

Punch Inspection Services

Property Inspection Report



1313 Mockingbird Lane, Spring, TX 773XX
Inspection prepared for: Warranty Client
Date of Inspection: 1/1/2015 Time: 9:00 am
Age of Home: 2014 Size: 3500 sq/ft
Weather: Clear
Temperature at arrival: 62 Degrees
House face: Southwest
Occupancy: Occupied

Inspector: Michael Missler
TREC License #8902
Phone: 281-802-6567
Email: mike@punchtexas.com
www.punchtexas.com (under construction)



PROPERTY INSPECTION REPORT

Prepared For:	Warranty Client	
	(Name of Client)	
Concerning:	1313 Mockingbird Lane, Spring TX, 773XX	
	(Address or Other Identification of Inspected Property)	
By:	Michael Missler, TREC License #8902	1/1/2015
	(Name and License Number of Inspector)	(Date)
	(Name and License Number of Sponsoring Inspector)	

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

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 require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

PROPERTY INSPECTION AGREEMENT

Client - _____

Property Street Address - _____

In consideration of the inspection fee of \$ _____ paid by Client to Inspector, the receipt and sufficiency of which is hereby acknowledged by Inspector, and pursuant to this Property Inspection Agreement (this "Agreement"), Punch Inspection Services (the "Inspector"), agrees to conduct an inspection for the purpose of informing Client of major deficiencies in the condition of certain improvements located on the Property described above. The written report produced by the Inspector regarding the Property is the confidential property of the Inspector and Client and shall not be copied, reproduced, used by, transferred to, or relied upon by any other person or company without both the Inspector's and Client's prior written consent.

1. **PURPOSE AND SCOPE OF INSPECTION.** The purpose of this one-time inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. A system or component has a major defect if it is unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The following items are **not** covered in the scope of the inspection: Any area that is not exposed to view, is concealed, or is inaccessible because of soil, walls, wall coverings, floors, floor coverings, ceilings, insulation, furnishings, stored items, built-in cabinets or shelves, etc., or those areas/items that have been excluded by the TREC standards, as well as detached buildings, fences and gates, landscaping, elevators, lifts, dumbwaiters, media equipment, telephone equipment, security equipment, intercoms, water treatment devices, thermostatic or time clock controls, radiant heat systems, solar heating systems, furnace heat exchangers, alarm systems, draperies, blinds, shutters, hardware, formica, marble, tile floors, wall coverings, air conditioning systems when outside temperature is below sixty (60) degrees, refrigerant and condensate leaks, drains, sprinkler systems in automatic mode or when outside temperature is below thirty-two (32) degrees, landscape lighting, sewer lines, septic systems, water wells, solar heating systems, water conditioning systems, and low voltage lighting. Regarding pools, hot tubs, saunas, steam baths, ponds, and fountains, only above-ground portions of such improvements are inspected, provided, however, that freeze protection equipment and anti-siphon equipment are not inspected. The inspection and report do not address, and are not intended to address, code and regulation compliance (all code references are for educational purposes only), the possible presence of or danger from asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, microwave radiation, electromagnetic fields, microbiological organisms and other indoor and outdoor substances, mold, underground storage tanks, proximity to toxic wastes, zoning ordinances, flood plain location, geological stability of soils, wood destroying insects, dry rot, fungus, or household pests. Client is urged to contact a competent specialist if information, identification, or testing of the above is desired. Many homes have excessive moisture issues that might lead to mold growth, but the ability to detect the presence of mold is beyond the scope of this inspection. If you are concerned about the presence of mold, you are strongly urged to consult with a qualified professional microbiologist or mold inspector prior to purchasing the Property. Inspector is not required to inspect areas which may contain, in Inspector's sole discretion, materials hazardous to the health and/or safety of the Inspector's personnel.

2. **NO WARRANTIES OR GUARANTIES.** This inspection is not intended to be technically exhaustive, nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected, and it should not be relied on as such. The inspection may include the use of infrared camera/digital camcorders, which can capture infrared and digital images. The use of this additional advanced equipment is for the benefit of the Client; provided, however, that latent and concealed defects and deficiencies are excluded from the inspection, and Inspector in no way purports to perform any service beyond the standard "visual inspection" of the Property. **CLIENT IS HEREBY NOTIFIED THAT THE INSPECTOR HAS NOT MADE, DOES NOT MAKE, AND HEREBY DISCLAIMS ANY WARRANTIES OR GUARANTEES, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF ANY STRUCTURE, ITEM, COMPONENT, OR SYSTEM INSPECTED, SPECIFICALLY INCLUDING (BUT NOT LIMITED TO), ANY IMPLIED WARRANTIES OF FITNESS, MERCHANTABILITY, HABITABILITY AND GOOD AND WORKMANLIKE CONDUCT.** Client is advised that property owner warranties are available through third-party providers if warranties are desired. The price of the inspection does not include any such warranties, and none are offered or available through the Inspector. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to the Property or the systems, components, or contents therein. Since the inspection procedure is visual only and is not intended or designed to be diagnostically and/or technically exhaustive, an inherent risk remains that undiscovered problems exist and/or future problems will develop. Client acknowledges that the Inspector is not an insurer and it is not the intent and/or purpose of this inspection procedure to provide client with a risk free purchase or usage of the Property.

3. **LIMITATION OF LIABILITY.** Since the inspection is primarily a visual inspection, it is not possible to eliminate all risks involved in the purchase and/or ownership of the Property. **CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, THAT CLIENT'S SOLE AND EXCLUSIVE REMEDY FOR ANY AND ALL LOSSES OR DAMAGES SUSTAINED BY CLIENT RELATING TO THIS AGREEMENT OR THE INSPECTION OR REPORT PROVIDED PURSUANT HERETO, INCLUDING ATTORNEYS' FEES AND COSTS AND EXPERT WITNESS FEES AND COSTS, IS LIMITED SO THAT THE TOTAL AGGREGATE LIABILITY OF THE INSPECTOR (OR INSPECTOR'S EMPLOYEES OR ASSIGNEES) SHALL NOT EXCEED THE AMOUNT OF THE FEE PAID BY CLIENT TO INSPECTOR FOR THE INSPECTION AND REPORT.** This limitation shall apply regardless of the cause or the legal theory pled or asserted specifically including, but not limited to, negligence and shall control the amount of any award against the Inspector. Unless Inspector is found to be grossly negligent, Inspector shall have no liability with respect to Inspector's obligations under this Agreement or otherwise for consequential, exemplary, special, incidental, or punitive damages even if Inspector has been advised of the possibility of such damages.

4. **TAINTED, CORROSIVE DRYWALL.** From approximately 1999 until today, some homes in Texas were reportedly built or renovated using tainted drywall imported from China ("Tainted, Corrosive Drywall"). Tainted, Corrosive Drywall may emit toxic levels of Hydrogen Sulfide (H₂S), iron disulfide, strontium sulfide, carbon disulfide, carbonyl sulfide, formaldehyde, sulfur dioxide, and/or sulfur trioxide causing corrosion of copper and metal surfaces, including air conditioner coils, refrigerator coils, copper tubing, and electrical wiring, and it often creates noxious odors which may pose health risks. Tainted, Corrosive Drywall has most commonly been reported in houses built or renovated/remodeled after 2000 in 42 out of the nation's 50 states. Additional information concerning Tainted, Corrosive Drywall can be found at: <http://www.cpdc.gov/info/drywall/index.html>; <http://www.constructionguru.com>; and <http://chinesedrywallcomplaintcenter.com>. By signing this Agreement, Client acknowledges that this Inspection will not reveal the existence of Tainted, Corrosive Drywall and/or damages to the Property which may have resulted from Tainted, Corrosive Drywall. In order to determine the existence of Tainted, Corrosive Drywall and related damages, it is recommended that an inspection be scheduled with a drywall specialist.

5. **NOTIFICATION OF DISPUTES REQUIRED/ARBITRATION OF DISPUTES.** Client shall notify Inspector in writing of any controversy or claim related to this Agreement, the inspection or the inspection report within ninety (90) days after the date of this Agreement, and all disputes not submitted to Inspector within such time shall be deemed waived by Client, and Client hereby releases, acquits, and forever discharges Inspector from such claims, and all related causes of action and damages, not submitted to Inspector within said ninety (90) day period. In order to provide Inspector with an opportunity to investigate and resolve any such claim, Client shall not commence any arbitration or other legal proceeding relating to such claim for a period of thirty (30) days after Inspector's receipt of written notice of the claim. If, with respect to a controversy or claim related to this Agreement, the inspection or the inspection report, Client and Inspector are unable to reach a mutually satisfactory resolution within said thirty (30) day period, such dispute shall be settled by binding arbitration administered by the American Arbitration Association under its construction industry arbitration rules; provided, however, that if such claim is made by Client, Client shall satisfy the requirements of Section 5 hereof prior to submitting such claim to arbitration. Only TREC licensed real estate inspectors will be eligible to serve as the arbitrator. Judgment upon the award rendered by an arbitrator may be entered in any court having jurisdiction thereof. In any arbitration or other legal action in which the Inspector is the prevailing party or is not found liable, Inspector shall recover from Client any attorney's fees and costs incurred by Inspector in defense of the proceeding. **NOTICE TO CONSUMERS AND SERVICE RECIPIENTS:** A recovery fund is available for aggrieved persons through the Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78871-2188, 800-250-8732 or 512-459-66544, <http://www.trec.state.tx.us>.

6. **CERTIFICATE OF MERIT.** Client shall make no claim, including without limitation any claim of professional negligence, against Inspector unless Client has first provided Inspector with a written certification executed by an independent Texas Licensed Professional Real Estate Inspector currently practicing in the field of residential inspections in the Greater Houston, Texas area for homebuyers. The certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions of the Inspector that the certifier contends are not in conformance with the standard of care for a Licensed Professional Real Estate Inspector performing a home inspection under similar circumstances; and c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care. This certificate shall be provided to the Inspector not less than twenty (20) days prior to the presentation of any claim, or the institution of any arbitration or legal proceeding by Client. This certificate of merit requirement will take precedence over any existing state law in force at the time of the claim or demand for arbitration.

7. **INDEMNITY.**

CLIENT AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS INSPECTOR, ITS PARTNERS, OFFICERS, EMPLOYEES, ATTORNEYS, AND AGENTS, AND TO DEFEND ANY ACTION BROUGHT AGAINST ANY SUCH PARTIES, WITH RESPECT TO ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, DEBTS OR LIABILITIES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING OUT OF OR RELATING TO THIS AGREEMENT, WHETHER OR NOT RESULTING FROM THE NEGLIGENCE OF ANY PARTY SO INDEMNIFIED, UNLESS CAUSED BY THE GROSSLY NEGLIGENT ACTIONS OR INTENTIONAL MISCONDUCT OF INSPECTOR.

8. **MISCELLANEOUS.** Any particular concern of Client regarding the Property shall be brought to the attention of the Inspector before the inspection begins. All written comments by the Inspector shall supersede oral comments. The inspection report is valid for the date and time of the inspection only. Re-inspection charges will apply for any additional trips to the Property. Client agrees that if he/she is not in receipt of the written inspection report on this Property within 48 hours of the date and time of the inspection, Client will contact the Inspector in writing to inform him that the inspection report has not been received. The invalidity, illegality, or unenforceability of any provision contained in this Agreement shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision has never been contained herein. **THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS. VENUE FOR ANY DISPUTE ARISING IN CONNECTION HERewith IS EXPRESSLY DECLARED TO BE IN HARRISCOUNTY, TEXAS.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Agreement. This Agreement may not be assigned by Client without Inspector's prior written consent. To the extent that the inspection report issued by the Inspector conflicts with the terms of this Agreement, the terms of this Agreement shall control. This Agreement shall be included as an addendum to the inspection report issued by the Inspector related to the Property. Any notice which is required or desired under this Agreement shall be given in writing and may be sent by personal delivery or by mail (either a. United States mail, postage prepaid, or b. Federal Express or similar generally recognized overnight carrier), addressed as follows (subject to the right to designate a different address by notice similarly given): if to Inspector, Punch Inspection Services, 29627 Spring Forest Drive, Spring, TX 77386; if to Client, to the address set forth hereinbelow.

The undersigned Client hereby executes this Property Inspection Agreement on this the _____ day of _____, 2015.

CLIENT:

-

(Signature)

I would like a copy of the inspection report
forwarded to my REALTOR.
(Please check box, if applicable.)

(Printed Name)
forwarded to _____.

I would like a copy of the inspection report
(Please check box, if applicable.)

(Current Address)

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension Foundation

Comments:

- In my opinion the foundation is performing as intended. No significant problems were observed.
- Note: Surface deterioration (known as spalling) was observed on the exterior corners of the exposed foundation walls. This condition is common in many homes and does not usually represent a structural concern.

B. Grading and Drainage

Comments:

- All areas of the home appear to have positive drainage at this time.

C. Roof Covering Materials

Type(s) of Roof Coverings: Asphalt composition shingle

Viewed From: Roof

Comments:

- Note: Not all roofing applications are walked on during the inspection due to slope of roof, weather and other safety concerns. Weather conditions, wind, hail and extreme temperatures affect all roofing from day to day. Continual observation is recommended. (Roofs are not checked for insurability; this is due to the fact that different insurance companies have different standards for insuring homes.
- Voids are present and decking is exposed over the boxed window in the front elevation. Repairs recommended to prevent potential for water intrusion.



Front elevation box window

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I	NI	NP	D
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D. Roof Structures and Attics

Approximate Average Depth of Insulation: 12 to 14 inches
 Approximate Average Thickness of Vertical Insulation: 3 1/2 inches

Comments:

- Viewed From: Attic
- Ventilation observed: Soffit and Upper Passive
- All visible structural members appear to be functioning properly at time of inspection.
- Note: Several storage items are present in the attic. Access and visibility is/are limited in some locations.

E. Walls (Interior and Exterior)

Wall Materials: Exterior walls are made of brick, stone, and masonry siding
 Interior walls are made of sheetrock

Comments:

- Note: Not all interior walls are visible or accessible in occupied homes as they are obstructed by wallpaper, paneling or furnishings. Certain exclusions may apply.
- Pronounced cracks in the mortar were observed in the exterior masonry veneer, most notably in the walls above the garage and the post bases in front of the garages. This condition indicates significant movement in the wall. Further evaluation recommended by a qualified specialist to ensure the wall(s) is/are properly supported to the foundation and not resting on roof framing and decking materials.
- Minor cracks in the mortar were observed in the exterior masonry veneer, most notably in the stone application of the front elevation. This condition is normal with minor settling and not usually considered structurally deficient, further evaluation recommended and repairs recommended as needed.
- Gaps are present between the brick veneer and the left window over the garage. Further evaluation recommended and repairs as needed.
- Siding is bowing and voids are present in vertical butt joints in the left (upper) exterior wall. Further evaluation recommended and repairs as needed.
- Sheetrock damage was observed near the light switch in the rear of the one (1) car garage. Repairs may be desired.
- Gaps are present between the sheetrock and window frame of the left window in the upper game room. Further evaluation recommended and repairs as needed.
- Typical minor cracking was observed on the interior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.

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Cracks in brick and mortar

Left window above garage



Pronounced cracking in mortar

Upper wall above garage/front porch



Game room (left window)

F. Ceilings and Floors

Ceiling & Floor Materials:

- Ceiling is made of sheetrock
- Flooring composition(s): wood, tile, and carpet

Comments:

- Note: Previous repairs were evident in the garage ceiling.
- Note: Not all interior ceilings/floors are visible or accessible in occupied homes as they are obstructed by wallpaper, paneling or furnishings. Certain exclusions may apply.
- Minor cracks were observed, most notably over the bar area of the kitchen. This condition is mainly cosmetic in nature. Repairs may be desired.

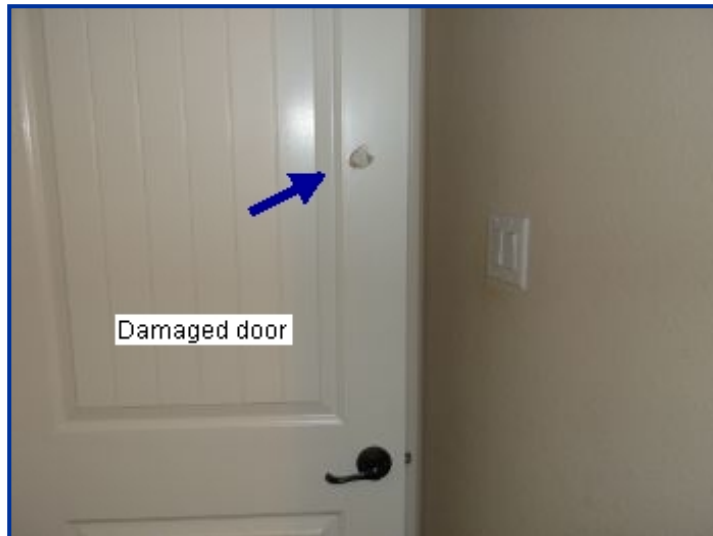
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

- The upper left rear bedroom entry door is damaged. Repairs recommended.



Upper rear left bedroom

H. Windows

Window Types: Double pane/Single hung and Fixed/Vinyl window units are installed
 Comments:

- Voids are present in caulking/sealing around exterior window frames in various locations. Repairs recommended to prevent potential for water intrusion.
- Flashing is not installed over windows some windows installed with brick above, most notably in the left elevation. Some windows are self flashed in nature and do not require added runoff protection. Recommend further review and repairs if needed.
- Safety glass etchings were not observed on the glass of the window(s) in the living room. This glass is required for fixed windows that are installed within 18" of the finished floor, have a surface area of greater than 9 sq/ft, and that are within 36" from a walking surface. Further evaluation recommended and repairs as needed for proper safety.

I. Stairways (Interior and Exterior)

Comments:

- The stairs and railings are installed according to proper standards. No significant deficiencies were noted.

J. Fireplaces and Chimneys

Locations: Fireplace is located in the living room
 Types: Fireplace is prefabricated wood burning unit with gas log lighter.
 Gas valve is located at the right of the fireplace.

Comments:

- Unit operated and is vented properly at time of inspection. No deficiencies observed.

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I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Other
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II. ELECTRICAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Service Entrance and Panels
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Panel Locations: Electrical panel is located on the right side of the structure
 Materials & Amp Rating: Aluminum wiring
 200 amp/Square D Brand with 100 amp sub-panel
 Comments:

- Access to the dead front panels was not available with equipment on hand due to a work bench placed in front of the units. Units were not opened during this inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Branch Circuits, Connected Devices, and Fixtures
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Type of Wiring: Copper
 Comments:

- Note: Existing smoke detectors are not tested for proper function. Further evaluation recommended for proper safety. Current standards require smoke detectors in all rooms deemed sleeping quarters and adjacent hallways.
- Note: Not all switches and/or outlets are visible or accessible in occupied homes as they are obstructed by appliances/furnishings. Certain exclusions may apply.
- Note: A breaker was tripped for a kitchen GFCI circuit. The breaker was reset and the outlets served by the breaker are now operational.
- Switches in the home have undetermined functions in some locations, most notably in the entry near the front door. Further evaluation recommended and repairs if needed.
- The recess light trim in the upper front left bedroom closet is loose and the bulb is exposed. Repairs recommended for proper safety.
- Loose wiring is present in the lower attic as work is in progress. Adding staples/securing recommended for proper safety.

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D=Deficient

I	NI	NP	D
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Fixture in upper front left bedroom

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
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Type of System: Central Forced Air Systems

Energy Source: Natural Gas

Two Zone System

First Floor Unit: Carrier Brand Furnace - Model # 58PHA110-20 (110K BTU) manufactured in 2013

Second Floor Unit: Carrier Brand Furnace - Model # 58PHA090-16 (90K BTU) manufactured in 2013

Comments:

- Note: It is recommend that the heating system be completely serviced before each heating season. Filters should be changed as needed. Checking humidifiers, electric air filters and proper airflow is not included in this inspection. Only the emergency heat is checked on heat pump systems when the outside temperature is above 80 degrees.
- The furnaces operated and vented properly upon inspection.

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I	NI	NP	D
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B. Cooling Equipment

Type of System: Central Forced Air Systems
 Two Zone System
 Carrier Brand Coils - Model #CNPHP6024ALAAAAA (first floor) and
 CNPHP4221ALAAAAA (second floor)
 First Floor Unit: Carrier Brand Compressor - Model # CA16NA048-A (4 ton)
 manufactured in 2013
 Second Floor Unit: Carrier Brand Compressor - Model # CA16NA036-A (3 ton)
 manufactured in 2013

- Comments:
- Note: It is recommend the AC unit be completely serviced before each cooling season and the condensate drain flushed with chlorine bleach every 2 months during the cooling season to prevent clogging. Air conditioning units are not operated when the outside temperature is below 60 degrees because of possible damage to the compressor unit.
 - First floor unit operated to control and produced an average supply of 52 degrees and a return of 67 degrees which is a drop of 15 degrees. This is within test limits of 15 to 20 degrees.
 - Second floor unit operated to control and produced an average supply of 55 degrees and a return of 70 degrees which is a drop of 15 degrees. This is within test limits of 15 to 20 degrees.
 - The secondary drain terminations do not terminate over a window where visible from the interior to indicate a clogged primary. Relocation recommended.

C. Duct System, Chases, and Vents

- Comments:
- Ducts appear to be properly connected at all visible locations and delivering air to all registers at this time.

IV. PLUMBING SYSTEMS

A. Water Supply System and Fixtures

Location of Water Meter: Street (left)
 Location of Main Water Supply Valve: Garage (left wall)
 Static Water Pressure Reading: 60 PSI

- Comments:
- Anti-siphon/back-flow prevention device(s) are not installed on exterior faucet(s) located in the rear elevation. Repairs recommended for proper safety.

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I	NI	NP	D
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B. Drains, Wastes, and Vents

Comments:

- The stopper for the rear sink in the master bath is not connected to the pull knob. Repairs recommended for proper function.
- The pull knob for the stopper in the upper left bath is missing. Repairs recommended for proper function.
- The stopper in the upper powder bath does not operate properly. Repairs recommended.

C. Water Heating Equipment

Energy Source: Natural Gas

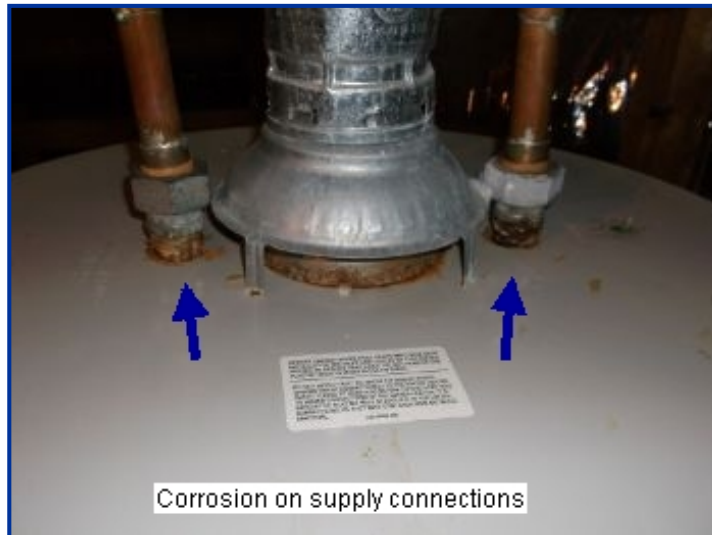
Water heaters are located in the attic

Capacity: Two (2) 40 gallon units

Two (2) Bradford White Brand - Model # M4403S6FBN manufactured in 2013

Comments:

- The water temperature was measured at 118 degrees which is within acceptable limits for safety.
- Supply fittings for the water heater have corrosion present. Further evaluation recommended to ensure proper installation and repairs as needed.



D. Hydro-Massage Therapy Equipment

Comments:

- The unit operated properly during inspection and is GFCI protected. Proper access to pump and hoses is available. No deficiencies were observed.

E. Other

V. APPLIANCES

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

I	NI	NP	D
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A. Dishwashers

Comments:
 • GE Brand
 • Dishwasher operated normally during inspection. No deficiencies observed.

B. Food Waste Disposers

Comments:
 • In Sink Erator Brand
 • The food waste disposer operated properly during inspection. No deficiencies observed.

C. Range Hood and Exhaust Systems

Comments:
 • GE Brand
 • Range hood operated properly during inspection. No deficiencies observed.
 • Note: The microwave is venting the cook top unit.

D. Ranges, Cooktops, and Ovens

Comments:
 • GE Brand Ovens
 • GE Brand Cooktop
 • The cook-top operated properly during inspection. No deficiencies noted.
 • The upper oven temperature was measured at 350 degrees when set at 350 degrees. Unit appears to be properly calibrated.
 • The lower oven temperature was measured at 325 degrees when set at 350 degrees which is within acceptable limits. Proper calibration may be desired.

E. Microwave Ovens

Comments:
 • GE Brand
 • The microwave operated properly during inspection. No deficiencies observed.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
 • All vent fans operated properly at time of inspection and appear to be vented to the exterior.

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

I	NI	NP	D
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G. Garage Door Operators

Door Type:
 • Overhead door(s) with tension spring(s) and cables
 Comments:
 • Two (2) Genie Brand
 • The reversing functions (photo electric sensor/resistance) operated properly at time of inspection. No deficiencies noted.

H. Dryer Exhaust Systems

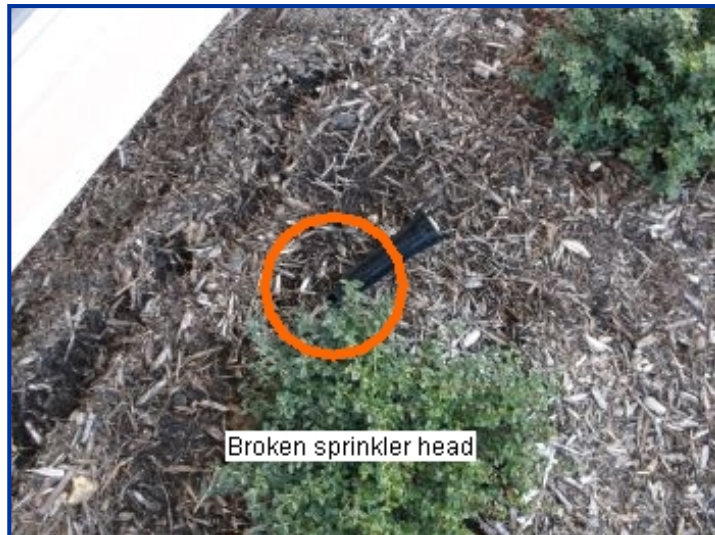
Comments:
 • The dryer vent appears to properly vent to the exterior of the structure.
 • Note: Dryer vent runs vertically from utility room. Recommend routine evaluation/cleaning to verify no excessive lint build-up which could pose a fire hazard.

I. Other

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:
 • Hunter Brand
 • 12 Zone System
 • Due to the defects observed, recommend complete evaluation by irrigation contractor.
 • Note: Zones 9 and 10 appear to be modified around the pool.
 • A head in the front middle flower bed is broken. Repairs recommended for proper function.



Front flower bed

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

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
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Report Summary

STRUCTURAL SYSTEMS		
Page 6 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Voids are present and decking is exposed over the boxed window in the front elevation. Repairs recommended to prevent potential for water intrusion.
Page 7 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Pronounced cracks in the mortar were observed in the exterior masonry veneer, most notably in the walls above the garage and the post bases in front of the garages. This condition indicates significant movement in the wall. Further evaluation recommended by a qualified specialist to ensure the wall(s) is/are properly supported to the foundation and not resting on roof framing and decking materials. • Minor cracks in the mortar were observed in the exterior masonry veneer, most notably in the stone application of the front elevation. This condition is normal with minor settling and not usually considered structurally deficient, further evaluation recommended and repairs recommended as needed. • Gaps are present between the brick veneer and the left window over the garage. Further evaluation recommended and repairs as needed. • Siding is bowing and voids are present in vertical butt joints in the left (upper) exterior wall. Further evaluation recommended and repairs as needed. • Sheetrock damage was observed near the light switch in the rear of the one (1) car garage. Repairs may be desired. • Gaps are present between the sheetrock and window frame of the left window in the upper game room. Further evaluation recommended and repairs as needed. • Typical minor cracking was observed on the interior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.
Page 8 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Minor cracks were observed, most notably over the bar area of the kitchen. This condition is mainly cosmetic in nature. Repairs may be desired.
Page 9 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • The upper left rear bedroom entry door is damaged. Repairs recommended.
Page 9 Item: H	Windows	<ul style="list-style-type: none"> • Voids are present in caulking/sealing around exterior window frames in various locations. Repairs recommended to prevent potential for water intrusion. • Flashing is not installed over windows some windows installed with brick above, most notably in the left elevation. Some windows are self flashed in nature and do not require added runoff protection. Recommend further review and repairs if needed. • Safety glass etchings were not observed on the glass of the window(s) in the living room. This glass is required for fixed windows that are installed within 18" of the finished floor, have a surface area of greater than 9 sq/ft, and that are within 36" from a walking surface. Further evaluation recommended and repairs as needed for proper safety.
ELECTRICAL SYSTEMS		

Page 10 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Switches in the home have undetermined functions in some locations, most notably in the entry near the front door. Further evaluation recommended and repairs if needed. • The recess light trim in the upper front left bedroom closet is loose and the bulb is exposed. Repairs recommended for proper safety. • Loose wiring is present in the lower attic as work is in progress. Adding staples/securing recommended for proper safety.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 12 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • The secondary drain terminations do not terminate over a window where visible from the interior to indicate a clogged primary. Relocation recommended.
PLUMBING SYSTEMS		
Page 12 Item: A	Water Supply System and Fixtures	<ul style="list-style-type: none"> • Anti-siphon/back-flow prevention device(s) are not installed on exterior faucet(s) located in the rear elevation. Repairs recommended for proper safety.
Page 13 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • The stopper for the rear sink in the master bath is not connected to the pull knob. Repairs recommended for proper function. • The pull knob for the stopper in the upper left bath is missing. Repairs recommended for proper function. • The stopper in the upper powder bath does not operate properly. Repairs recommended.
Page 13 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • Supply fittings for the water heater have corrosion present. Further evaluation recommended to ensure proper installation and repairs as needed.
OPTIONAL SYSTEMS		
Page 15 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none"> • A head in the front middle flower bed is broken. Repairs recommended for proper function.