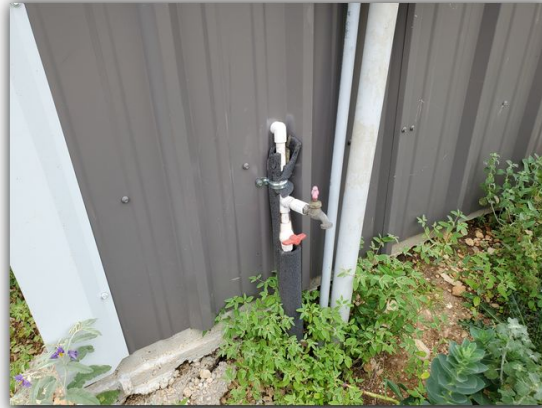
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- *Electrical Panel is not labeled
- *Panel enclosure is not bonded -- missing bonding screw or strap
- *Bushings missing where wires pass thru panel enclosure
- *Lack of anti-oxidant grease on aluminum conductor terminals

- *All outlets at Workshop are not GFCI protected. This is required per NEC code**
- *Exterior outlets are missing weather-proof covers**

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Stables:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Both Tack room doors are binding at the top

*Electrical service panel enclosure is not bonded

*Grounds and neutrals on same bus bar

*Panel is not labeled

*Ground and Neutral service wires are installed on the neutral bus bar. System is not properly grounded

*Panel enclosure is not bonded -- missing bonding screw or strap

*Bushings missing where wires pass thru panel enclosure

*Knock-outs missing in panel enclosure

*Lack of anti-oxidant grease on aluminum conductor terminals

*RV outlet panel is loose on the front wall of the structure

***All outlets in stable are not GFCI protected. This is required per NEC code**



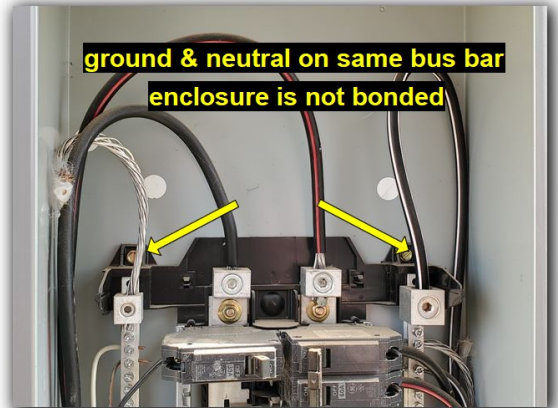
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I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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C. Private Sewage Disposal (Septic) Systems

Type of System: Conventional Septic Tank (Anaerobic)

Location of Drain Field:

PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY:

Comments:



I=Inspected

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D=Deficient

I NI NP D



GENERAL OBSERVATIONS

- Are garbage disposers installed on any of the buildings sinks?
- Are water softeners or filters installed in buildings?
- How many bedrooms are in the home? 3

- Yes No U/D N/A
- Yes No U/D N/A

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GRAY WATER

-Is there gray water being discharged onto the ground? Yes No U/D N/A

TANKS(s)

-Is there any visible subsidence of the soil / finish grade above or around the immediate tank area? Yes No U/D N/A

-Are the septic, aerator and pump tank lids accessible? Yes No U/D N/A

-Are all of the accessible tank lids secured in place or do they weigh at least 50 lbs? Yes No U/D N/A

-Do all of the septic system tank lids appear to be water tight? Yes No U/D N/A

-Do the septic tank risers appear to be water tight? Yes No U/D N/A

-Are the inlet and outlet baffles and pipes in place and in satisfactory condition? Yes No U/D N/A

-Is the air supply system operating in the aeration / mixing tank? Yes No U/D N/A

-Are the electrical connections within the aeration, mixing and pump tanks installed in a satisfactory and safe manner? Yes No U/D N/A

-Is there an effluent screen in place? Should there be? Yes No U/D N/A

-Does the effluent screen need to be cleaned? Yes No U/D N/A

-Is the effluent screen alarm functional? Yes No U/D N/A

-Are chlorine tablets in place or is there bleach in the disinfectant dispenser? Yes No U/D N/A

-Is the effluent levels at a satisfactory level in the tank(s) Yes No U/D N/A

PUMP(s)

-Was the aerator pump performing at a satisfactory level? Yes No U/D N/A

-Is the pump sitting on a level platform and is it at least 3-inches above the finish grade (ground)? Yes No U/D N/A

-Are the aerator pump electrical connections installed in a satisfactory and safe manner? Yes No U/D N/A

-Is the aerator pump filter relatively clean? Yes No U/D N/A

CONTROL PANEL(s)

-Was the high water alarm activated at the time of the inspection? Yes No U/D N/A

-Is the high water alarm and indicator light functioning? Yes No U/D N/A

-Are the aerator, pump and alarm installed on separate circuit breakers? Yes No U/D N/A

-Is there any rust or corrosion inside the control panel? Yes No U/D N/A

-Are the control panel latches in good condition? Yes No U/D N/A

ABSORPTION FIELD

-Does the soil absorption field have any unusual septic odor? Yes No U/D N/A

-Is there standing/surfacing effluent in the absorption field? Yes No U/D N/A

-Is there any visible damage to the soil dispersion system lines? Yes No U/D N/A

-Are there any damaged dispersion heads? Yes No U/D N/A

-Are the dispersion heads performing in a satisfactory manner? Yes No U/D N/A

-Are the dispersion heads and piping painted purple? Yes No U/D N/A

-Do the dispersion heads dispense effluent over play ground equipment? Yes No U/D N/A

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- Do the dispersion heads dispense effluent over property lines or within 20 feet of the property line? Yes No U/D N/A
- Do the dispersion head dispense effluent within 25-feet of a swimming pool? Yes No U/D N/A
- Is the absorption field covered by a lawn irrigation system (sprinkler system)? Yes No U/D N/A
- Is there evidence of vehicular or heavy traffic within the absorption field? Yes No U/D N/A

SETBACKS FOR TANKS & ABSORPTION FIELD

- Are the tank(s) installed within 50-feet of water wells, streams, ponds, lakes, rivers or creeks? Yes No U/D N/A
- Are the tank(s) located within 5-feet of foundations, buildings, other structures, surface improvements, property lines or a swimming pool? Yes No U/D N/A
- Is the soil absorption field located within 100-feet of water wells or underground cisterns? Yes No U/D N/A
- Is the soil absorption field located within 50-feet of streams, ponds, lakes, rivers or creeks? Yes No U/D N/A
- Is the soil absorption field located within 5-feet of foundations, buildings, other structures, surface improvements, property lines or a swimming pool? Yes No U/D N/A
- Is the soil absorption field located in close proximity of easement lines? Yes No U/D N/A
- Is the soil absorption field located in close proximity to sharp slopes or grades? Yes No U/D N/A

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Deficiencies and Notes:

Note: House fixtures were operated for approx 15 minutes to test the functional flow of the system.

*Main clean-out is not observable or accessible under the rear deck

***Tank inlet baffle is clogged with solids. Recommend cleaning/clearing the inlet baffle**

