



# ADVANCED

## HOME INSPECTIONS PLLC

I N T E R N A C H I ® C E R T I F I E D

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321 Blastoff Way  
Houston, Texas 77017  
Prepared for: Our Customer  
Date: 01/27/2022

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# PROPERTY INSPECTION REPORT FORM

Our Customer <i>Name of Client</i>	01/27/2022 <i>Date of Inspection</i>
321 Blastoff Way, Houston, Texas 77017 <i>Address of Inspected Property</i>	
Stuart Fleming <i>Name of Inspector</i>	24786 <i>TREC License #</i>
 <i>Name of Inspector</i>	 <i>TREC License #</i>

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Thank you for choosing Advanced Home Inspections. This report provided by Advanced Home Inspections contains the good faith opinion of the inspector(s) concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substance, whether or not the property lies within a flood plane or flood prone area, whether or not property lies within or in close proximity of a geological fault, presence of termite or other wood-destroying organisms, or compliance with local codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

The Company makes no guarantee or Warranty as to any of the following:

That all defects have been found or that company will pay for repair of undisclosed defects.

That any of the items inspected are designed or constructed in good and workmanlike manner.

That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection.

That any of the items inspected are merchantable or fit for any particular purpose.

With any visual inspection, it is impossible to assess the full extent of any noted discrepancy. No destructive testing or dismantling of building components is performed. However, the information provided in this report is intended to help you identify the problem areas. If necessary, a detailed, in depth examination by a qualified professional should be obtained to determine the full extent and cause of any noted problem.

The information contained in this report is based on a visual observation of the property and is designed to be clear and easy to understand. The comments are an opinion of the observations, determinations, or findings as defined by the Texas Real Estate Commission (TREC)-Real Estate Inspectors Standards of Practice (§535.227-§535.233) and are not intended to be, nor are they, a definitive summary of the recommended repairs. All structures are in need of some repair. It is not the responsibility of the inspector to make recommendations to the client regarding the purchase of the property, only to observe and comment. The condition of the property is based on the client's own value system, not the inspectors. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

The following descriptions are used to identify comments in this report:

Systems and Topic Headings:

Note:

General information and/or observations for client awareness of conditions that may not necessarily warrant immediate attention.

Deficiencies:

A condition that adversely and materially affects the performance of a system, or component; or constitutes a hazard to life, limb, or property as specified by these standards of practice.

Front, Rear, Left and Right: Denotes location by facing the property from the street.

Check boxes are used to denote location, identification purposes and items that are listed as deficient.

Conditions at the time of inspection:

Present at Inspection:  Buyer  Buyers Agent  Listing Agent  Occupant

Other

Building Status:  Vacant  Owner Occupied  Tenant Occupied  Other

Weather Conditions:  Clear

63 Outside Temperature 41% Humidity

Hard Rain in last 3 days:  Most likely not  Yes

Utilities On:  Yes  No Water  No Electricity  No Gas

House Faces: Southeast

Special Notes:

Inaccessible or obstructed areas:

Sub Flooring  Attic Space is Limited - Viewed from Accessible Areas  
 Floors Covered  Plumbing Areas - Only Visible Plumbing Inspected with assistance from the moisture meter.

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 AGREEMENT AND IS NOT TRANSFERABLE.



## TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted 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 license holders 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.



This form has been approved by the Texas Real Estate Commission for voluntary use by its license holders. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC Form No. OP-1

Some of the Equipment Used During the Inspection

Tramex Moisture Meter

Relative Moisture Meter Reading Range

Normal	Higher Than Normal	High
Relative reading of 0 -- 13	Relative reading of 14 -- 19	Relative reading of 20 +

The Tramex Moisture Meter is used to obtain relative readings between suspected problem areas and dry areas.

Important notice about moisture meters: The moisture meters are used to help locate problem areas. It must be understood that the test equipment is not an exact science but rather good tools used as indicators of possible problems. At times, because of hidden construction within the wall cavity, the meter will get false readings or no readings at all. Some meters will pick up on metals, wiring, unique wall finishes, etc. High readings do not always mean there is a problem, nor do low readings necessarily mean there is not a problem.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

Type of Foundation(s): Pier & Beam / Slab on Ground Combination

**Foundation Performance Opinion:**

On the basis of today's observations, it is the inspector's opinion that the foundation is not functioning as intended. It is not uncommon to have foundation movement in this part of the country due to the expansive clay soil that exists well below the surface and/or influences like the large tree(s) that's adjacent to the house and/or inconsistent moisture levels around the house. Further movements and separations of the foundation is possible. However, if you notice larger cracks in the brick, foundation and/or unusual movements in the house (out of square doors, new sheetrock cracks, cracks in the foundation) you should consult with a structural engineer as soon as possible.

**Foundation Performance Note:** Weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can effect the structure allowing differential movement to occur. This inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. This was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer or foundation specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.

**Suggested Foundation Maintenance & Care:** Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils is mandatory. Drainage must be directed away from all sides of the foundation with grade slopes. For information regarding maintenance and repair of foundations in this region visit <http://www.houstonlabfoundations.com>

**Note:** Portions of the dwelling slab were not visually accessible due to high soils, patio decking and flatwork covering the slab. The visual inspection of the exterior of the slab was obstructed at several locations.

**Observations of Structural Movement or Settlement:**

Binding and/or out-of-square and/or non-latching doors were observed in several places throughout the structure.

**Foundation Deficiencies:**



Possible deterioration of floor or foundation framing members observed on the front side. The foundation should be fully investigated by a qualified contractor.



Steel shims observed above several piers on the left and rear sides. Steel shims suggest that foundation repairs have been attempted previously. Steel shims should be weather protected to prevent rusting.

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I	NI	NP	D
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Piers on the rear of the house appear to be leaning outwards damaging the siding materials.



Honey combing (the result of the concrete between the gravel being removed or not installed correctly) observed on the right side. This is a primarily cosmetic defect which normally has no bearing on the foundation's ability to support the structure but it could be a possible pest intrusion path.



Crawl space netting should be improved to prevent pest intrusion into the crawl space.

**TREES:**

Trees and vegetation in close proximity around the dwelling

**B. Grading and Drainage**

**Comments:**

Note: Visual inspection does not warrant or guarantee that this property or structure will not flood or suffer water penetration from rising water and high water conditions. The inspection is designed to determine if water from the roof and atmosphere is adequately directed away from the foundation and structure.

Note: Gutters should be cleaned frequently to prevent the accumulation of leaves and debris. Improperly secured gutters, as a result of weight from the accumulation, may cause potential damage to the adjacent exterior / soffits / fascia or roof.

Most of the greater Houston area soils contain expansive clays. Therefore, proper care of the soil under and around your home's foundation is very important in preserving the integrity of the structure. Implementing drainage provisions and a watering program around the perimeter of the dwelling will help to stabilize soil conditions and reduce the risk of abnormal differential movement.

**Grading and Drainage Deficiencies:**



High soil levels exposed under wood or cement siding observed at several locations around the structure. Wood or cement board siding should be a minimum of 6 inches above soil or grass.

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☑ Holes in the grading around the house should be filled to prevent safety hazards and standing water.



☑ Grading at the left of the house appear to direct water from as much as 6 feet away to underneath the house. The water should always be directed away from the house.



☑ Cement board siding should be a minimum of 6 inches above soil or grass.



☑ Cement board siding should be a minimum of 2 inches above hardscapes (concrete or other masonry flat areas).



☑ Grading damage observed on the rear side from a lack of serviceable gutter.

**GUTTERS:**



☑ Rust, tree debris and shingle granules observed in the gutters. Gutters should be cleaned to allow the free flow of water.

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Gutter over run observed at all sides. A qualified gutter contractor should discuss options.

**DOWNSPOUTS:**



Downspout extensions should direct water away from the foundation and deposit that water no less than 5 feet from the foundation.



Splash blocks missing or not placed correctly at several places. Splash blocks help direct water away from the foundation.

The drainage and grading around this home is inadequate. In order for the drainage to be effective, the landscaping must be configured so that the yard is sloped away from the foundation by at least 6 inches in the first 10 feet and/or adding additional gutters/downspouts to the house is another option to improve drainage and/or in-ground drains should be designed and added to divert rainwater and runoff away from the house as appropriate and/or drainage swale should be improved/installed.

The means should be provided to catch and channel the water away from the house and foundation. Improvements should be undertaken by professional landscaper and/or gutter company.

**C. Roof Covering Materials**

Comments:

Type(s) of Roof Covering: Architectural Composition/Fiberglass/Asphalt Shingles and Rolled roofing material.

Viewed From: Walked the roof

Note: It is not within the scope of this inspection to determine the remaining life of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of roof covering material, exhaustively examine all fasteners and adhesions, or provide an exhaustive list of previous repairs and locations of water penetrations. The roof covering will be viewed from the ground if the inspector may damage the roof covering or cannot safely reach or stay on the roof surface.

Note: The inspection of this roof may show it to be functioning as intended, or deficient due to minor repairs needed. This inspection does not determine the insurability of the roof. Having an insurance company physically inspect the roof prior to closing, to fully evaluate the insurability of the roof, is strongly advised.

Roof Performance Opinion:

The roof covering is experiencing normal wear.

Roof Covering Deficiencies:

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SHINGLES:



☑ Construction debris (nails, staples and shingles offcuts) should be removed from the roof covering material.



☑ Physical damage to shingles observed at front. A qualified roofing contractor should be consulted to determine repairs.



☑ Nail heads are exposed at the flashing and/or composition shingle. Nail heads should be covered with caulking to prevent weathering.



☑ Scuffing of shingles observed on the rear side. Scuffing can be caused by natural aging or foot traffic.

☑ I am unable to verify that the roll roofing at the rear that has a very low slope should be double layered. I was unable to verify that there was indeed a second layer.

☑ Per the Texas Real Estate Commission Standard of Practice effective February 1, 2009, home inspectors are required to inspect shingle fasteners. To inspect fasteners, the lower tab of the shingle must be lifted at several locations. As is the case in most homes, this inspection was not possible without damaging the shingles. Under the Standards of Practice departure clause this item was not inspected.

Information: All shingles are required to have a minimum of four fasteners per shingle, six fasteners in high wind zones.

RIDGE CAP SHINGLES:



☑ Ridge cap shingles observed that are not laying down flat due to the nail underneath not being driven in all the way. Nails should be driven in until the head lays flat which allows the next shingle to lay flat.

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☑ Caulking of the nail heads on ridge cap shingles appears to have aged and has started to pull off the granular material as it shrinks. Old caulking should be removed and new caulking installed.



☑ Roll roofing requires a piece called a cant to ease all 90 degree corners. No cant observed at the roll roofing on the rear.

**FLASHINGS:**



☑ Corners such as shown in the photo normally have a flashing over the corner to ease the transition of the roof water.



☑ Nail heads are exposed at the flashing and/or composition shingle. Nail heads should be covered with caulking to prevent weathering.

**ROOF JACKS:**



☑ What appears to be a cast iron roof jack observed. Cast iron has a 40 to 50 year service life and has not been installed in 40 or 50 years.



☑ Galvanized pipe roof jack observed with light rust on the top side. The rust should be removed and the pipe painted.

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☑ Skylights should sit no less than 4 inches above the surrounding roof surface. A skylight on the rear side observed that is 1.5 inches above the roof surface.



☑ Nail heads are exposed at the flashing and/or composition shingle. Nail heads should be covered with caulking to prevent weathering.

TREES:



☑ Tree debris and leaves observed in several places on the roof covering materials. Tree debris can cause impact damage and standing leaves can hold water which will shorten the life of the roof covering materials.

DECK SURFACE:



☑ The deck surface at the intersection of the flat roof and the sloped roof appears to be loose and is able to be pushed down approximately 1/2 inch.

☑ Sagging on the roof decking between the main house and the attached garage. This sagging suggests that the roof framing is under performing in this area.

DRIP EDGE FLASHING



☑ Drip edge flashing should be installed against the fascia board.  
☑ Drip edge flashing joints should have a 2 inch overlap. Several overlaps observed that were less than 2 inches or not overlapped.



☑ Drip edge flashing requires 2 inches of overlap. Some areas were observed where the overlap is less than 2 inches.

☑ The roofing felt did not extend to the rakes or bottom of the roof deck in all of the areas that were inspected.

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The roofing felt was not installed over the drip edge flashing at the eaves. Roofing felt should only be installed under the drip edge flashing at the rakes.

**D. Roof Structures and Attics**

Comments:

Viewed From: Entered Attic Area - by the equipment only - Information: Much of the attic area could not be safely accessed. The areas of the attic without walkways were not inspected except by the use of a flashlight.

Approximate Average Depth of Insulation: 4 to 16 inches

Insulation Type: Loose Fill

Note: Some of the example pictures included in this report have an infrared picture that is overlaid onto a digital image, or a digital picture was taken of the same area and placed beside the infrared image, so that the client can clearly see the location of the temperature anomaly/problem area and better understand the issue in question.

Insulation Deficiencies:



Redistribute loose fill insulation to ensure consistent coverage throughout the structure.

Ventilation Deficiencies:

Although possibly not required at the time the home was constructed, current building standards dictate that 40 to 50 % of the attic ventilation be in the lower third of the attic area. It was observed that there was very little ventilation in the lower third of the attic area.

Penetrations into the attic should have a gap no larger than 1/4 inch.

Attic Framing Deficiencies:



Sagged support purlin observed on the front side between the main house and the attached garage area. This area coincides with sagging decking observed from outside.

Rafters were secured to the ridge board with 0 nails on one side, versus the appropriate number on both sides.

Ridge boards are undersized. The ridge boards should be the depth of the rafter end cuts.

Purlins at the attic are undersized. The purlins should be the same size as the roof rafters.

Rafters cuts not flush at the ridge, hip and or valley boards in the attic was noted.

Attic Moisture Deficiencies:

No indications of defects observed at the time of inspection.

Attic Access Ladder Deficiencies:



Disappearing attic access ladder is not sealing properly at the attic. The attic access has a zippable cover which will reduce air loss into the attic.

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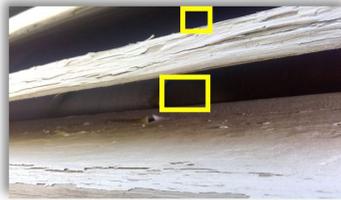
D=Deficient

I NI NP D

**Attic Service Access Deficiencies:**

- Service access flooring to the equipment in the attic is not properly secured.
- Service access flooring thickness is undersized at the attic.
- Gaps or holes in the service access flooring to the equipment in the attic was observed

**Other Attic Deficiencies:**



Penetrations into the attic should be no larger than 1/4 to prevent pest intrusion.



- Penetrations into the attic should be no larger than 1/4 to prevent pest intrusion.
- Severe weather damage observed in several places of the attic blocking materials. A qualified siding contractor should be consulted to determine needed repairs.



Open splices observed in the attic not in junction boxes. All splices should be in junction boxes.

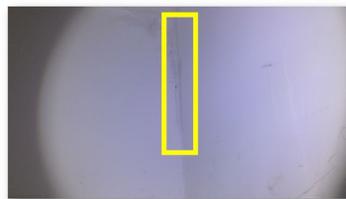
- There is a large fan and structure observed sitting in the attic. This fan does not appear to be in service at this time. If this fan is not in service then it should be removed.
  - Attic light does not have a protective cage or cover. This is a possible fire hazard.
  - Possible rodent droppings observed on the top of the plenum.
- It is recommended that qualified contractors be used to further assess needed repairs, damages/defects, and related repair costs.

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

**Comments:**

Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the wall coverings; paints, stains or other surface coatings; cabinets; or countertops; report the condition or presence of awnings; or provide an exhaustive list of locations of water penetrations. Note: Photographs accompanying comments in this report should be considered to be examples of the item or condition being described. Not every instance of an item or condition is necessarily represented with individual photographs.

**Interior Wall Deficiencies:**



Drywall cracks observed at several places throughout the structure.

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☑ Caulking of the floor to trim and trim to wall joints deficient in several places throughout the structure. Caulking of these joints helps prevent conditioned air leakage into the walls.



☑ Unknown electric wires observed embedded in plaster throughout the structure. Wires should never be embedded in plaster.



☑ Evidence of previous wall repairs and/or fresh paint observed throughout the structure.



☑ Holes in the walls for pipes should leave no more than 1/4 inch gap around the pipe to prevent pest intrusion and conditioned air loss. Conditioned air can condense in wall cavities.



☑ Wall and door trims should be installed to minimize conditioned air loss.  
 ☑ Possible organic growth observed in the left bedroom closet. This should be investigated.

**Exterior Wall Materials:**

- Brick    Stone    Wood    Stucco Veneer    Composite Siding  
 Vinyl    Aluminum    Asbestos    Cement Board    Other:

**Exterior Wall Deficiencies:**

**SIDING:**



☑ Exterior siding is in contact with the roof. Separation between the siding and roof covering will minimize moisture entrapment and deterioration of the siding was observed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



☑ Paint is an important part of increasing the longevity of the siding materials. Paint was observed to be missing and or deteriorated in several places around the structure.

☑ Weathered and/or deteriorated siding materials observed around the structure.



☑ Caulking between cement board siding at the butt joints appears missing or deficient at the time of inspection.



☑ Caulking between trim boards and between trim boards and siding boards deteriorated or missing in several places.

Caulking at these joints helps minimize water intrusion into the structure.

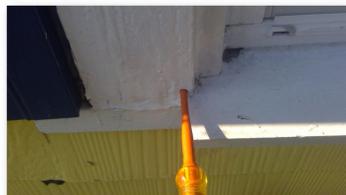


☑ Nails in cement board siding should be driven in until their heads are level with the exterior of the siding. Several nails were observed sitting proud of the siding material.

☑ Weather deteriorated parts of the front patio observed which should be replaced to ensure the integrity of the front patio.



☑ Loose siding boards should be resecured to minimize water intrusion into the structure.



☑ Significantly deteriorated window trim observed at several places around the structure.



☑ Severe weather damage observed in several places of the attic blocking materials. A qualified siding contractor should be consulted to determine needed repairs.

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NP=Not Present

D=Deficient

I NI NP D

Exterior siding did not meet the current standard of 4 - 6 inch clearance from grade at the time of the inspection.

Caulking is needed at all joints and unsealed seams in the siding.

CAULKING:



Seal around penetrations at the exterior walls to minimize moisture intrusion into the structure.



Caulking between cement board siding at the butt joints appears missing or deficient at the time of inspection.

The wall repairs mentioned in this section should be considered before purchase. It is recommended that qualified contractors be used to further assess the necessary repairs and their related costs.

**F. Ceilings and Floors**

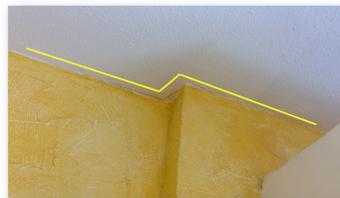
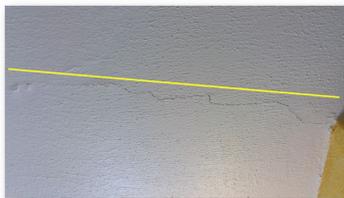
Comments:

Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the ceiling coverings; paints, stains or other surface coatings; or provide an exhaustive list of locations of water penetrations.

Ceiling Deficiencies:



All penetrations to the ceiling should be sealed to minimize conditioned air loss.



Cracks observed in the ceiling and at the ceiling to wall joint in several places throughout the structure. Cracks should be sealed to minimize conditioned air loss.



All ceiling and wall holes in the attached garage should be sealed to prevent a garage fire spreading into the attached attic and shared wall.

I=Inspected

NI=Not Inspected

NP=Not Present

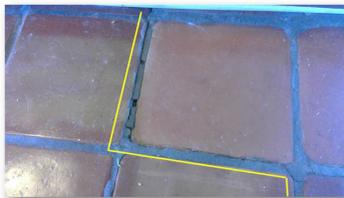
D=Deficient

I NI NP D

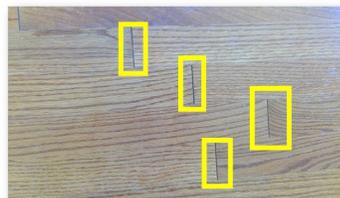
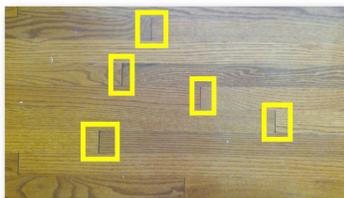
**Floor Deficiencies:**



☑ Caulking between the floor and the wall trim deficient in several places throughout the structure. Caulking of this joint helps prevent conditioned air loss into wall cavities.



☑ Mortar cracks between tiles observed in several places throughout the structure. The tiles sound solid when stuck and were not able to be moved.



☑ Gaps at the end of floor boards suggest that the boards have shrunk as the boards dry out from a lack of humidity.

☑ ☐ ☐ ☑

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

**Comments:**

Note: It is not within the scope of this inspection to determine the cosmetic condition of paints, stains or other surface coatings, report the condition of security devices, or operated door locks if the key is not provided.

**Interior Door Deficiencies:**



☑ Caulking of door jambs to door trim and to the floor is deficient at the time of inspection. Caulking helps to minimize conditioned air leakage into the walls.  
 ☑ Caulking of door trim joints helps minimize conditioned air loss into wall cavities.

- ☑ Doors do not properly latch at several locations including: rear bedroom and hall bathroom.
- ☑ Doors misaligned at the door jam at several locations including: kitchen exterior.
- ☑ Door drags the finish floor at the following locations: pantry
- ☑ Door stop missing or damaged at several locations throughout the structure.

**Exterior Doors Deficiencies:**



☑ Caulking on the exterior of the front and rear doors including the threshold is deficient and should be improved to prevent moisture intrusion.

I=Inspected

NI=Not Inspected

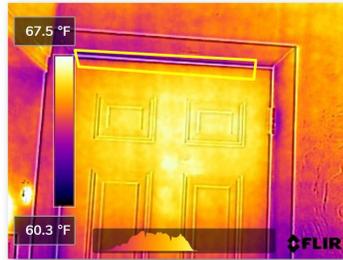
NP=Not Present

D=Deficient

I NI NP D



Front door is misaligned and rubs on the door jamb at the bottom.



Temperature differences and patterns associated with unconditioned air leakage into the house observed when using the thermal camera on the exterior doors.

- Weather strip not sealing properly, light visible around the front door,
- Self closing hinges not properly installed or tensioned at the garage entry door.

**EXTERIOR HARDWARE:**

- The front door has several striker plates stacked on top of each other in order to space them out from the frame so the door will latch.

**Garage Doors Deficiencies:**

Type of Door(s):  Metal  Wood  Fiberglass



Gaps observed between the garage door and the door jamb. Gaps should be closed to prevent pest intrusion into the structure.



Damage observed to the lower panel of the garage door.

**H. Windows**

Comments:

Note: Only accessible windows were operated at the time of inspection. It is not within the scope of this inspection to report the condition of awnings, blinds, shutters, security devices or other non-structural systems; exhaustively observe insulated windows for broken seals, glazing for identifying labels, or identify specific locations of damage; or provide an exhaustive list of locations of deficiencies and water penetrations.

**Window Deficiencies:**

I=Inspected

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D=Deficient

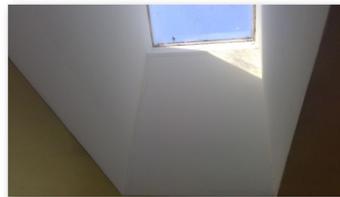
I NI NP D



☑ Caulking of the window frame to the window recess appears deficient. Caulking around the window frame prevents conditioned air loss which may cause condensation in the wall cavity.



☑ Dirt and debris was observed in several window pockets should be cleaned to prevent blockage of drainage areas.



☑ Caulking of the skylight to the drywall appears deficient. Caulking of this joint will minimize conditioned air loss into wall cavities. Possible water damage observed in the skylight pocket.



☑ Several windows were observed to be locked shut with 1 or more screws. All sleeping rooms should have an easily operable window without the use of tools or keys.



☑ Broken windows observed in the utility area.

- ☑ Window locks stuck locked at several places including the rear sunroom.
- ☑ Several windows in the front room do not appear to not be secured in the frames properly allowing the movable portion to swing free when opened.
- ☑ Window locks loose at several places throughout the structure.

**MOISTURE**



☑ Relatively high (>20%) moisture content observed at several window sills including the master ensuite, left front bedroom and the front living room.

**EXTERIOR:**

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NP=Not Present

D=Deficient

I NI NP D



Caulking around the exterior of windows missing or deficient at several places. Caulking helps to prevent moisture intrusion into the walls.



Window screens missing, damaged or incorrectly installed at several locations throughout the structure.



No drainage plane observed above exterior windows in several places.

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

Comments:

Note: It is not within the scope of this inspection to exhaustively measure every stairway component.

Stairway Deficiencies:

**J. Fireplaces and Chimneys**

Comments:

Type of Fireplace: None Present

Flue penetration accessible at the attic: N/A

Gas Valve Location: N/A

Gas Key Present: N/A

Note: It is not within the scope of the inspection to verify the integrity of the flue, perform a chimney smoke leakage. Therefore, you may wish to obtain the services of a professional chimney sweep for these inspections and other services related to the fireplace and or chimney.

Fireplace Deficiencies

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

Comments:

Note: It is not within the scope of this inspection to exhaustively measure every porch, balcony, deck or attached carport components; enter any area where headroom is less than 18" or the access opening is less than 24" wide x 18" high.

Porches, Balconies, Decks, and Carports Deficiencies:

PATIO:

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I NI NP D



Weather deteriorated parts of the front patio observed which should be replaced to ensure the integrity of the front patio.



Wood posts should never be in contact with soil. Deteriorated front roof overhang support posts should be replaced.



Loose and deteriorated front patio handrail should be investigated by a licensed contractor to discuss repair or replacement options.

**WOOD DECK:**

Due to the close proximity to the ground of the front patio, I am unable to conduct a thorough investigation of the support structure.

**L. Other**

Comments:

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

Comments:

Note: It is beyond the scope of the inspection to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; conduct voltage drop calculations; determine the accuracy of over current device labeling; remove covers where hazardous as judged by the inspector; operate over current devices.

Service-Entrance Type: Above Ground

Service-Entrance Deficiencies:

Service Equipment Disconnecting Means Enclosure: Eaton Load Center

Service Equipment Main Breaker Installed: 100 Amps

Service Equipment Disconnecting Means Deficiencies:

PANEL BOARD LOCATION AND CONDITION:

Garage Serviceable

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D=Deficient

I NI NP D

**DEAD FRONT COVER:**



☑ Branch circuit service locations were not all marked at the service equipment disconnecting means panel board enclosure dead front cover.

**SERVICE AND BRANCH CIRCUIT ENTRANCE:**



☑ Current building standards dictate that a maximum of 9 conductors enter the panel board at a single penetration. It was observed that more than 9 conductors enter the panel board enclosure at a single penetration.

**Service-Entrance Equipment Grounding and Bonding:**

**Grounding and Bonding Deficiencies:**



☑ The grounding electrode should be driven in to at least level with the ground. It was observed that the grounding electrode was above ground level.

☑ The metal gas distribution pipe entering the building should be bonded to the electrical system. The metal gas pipe is not bonded or could not be verified at the time of inspection.

☑ Equipment bonding could not be verified at all key points. Proper bonding conductors must be installed to equalize electrical potentials. The lack of proper bonding creates a fire or a shock hazard. The presence of proper bonding should be verified by a licensed electrician or proper bonding of the equipment should be installed for safety.

☑ The TREC Standards of Practice require comments on bonding; however bonding cannot be fully evaluated within the scope and limitations of a visual inspection process. If you have questions or concerns regarding bonding it is recommended to contact a licensed and qualified electrician. Equipment bonding could not be verified at all key points (Examples: interior water piping and/or water heaters and/or around water meters-gas lines and/or electrical enclosure and/or electrical raceways and/or electric outlets or junction boxes and/or CSST gas piping (manufacturer's compliance)). Proper bonding conductors must be installed to equalize electrical potentials. The lack of proper bonding creates a fire or a shock hazard. The presence of proper bonding should be verified by a master electrician or proper bonding of the equipment should be installed for safety.

☑ There was only one grounding electrode visible on the property. A second means of grounding should be installed. The IRC and the NEC require that a grounding system be installed. A grounding system, as defined by the electrical codes, means two direct grounding electrodes or a made electrode and a concrete encased electrode with access to the connection of the concrete encased electrode. Access to a concrete encased electrode or to a grounding ring does not have to be provided and may not be visible.

☑ Current standards require a minimum of two separate methods of grounding located a minimum of 6 feet apart to provide adequate grounding protection for a home. Multiple grounding sources and/or proper spacing were not present or could not be verified at the time of the inspection.

I=Inspected

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I NI NP D

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

Comments:

Type of Wiring: Copper Wiring

Note: It is not within the scope of this inspection to inspect low voltage wiring; disassemble mechanical appliances; verify effectiveness of smoke alarms; verify interconnectivity of smoke alarms; activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes; verify that smoke alarms are suitable for the hearing-impaired; remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by the inspection standards of practice.

In occupied dwellings some of the electrical outlets may be covered and inaccessible at the time of inspection. Only accessible electrical outlets will be inspected. Personal belongings, occupied receptacles, stored items and furniture will not be adjusted or moved by the inspector to gain access.

Note: Most smoke detector alarm manufactures recommend replacement of the smoke detector after 10 years. Therefore, if the smoke detector(s) is perceived by this inspector to be more than 10 years old it will be recorded as defective and in need of replacement.

Note: As part of my normal inspection and as a requirement of the TREC Standards of Practice I check appliances (kitchen related, HVAC related, plumbing related, etc.) for a bonding connection. If bonding is not observed it will be so-noted under "Deficiency" in this Electrical - Branch Circuit section of the report.

**Branch Circuit Deficiencies:**

GFCI:

Information and recommendations: From 2002-2008 it became mandatory for all new construction to be equipped with AFCI breakers for the bedroom areas. In 2009, all non GFCI wall outlets, ceiling fans, smoke detectors, and light fixtures were required to be protected by AFCI breakers. In September of 2014 kitchen, family room, dining room, living rooms, parlors, libraries, dens, bedrooms, sun rooms, closets, hallways, laundry rooms or similar rooms or areas should be protected with AFCI breakers. We recommend the UV-protection, arc fault breakers, and GFCI breakers be further evaluated by a license electrician. The pros and cons of the electrical upgrades should be discussed with the electrician so that the client can make a comfortable decision on the necessary electrical upgrades.

Although GFCI plugs may not have been required at the time the home was built, I recommend upgrading the system to include GFCI protection for safety reasons. ensuite right vanity, exterior receptacles and utility room receptacles.

No electrical current observed at the left exterior receptacle.



76 inches of kitchen countertop observed without an accessible receptacle. Kitchen counter should have a receptacle every 24 inches.

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NP=Not Present

D=Deficient

I NI NP D



Improper use of an extension cord observed in the kitchen providing power to an over the sink light.



This style of GFCI receptacle has not been available for a significant number of years. This possibly life saving device should be replaced by newer version.

Receptacle wiring improper and should be checked by a licensed electrician at the following locations: utility room, master vanity.

**Smoke and Fire Alarms Deficiencies:**

NOTE: Smoke alarm manufacturers recommend replacing smoke alarms after 10 years of service. There was no install or replace by dates visible on any of the smoke detectors. All smoke detectors should be assumed to be beyond their 10 years service life and should be replaced.

Smoke alarms not installed at all required locations. Smoke alarms are required at all bedrooms, the exterior of all bedrooms and one at each level.

Several smoke alarms are producing a low battery alarm. The batteries should be replaced and all alarms retested.

Carbon monoxide alarms was not found and/or missing. An approved carbon monoxide alarm should be installed outside of the each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel fired appliances are installed and in dwelling units that have attached garages.

**Doorbell Deficiencies:**

No indications of defects observed at the time of inspection.

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**A. Heating Equipment**

Comments:

Type of System: Central

Energy Source: Gas

Note: The visual inspection of the heating equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the heating equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of such components as a heat exchanger, require dismantling of the furnace and is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect radiant heaters, steam heat systems, or unvented gas-fired heating appliances; inspect heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions; determine the integrity of the heat exchanger; compatibility of components; and the sizing, efficiency, or adequacy of the systems.

**Heating Equipment Deficiencies:**

**PERFORMANCE:**

Supply	110	Return	73	Acceptable
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I=Inspected

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I NI NP D

**GAS SUPPLY:**

Gas supply to furnace is not installed with a sediment trap at the connection to the unit.

**VENT:**



Proper clearance from wood or combustible materials is not installed at furnace vent pipe. The attic structure roof decking A/C insulation electrical wiring ductwork is in contact with the vent pipe. Minimum 1" clearance required for Type B vent pipe.

**WIRING:**

The thermostat wires are not installed with a sleeve where passing through the metal furnace cabinet.

**B. Cooling Equipment**

**Comments:**

Type of System: Central

The operation of the cooling system was not checked due to the outside ambient temperature being below 65 Degrees. If any concerns exist about the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment.

Note: The visual inspection of the cooling equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the cooling equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; operate setback features on thermostats or controls; verify the accuracy of thermostats; inspect winterized or decommissioned equipment; inspect for pressure of the systems refrigerant, the type of refrigerant, or for refrigerant leaks; inspect multi-stage controllers, sequencers, or reversing valves; inspect winterized or decommissioned equipment; match tonnage of the interior coils and exterior condensing units; compatibility of components; and the sizing, efficiency, or adequacy of the systems.

Note: Air conditioning systems are designed for a maximum exterior design temperature of 95°F. When exterior temperatures exceed 95°F, the air conditioning system is operating past its design limit and interior temperatures will rise, and the unit(s) will run longer or continuously in an attempt to remove the heat. As a best case, a 20°F differential is all that can be expected between exterior temperatures and interior temperatures. Insulating from heat and ventilation can most likely increase the efficiency of an air conditioning system. Systems are supposed to be designed following a Manual "J" load calculation by state licensed HVAC contractors. Air conditioning systems are commonly designed with the intent that the occupant would install cloth drapes over window openings. Air conditioning loads and design are not able to adequately cool interiors where inadequate window coverings allow radiant heat into the structure.

Temperature Differential:N/A

Note: The acceptable differential temperature (temperature at the return minus temperature at the register) range of the house should be between 16° to 20°.F

**Cooling Equipment Deficiencies:**

**AUXILIARY DRAIN PAN:**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Rust observed at the A/C auxiliary drain pan. Continue to monitor.

**INSULATION:**



Insulation is missing or deteriorated on the A/C suction line at the condensing unit.



Insulation is missing or deteriorated on the primary condensate drain line in the attic.

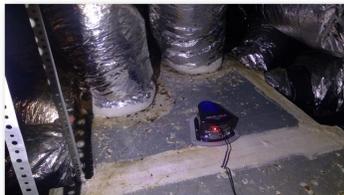
**DRAIN LINES:**

The condensate drain line is depositing water at the exterior of the dwelling. Condensate drain line should deposit into the sanitary sewer system at a sink or tub trap.

**EVAPORATOR:**



Possible condensation staining observed on the top of the air handler and evaporator unit.



Possible condensation staining observed on the top of the air handler.

Possible rodent droppings observed on the top of the plenum.

**CONDENSING UNIT:**



Blocked and/or damaged fins observed at the condensing unit.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



The identification and information tag is unreadable.



Current building standards dictate that the service disconnect should be accessible within sight of and not more than 50 feet away from but not behind the condensing unit.

HVAC systems should be inspected and serviced by a licensed technician per manufactures recommendations or on a bi- annual basis. If unable to obtain service records from current owner, buyer should consider having units serviced by a qualified and licensed professional.

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

Comments:

Type of Ducting: Flexible Duct

Note: The visual inspection of the duct system, chases, and vents does not include internal parts that require disassembling to visually inspect. The condition of the duct system, chases, and vents is based on the performance of the systems when tested and those components that are visually accessible at the time of inspection. Full evaluation of components requiring dismantling of the equipment is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls; inspect duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers; inspect winterized or decommissioned equipment; compatibility of components; and the sizing, efficiency, or adequacy of the systems; balanced air flow of the conditioned air to the various parts of the building; types of materials contained in insulation.

Duct System, Chases, and Vents Deficiencies:

DUCTWORK:



Some of the ductwork to air handler retaining bands do not appear to be attached in the correct sequence. The outer band should be closer to the air handler than the inner band.

I=Inspected

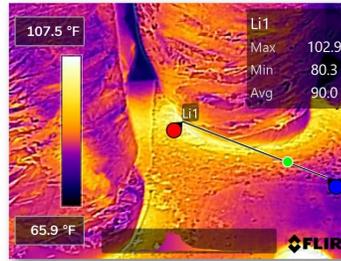
NI=Not Inspected

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D=Deficient

I NI NP D

LEAKS and AIR FLOW:



- Temperature differences and patterns associated with conditioned air leakage observed when using the thermal camera on the plenum.
- Temperatures significantly higher than ambient observed at the plenum which suggests that the plenum insulation is deficient.

### IV. PLUMBING SYSTEMS

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

Comments:

Location of water meter: Front Exterior  
 Location of main water supply valve: Left Exterior  
 Static water pressure reading: 70 PSI  
 Type of supply piping material: CPVC  
 Type of Water Piping System: CPVC

Note: It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; 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; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.

**Plumbing Supply, Distribution Systems and Fixtures Deficiencies:**

EXTERIOR:

- Exterior hose bibs not installed with anti-siphon devices at the following locations: left exterior and rear exterior.

SINKS:



- Water staining from previous leaks observed at the kitchen sink. No active leaks at the time of inspection.

- The sink faucet mount is loose at the following locations: kitchen.
- Caulk missing or deteriorated around the sink rims at the following locations: kitchen.

TUBS:

I=Inspected

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D=Deficient

I	NI	NP	D
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☑ Caulk the bathtub enclosures and around fixtures where missing or deteriorated.

**SHOWER:**



☑ Caulk the shower enclosure where missing or deteriorated at the owners suite shower.



☑ Caulk the shower enclosure where missing or deteriorated at the owners suite shower.

**COMMODE:**



☑ Current building standards dictate a minimum of 30 inches from the center of the commode to the center of the bidet. Only 21 Inches from center to center was measured.

☑ The bathroom commode is loose at the floor mount at the following locations: hall bathroom. master ensuite bidet is loose.

☑ Floor to commode caulking appears missing or deficient at several places.

**WATERLINES:**



☑ Unable to test the washer bib connections as they were in use at the time of inspection.

**Gas Supply, Distribution Systems and Fixtures Deficiencies:**

Gas Meter Location: Rear Exterior

Bonding Clamp Location: Not properly bonded or could not be verified

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I NI NP D



Gas supply pipes when not in use should have a cap installed. Several pipes observed that are not in use and not capped.

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

Type of drain piping material: PVC and possible cast iron.

Comments:

Note: It is not within the scope of this inspection to operate any main, branch or shut-off valves; operate or inspect sump pumps or waste ejector pumps; verify the performance of the bathtub overflow, clothes washing machine drains or hose bibs, or floor drains; inspect any system that has been winterized, shut down or otherwise secured; 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; inaccessible gas supply system components for leaks; for sewer clean-outs; or for the presence of performance of private sewage disposal systems; determine the quality, potability, or volume of the water supply; effectiveness of backflow or anti-siphon devices.

Note: Tub inspection access blocked or none installed and drain connections could not be visually inspected at the following locations:

**Drains, Wastes and Vents Deficiencies:**

**SINKS:**



The drain under the kitchen sink does not appear to have sufficient slope after the trap to effectively drain water which may cause the arm to act as part of the trap diminishing the sinks ability to drain.



Moisture stains observed under several sinks. Normal relative moisture content and no active leaks observed.

The bathroom sink drain stopper is not functioning properly or improperly installed at the owners suite ensuite.

**VENTS:**



What appears to be a cast iron vent pipe observed. Cast iron has a 40 to 50 year service life and has not been installed in 40 or 50 years.

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NP=Not Present

D=Deficient

I NI NP D

TUBS:

- The bathtub drain stopper is missing at the hall bathroom.

**C. Water Heating Equipment**

Comments:

Energy Source: Gas

Capacity: 40 gallon tank

Water Heater Equipment Deficiencies:

GAS:

- Gas supply to the water heater is not installed with a sediment trap at the gas connection to the unit.

T&P DRAIN:

- The temperature and pressure relief valve was stiff to operate and had difficulty reseating. Both of these are signs that the valve has not been tested for some time. This valve should be tested every 6 months and replaced every 3 years.

INSTALLATION:



- The water heater is not installed behind a bollard or safety device that would prevent a car from running into the heater.



- Signs of light rust observed on the water heater.

**D. Hydro-Massage Therapy Equipment**

Comments:

Note: The inspector is not required to determine the adequacy of self-draining features of circulation systems.

Hydro-Massage Therapy Equipment Deficiencies:

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

Location of gas meter: Rear Exterior

Type of gas distribution piping material: Galvanized

Comments:

**F. Other**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Visual only inspection of the water softener system shows no visible leaks.

## V. APPLIANCES

### A. Dishwashers

Comments:

Note: The dishwasher is operated in normal cleaning mode and heated drying mode when applicable. The inspector is not required to operate and determine the condition of other auxiliary components of inspected items.

Dishwasher Deficiencies:

### B. Food Waste Disposers

Comments:

Food Waste Disposal Deficiencies:

### C. Range Hood and Exhaust Systems

Comments:

Note: The range exhaust vent is operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.

Range Exhaust Vent Deficiencies:

The facilities for a down-draft range are in the stove top but the fan did not operate and there was no pipework installed.

### D. Ranges, Cooktops, and Ovens

Comments:

Note: The oven self-cleaning function is not inspected. The oven bake mode is tested at 350 degrees for temperature accuracy within 25 degrees.

Ranges, Cooktops, and Ovens Deficiencies:



The oven door hits the rear exterior door trim preventing the oven from opening completely.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Current building standards dictate that appliance shut off valves be red or yellow. The stovetop gas cut off valve does not appear to be red or yellow.

OVEN:

Oven light was inoperable at the time of inspection.

**E. Microwave Ovens**

Comments:

Note: Microwave cooking equipment is not inspected for radiation leaks. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.

Microwave Oven Deficiencies:

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

Comments:

Note: The mechanical exhaust vents and bathroom heaters are operated in normal mode. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.

Mechanical Exhaust Vents and Bathroom Heaters Deficiencies:

**G. Garage Door Operators**

Comments:

Note: The garage door operators are operated from the mounted wall switches. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items.

Garage Door Operator(s) Deficiencies:



Photoelectric sensors are not properly installed at the base of the garage door. The sensors should not be installed more than 6 inches above the garage floor. Sensors are 6.5 inches above the floor.

Current building standards dictate that the garage door opener operation button is within sight of and in the same room as the garage door. The garage door opener button is located inside the house separated from the garage by a door.

**H. Dryer Exhaust Systems**

Comments:

Note: The dryer vent system is visually inspected where accessible. The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; determine the adequacy of venting systems; determine proper routing and lengths of duct systems.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Dryer Vents Deficiencies:**



- The dryer exhaust vent terminates in the garage. Dryer exhaust vents must terminate outside the building.

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**I. Other**

Comments:

# Advanced Home Inspections, PLLC INVOICE

12002 Sleepy Pines Drive  
Houston, Texas 77066

Phone 346-290-5182

Stuart Fleming  
TREC 24786

**SOLD TO:**  
  
Our Customer  
321 Blastoff Way  
Houston, Texas 77017

<b>INVOICE NUMBER</b>	2022 Sample
<b>INVOICE DATE</b>	01/27/2022
<b>LOCATION</b>	321 Blastoff Way
<b>REALTOR</b>	

DESCRIPTION	PRICE	AMOUNT
Inspection with IR	\$400.00	\$400.00
1/27/2022 Zelle	(\$400.00)	(\$400.00)
	<b>SUBTOTAL</b>	\$400.00
	<b>TAX</b>	\$0.00
	<b>TOTAL</b>	\$400.00
	<b>BALANCE DUE</b>	<b>\$0.00</b>

**THANK YOU FOR YOUR BUSINESS!**

## Waiver of Liability

Professional Real Estate Inspector Stuart Fleming TREC #24786  
InterNACHI Certified Professional Inspector

Advanced Home Inspections, PLLC specializes in commercial and residential inspections using nondestructive moisture meter, destructive moisture meter, and Flir infrared cameras to assist in detect moisture and other building defects during the inspection process. Occasionally, it becomes necessary to use the probe type moisture meter to validate some of our inspection results.

By signing the undersigned, being the homeowner or Building owner of the address below, permission is given to Advanced Home Inspections, PLLC to perform the following:

Advanced Home Inspections, PLLC follows industry standards to measure the moisture content and verify the integrity of the substrate. In order to do so it is necessary to drill two small holes (up to 1/4") and inserting a Delmhorst TECHCHECK PLUS™ probe in areas of concern on the home. By using the moisture meter, we will determine the amount of moisture content, if any, to the substrate behind the stucco, as well as the degree of substrate deterioration. These test areas have been determined by the infrared scan. The holes will be sealed with an appropriate sealant but not painted.

Please complete the following:

321 Blastoff Way, Houston, Texas

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Address (Street, City, State, and Zip Code)

---

Homeowner or Building owner (Please Print)

---

Signature (Homeowner or Building owner)

Date

Please email signed for to [Hello@ahitex.com](mailto:Hello@ahitex.com) Call with any questions (346) 290-5182

## **Advanced Home Inspections, PLLC Information and Insurance Verification**

Date: 01/28/2022

Buyer Name: Our Customer

Date of the inspection: 01/27/2022

Job address: 321 Blastoff Way

Name of the inspection company: Advanced Home Inspections, PLLC

Name of the inspector: Stuart Fleming

Inspector's license number: TREC #24786

License issued by: Texas Real Estate Commission

Code certification NA

Name of insurance company: Citadel Insurance Services LC.

Policy number: RVA1018602

Insurance agent: Anthony Eardley (866) 916-9419

Certification Of Insurance