TEXAS PREMIUM INSPECTIONS

123 Any Street, Crosby, TX 77532
Inspection prepared for: Kelly Oldenkamp
Date of Inspection: 1/28/2019 Time: 2:00
Age of Home: 35 Size: 2279
Weather: 77*, sunny, breezy; house faces North, home was vacant at time of inspection

Inspector: Kelly Oldenkamp

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PROPERTY INSPECTION REPORT

Prepared For: Kelly Oldenkamp
(Name of Client)

Concerning: 123 Any Street, Crosby TX, 77532
(Address or Other Identification of Inspected Property)

By: Kelly Oldenkamp, License #21667 1/28/2019
(Name and License Number of Inspector) (Date)

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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms 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

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

I	NI	NP	D	
X			X	A. Foundations

Type of Foundation(s):
• The home foundation consisted of a concrete slab resting on the ground. Most of the slab was not visible due to interior floor coverings.
• Foundation construction included a slab-on-grade. Because the General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering.
Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.
Comments: At the time of the inspection, the Inspector observed few deficiencies in the condition of the visible portions of the concrete slab-on-grade. Notable exceptions will be listed in this report. Most of the slab was not directly visible due to floor coverings.
There is evidence of possible prior foundation repair / in ground piers, to correct foundation issues. Contact prior owner for details and for transferable warranty if exists.
A corner crack / spalling was observed. This is quite typical in all houses due to the fact it is difficult to reinforce that area and/ or the absence of a vapor barrier has allowed moisture to press against the concrete and brick causing the damage. There is no reason for concern and there is no foundation issue causing it. This should be patched or repaired.
Cracks and lowered areas of the concrete floor slab were consistent with settling of soil beneath the concrete floor slab. Settling can be caused by soil settling due to poor compaction at the time of original construction or due to changes in soil volume related to soil moisture content.
Determining the cause and likelihood that settling will continue lies beyond the scope of the General Home Inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline, soils testing be performed by a soils engineer to determine the source of damage and likelihood of continuing damage.
Due to several indications of possible advanced foundation settling, Inspector recommends that further evaluation of the foundation is needed by a quality licensed foundation company.

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Possible prior foundation repair work

Settling crack - west wall

Settling crack - west wall

X			X	B. Grading and Drainage

Comments:
• The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.
• The Inspector observed few deficiencies in the condition of the roof drainage system. Notable exceptions will be listed in this report.

• Gutters and downspouts were fabricated from aluminum.
• The Inspector observed no deficiencies in the condition of the gutters. Satisfactory - this item is performing its intended function at the time of the inspection. Grading, drainage, gutters, downspouts and extentions are all in satisfactory condition.
• The Inspector observed few deficiencies in the condition of the downspouts. Notable exceptions will be listed in this report.
• The Inspector observed few deficiencies in the condition of the drainage system extensions. Notable exceptions will be listed in this report.
• Recommend all downspouts, roof drains must discharge a minimum of 5' (five feet) from footing or too an approved drain system
• One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 5 feet from the foundation.

gutters

Downspouts draining at foundation

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I	NI	NP	D
X			X

C. Roof Covering Materials

Type(s) of Roof Covering:
Viewed From / Roof Type:
• The Inspector inspected the roof and its components by walking the roof.

• The home had a gabled roofs.
• ROOF SLOPE was approximately 6 /12
Comments:
• The inspector observed no deficiencies when inspecting roof edge flashing.

• The Inspector observed no deficiencies in the condition of the shingles, flashing and vents.
• The roof had one layer of asphalt shingles installed at the time of the inspection.
• Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations:
- roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights;
- junctions at which roofs meet walls;
- roof edges;
- areas at which roofs change slope;
- areas at which roof-covering materials change; and
- areas at which different roof planes meet (such as valleys).
• The inspector observed no deficiencies in the condition of roof flashing.

• The inspector observed no deficiencies when inspecting valley flashing.

• The Inspector observed to deficiencies when inspecting the skylights.
• The Inspector observed no deficiencies in the condition of the vents, both vinyl and metal combustible.
• The heads of the bolts to the satellite mounting bracket should be sealed over to prevent any water penetration.

Roof overview

nail heads are sealed

improper siding clearance

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I	NI	NP	D

Satellite dish

Skylight

skylight

X			X	D. Roof Structure and Attics

Viewed From:
• The Inspector evaluated the attic from the access hatch.
• The attic can be accessed through a pull down ladder located in the garage.
• The attic space lacked adequate headroom for safe entry and a limited inspection was performed from the hatch. Defective conditions may exist in the attic that were not readily observable from the hatch.
Approximate Average Depth of Insulation:
• Attic floor insulation depth averages 10-12 inches.
• The attic floor was insulated with blown-in cellulose, a "green" 80% post-consumer recycled newsprint. This fiber type material possibly is chemically treated with a non-toxic borate compounds to resist fire, insects and mold.
Comments:
• No walkway was provided in the attic. Persons entering the attic must walk on ceiling or roof framing members which are often hidden from view beneath insulation. This activity can be difficult and/or hazardous. The ceiling-covering material (drywall or plaster) will usually not support the weight of a person.
• The Inspector observed no deficiencies in the condition of electrical components visible in the attic at the time of the inspection.
• The inspector observed no deficiencies in the condition of the thermal insulation at the time of the inspection.
• The Inspector observed no deficiencies in the condition of the roof sheathing at the time of the inspection.

• A combination of soffit and continuous ridge vents were installed to ventilate the attic space. This is typically an effective combination.

• Gable vents were installed as attic ventilation devices. The performance of gable vents can vary with wind direction and opening size.
• The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.
The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is

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I	NI	NP	D

radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves.
Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices devices that are poorly designed or installed can reduce the system performance.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of roof structure ventilation.

• The attic hatch being located in the garage compromises the fire rating integrity of the garage to the attic. Precautions should be made by adding an approved fire box, constructed around the hatch or replacement with a fire rated ladder hatch should be installed to ensure proper fire block rating.
• The roof structure is poorly braced from the rafters to the ceiling joists. Additional Purlin wall supports should be installed to properly support the span and distribute the weight of the roof structure the walls below.

Non fire rated ladder in garage

attic / structure

attic / structure need extra bracing / insulation

attic / structure

X			X	E. Walls (Interior and Exterior)

Wall Materials:
• Although exterior wall construction was hidden behind interior and exterior wall

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coverings, exterior walls of the home appeared to be conventional wood framing covered on the exterior by brick. Proper modern construction methods include an air gap left between wood framing and the brick with a moisture barrier on the framing, and a method for diverting any moisture that may enter the air gap to the weather-face of the brick. Brick is typically fastened to the framing using metal fasteners.
• Exterior walls of the home were covered with wood siding.

• Exterior walls of the home were covered with horizontally-installed wood board siding that had a channel profile milled into the edges.

• Interior walls are covered with drywall.
Comments:
• The Inspector observed no deficiencies in the condition of brick exterior walls. Inspection of brick veneer typically includes visual examination of the following:
- brick exposed surface condition
- mortar joint condition
- provision for drainage of the air space (weep holes or wicks)
- brick support ledge condition (when visible)
- lintel conditions
- overall installation quality

• The Inspector observed no deficiencies in the condition of wood siding covering the exterior walls of the home. Inspection of wood siding typically includes visual examination of installation practices and condition.

• Exterior wall penetrations had gaps that should to be sealed with an appropriate sealant to prevent moisture and insect entry.
• A stair step crack was observed in the wall on the rear side of the house. This is a minor crack observed usually caused by the structure settling some and is typical. Recommend monitoring the crack and if it widens or grows then hire a structural engineer to evaluate and report his findings.

West wall

Seal all exterior gaps

stairstep crack

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East wall

South wall

X			X	F. Ceilings and Floors

Ceiling and Floor Materials:
• Ceiling has drywall on it.
• Six panel vaulted ceiling
• Floor is covered with ceramic Tile, hardwood, & carpet.
Comments:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of floors in the home.
• At the time of inspection, the Inspector observed no deficiencies in the condition of the tile floors.
• At the time of inspection, the Inspector observed no deficiencies in the condition of the wood floor covering.
• Wood floors in the home were engineered wood. Engineered wood floors are manufactured using multiple layers of different wood veneers. The grain of each layer runs in different directions, which makes it very stable. This means that the wood will expand and contract less than solid wood flooring during fluctuations in humidity and temperature. The top layer of engineered wood flooring consists of high-quality wood. While this type of flooring can be sanded and finished, it cannot be done as many times as solid wood flooring.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of ceilings in the home.
• Small cracks were observed on the ceiling. This is not a structural issue but mainly a minor settling event of the structure and should not be a concern. Recommend patching to resolve the issue.
• Sagging floors in the garage are apparent. This condition could indicate greater than normal movement within the structure and potential structural problems could exist.

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Severe floor slope

Floor slope

Floor covering

X			X	G. Doors (Interior and Exterior)

Comments:
• At the time of the inspection, the Inspector observed no deficiencies in the interior condition of exterior doors.
• At the time of the inspection, the Inspector observed few deficiencies in the condition of the interior doors. Notable exceptions will be listed in this report.
• Interior doors rattled while closed and would benefit from having the strike plate trim tabs adjusted. The Inspector recommends adjustment by a qualified contractor.

• The doorknob of an interior door to the master bedroom did not operate properly and needed adjustment or replacement. All work should be performed by a qualified contractor.
• At a door to the garage, the deadbolt did not align correctly with the hole in the strike plate, making the deadbolt difficult to operate. This condition is unsafe as it may slow or prevent exit during an emergency.

Garage man door dead bolt lock inoperative

Front door

X			X	H. Windows

Window Types:
• The home had a mixture of single hung & horizontal sliding.
• Single pane uninsulated glazing.
• Windows are made of aluminum.
Comments:
• The Inspector observed few deficiencies in the condition of window exteriors at the time of the inspection. Notable exceptions will be listed in this report.

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• Window exteriors exhibited deterioration commensurate with the age of the home.
• An exterior window at the front of the house was missing or has loose trim on the outside of the home. Trim should be replaced to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold.
• At the time of the inspection, the Inspector observed no deficiencies in the interior condition and operation of windows of the home.
• Sealant around windows was old, discolored, cracked or missing and needs maintenance/ proper sealant to avoid potential moisture intrusion.
• An exterior window at the rear of the home had a broken pane.

broken glazing - garage

seal around windows

Loose trim / master bedroom

Skylight

		X		I. Stairways (Interior and Exterior)

Comments:

X			X	J. Fireplaces and Chimneys

Locations:
• Fireplace is located in the living room.
Types:
• Fireplace is wood burning type.
• The chimney exterior was covered with wood siding.
Comments:
• A cricket was installed to protect roofing near the chimney. A cricket is a small roof built on the uphill side of and abutting the chimney. Its purpose is to keep

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roof drainage from pooling on the uphill side of the chimney and eventually causing leakage. The Inspector observed no deficiencies in the condition of the cricket.
• Inspection of the portion of the chimney that protrudes above the roof typically includes examination of the following:
- Chimney cap
- Roof penetration
- Flue
- Cricket
- Spark arrestor
- Any necessary bracing
- Adequate height above roof
• The Inspector observed no deficiencies in the portion of the chimney that extended above the roof.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of siding covering the chimney.
• The chimney was lined with a metal exhaust flue.

• A full and accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard.
• A spark arrestor prevented viewing the interior of the chimney flue. Removal of the spark arrestor lies beyond the scope of the General Home Inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline you have the chimney flue inspected by a qualified specialist.

• The chimney cap was constructed using sheet metal.
• The Inspector observed few deficiencies in the condition of the chimney cap. Notable exceptions will be listed in this report.
• At the time of the inspection, the Inspector observed few deficiencies in the condition of the wood-burning fireplace in the living room. It was not operated. Any exceptions will be listed in this report.
Inspection of wood-burning fireplaces typically includes visual examination of the following:
- Adequate hearth
- Firebox condition
- Operable damper
- Visible flue condition
- Ember barrier
- Exterior condition
Full inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA).
Find a CSIA-certified inspector near you at http://www.csia.org/search
• Firebrick lining the wall of the firebox of the wood-burning fireplace in the living room was cracked. This condition may allow the toxic, corrosive products of combustion to damage the chimney structure or enter the living space.

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• Gaps were visible around the edges of the firebox of the fireplace in the living room.
This condition may allow the toxic, corrosive products of combustion to damage the chimney structure or enter the living space.
• The metal cap serving the chimney is deteriorating and decaying past the point of repair and should be replaced to prevent storm water from penetrating the interior structure and causing damage.

chimney / rusty cap / spark arrestor is disrepair

Chimney cap and spark arrestor

fireplace

missing grout by firebox

crack in firebox

		X		K. Porches, Balconies, Decks, and Carports

Comments:

X			X	L. Other

Materials:
Comments:
• House numbers should be at least 4" tall and visible from the street for safety and emergency purposes. Recommend placing the appropriate numbers, visible from the street, to ensure your safety!

II. ELECTRICAL SYSTEMS

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I	NI	NP	D	
X			X	A. Service Entrance and Panels

Panel Locations:
• Electrical panel is located on the exterior on the left of the structure.
• The Service meter was located on a utlility pole on the property.
• This sub-panel was located on a pole at the rear of the structure.
Materials and Amp Rating:
• The main service wire to the service panel was copper wiring.
• 200 amp main service
• The manufacturer's label listed the panel rating as 200 .
• The service entrance conductors were inspected both in the main service panel and at the weatherhead.
• 15 amp breaker present
• 20 amp breaker present
• 30 amp breaker present
• 40 amp breaker present
• 50 amp breaker present
Comments:
• The main service wire entrance is overhead to service pole.
• The service wires are underground to the house structure from the main service pole.
• At the time of the inspection, the Inspector observed few deficiencies in the condition of the electrical system. Notable exceptions will be listed in this report.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the service drop. Components inspected included the following the service conductors, splice, drip loop, and [oint of attachment to the home.

• The overhead service-drop conductors were routed near tree branches. Although this did not appear to be a problem at the time of the inspection, as tree branches grow they may begin to contact and abrade the service conductors during windy periods. You should monitor this area in the future and arrange to have tree branches cut back as necessary.

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the service panel. Notable exceptions will be listed in this report. Inspection of the main service panel typically includes examination of the following:
- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Service entrance conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment
• The service panel brand was Federal Pacific Electric (FPE).
• At the time of the inspection, the Inspector observed few deficiencies in the condition of the equipment grounding systems. Notable exceptions will be listed in this report.
• The service panel had a grounding electrode conductor (GEC) visible that was

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I	NI	NP	D

bonded to the service panel and that was properly clamped to the top of a driven rod that serves as the grounding electrode. Driven rods are typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.
• Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of circuit breakers in the electrical service panel.
• No Ground Fault Circuit Interrupter (GFCI) protection provided in the home at the time of inspection. Although they may not have been required at the time the home was built, for safety reasons, consider having GFCI circuit breakers installed system to protect electrical circuits serving the following locations:
- Bathrooms
- The home exterior
- Garages
- Crawlspaces (at or below grade)
- Unfinished basements
- Kitchens
- Boathouses
GFCI protection is relatively inexpensive to retrofit. The Inspector recommends that you consult with a qualified electrical contractor to discuss options and costs for adding GFCI protection to recommended branch circuits.

• AFCI - recommend a licensed electrician to install AFCI breakers so that they are up to code for safety reasons. An AFCI breaker provides fire protection by opening the circuit when an arcing fault is detected. According to IRC code 3902.11 " combination-type AFCI required for 15A and 20A branch circuits suppyling outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreational rooms, closets, hallways, and similar rooms or areas".
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.
• At the time of the inspection, the Inspector observed few deficiencies in the condition of this sub-panel. Notable exceptions will be listed in this report. Inspection of sub-panels typically includes examination of the following:
- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Feeder amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring types, condition and connections
- Overcurrent device type, amperage ratings and condition
- Label information present
- Bonding conditions

• This sub-panel brand was Square D
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this sub-panel cabinet.

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• This sub-panel was located at a structure separate from the home. It appeared to be properly connected to a grounding electrode. At the time of the inspection, the Inspector observed no deficiencies in the condition of the sub-panel grounding.
• Overcurrent protection in this sub-panel was provided by circuit breakers.
• Circuit breakers in this sub-panel appeared to be in serviceable condition at the time of the inspection.
• The home contained an older electrical system. As electrical technology has advanced over the years, so has our knowledge of electrical safety practices. The National Electric Code (NEC) has been published by the National Fire Protection Association since 1911. It is considered to be the primary authority on safe wiring practices and has been updated frequently. Because the NEC never disallows something once it has been approved, older systems that have been installed and maintained correctly are not considered to be defective. Homes are not required to update electrical equipment each time the National Electric Code is updated. This means that often, older systems, though not technically defective, do not meet modern safety standards.
Because of the potential for hidden defects and the specialized knowledge needed to adequately inspect older electrical systems, the Inspector recommends a comprehensive inspection of the entire electrical system by a qualified electrical contractor.

• The weatherhead phenolic insulator was loose where service wires enter it. Phenolic insulators are installed to:
1. Separate conductors of different voltages;
2. Keep conductors from abrading each other as they are moved by wind; and
3. To help prevent moisture intrusion of the mast and meter.
• The service panel was made by Federal Pacific and was the Stab-lok model. Federal Pacific Stab-lok model service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution.
The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified electrical contractor concerning the necessity for replacing this service panel.
Information about defective Federal Pacific Stab-lok panels is widely available on the internet.
Federal Pacific Electric (FPE) was one of the most common manufactures of circuit breaker panels in North America form the 1950's to the 1980's. Millions of their panels were installed in homes across the country. Yet, as the years passed,, electricians and home inspectors often found Federal Pacific Electric panels failed to provide protection to homeowners and their families. Expert now say that the FPE panels can appear to work fine for years, but after one overcurrent or short circuit, they can overheat and become fire hazards.
When a breaker fails to trip, an extreme amount of power from the outside electrical supply surges into a home's panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or the wires melt. The panel could overheat and catch fire, causing serious harm to a home and its occupants. Many FPE panels and breakers can operate properly for years. BUT if and when they do malfunction, a disaster could possibly occur.
In a class action lawsuit, a New Jersey State Court ruled that the Federal Pacific Electric (FPE) Company "violated the Consumer Fraud Act because FPE knowingly and purposefully distributed circuit breakers which were not tested to

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

I	NI	NP	D

meet UL standards..." An expert who investigated the potential hazards of Federal Pacific Electric panels stated under UL 489 test conditions. that FPE panels fail to trip at a much higher rate than standard panels.
Have a licensed electrician evaluate and replace with an up to date electrical panel.
• Gaps in the dead front cover of the service panel may allow a person to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor.
• The Circuit Directory label identifying individual electrical circuits was missing from the service panel. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly marked Circuit Directory label be installed by a qualified electrical contractor.
• The inspector was unable to locate a bonding strap in this service cabinet. Bonding strap are designed to electrically bond the metal cabinet to the service grounding system. This is a defective installation. This condition should be corrected by a qualified electrical contractor.
• In the service panel, multiple neutral conductors were installed in a single hole in a bus bar. This condition is improper. Widely-accepted common safety standards mandate that only one neutral conductor terminate in each hole in a bus bar. The Inspector recommends correction by a qualified electrical contractor.
• The home electrical system supplied electricity to a sub-panel located at a separate building on the property. This sub-panel had a disconnect mounted in an electrical panel. In this panel, the neutral conductor was bonded to the equipment grounding conductor (EGC). This condition is improper and should be corrected by a qualified electrical contractor.
• The manufacturer’s label was missing from this distribution panel. The manufacturer’s label typically provides information describing the distribution panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed, and grounding/bonding information for that particular model.
The Inspector was unable to confirm the existence of proper conditions when confirmation would require information taken from this missing label.

• A Circuit Directory identifying individual electrical circuits was missing from the sub distribution panel. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that an accurate Circuit Directory be installed by a qualified electrical contractor.
• Grounding and neutral conductors in this sub-panel terminated on the same bus bar. In sub-panels, neutral conductors must be electrically isolated from the grounding system components. This condition is improper and should be corrected by a qualified electrical contractor.

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

I	NI	NP	D

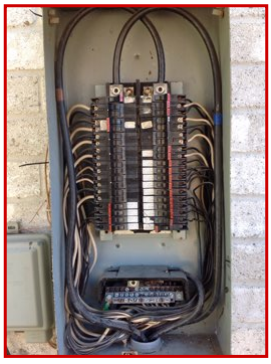
Electrical service entrance to house

Ground electrode

Service panel brand

Service panel dead front

Service panel info sticker

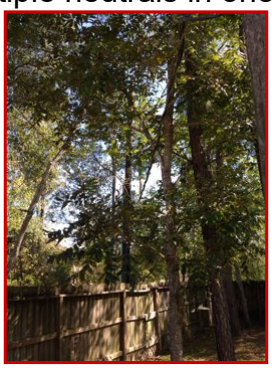


Inside service panel

Multiple neutrals in one lug

Outside light pole

Service meter and main breaker



Service lines

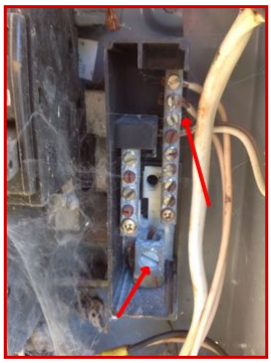
Sub panel on meter pole

Sub panel brand

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

I	NI	NP	D

Inside sub panel


Ground and neutrals not separate

Main service breaker

Mast head in distress

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

Type of Wiring:
• There is copper wire present serving the branch circuits.
Comments:
• Exterior electrical receptacles were Ground Fault Circuit Interrupter (GFCI)-protected, and enclosed in weather-resistant covers.
• For safety reasons, and to comply with current building codes, outlets in an open and wet location (i.e. outside) and exposed to weather are recommended to have in use or bubble covers installed.
• At the time of the inspection, the inspector observed no deficiencies in the condition of the home exterior electrical receptacles.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of exterior Ground Fault Circuit Interrupter (GFCI)-protected electrical receptacles.
• The doorbell responded to the switch at the time of the inspection.

• Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of of visible branch wiring.
• The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

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

I	NI	NP	D

• At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.
• The home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection.
• Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of switches throughout the home.
• Several switches in the home appeared to be inoperable at the time of the inspection. These switches may connect to exterior lights which are controlled by photo sensors and so will operate only at night. They may be improperly wired and represent a potential fire hazard or they may connect to outlets which were not tested. Switches sometimes control only the upper or lower half of an outlet. Tracing the devices controlled by all switches exceeds the scope of the general home inspection. You should take action to confirm that these switches are safe, either by asking the seller or having them traced by a qualified electrician.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of interior lighting.

• Smoke detector placement appeared to be adequate. Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they don't need battery replacement.
• Several exterior lights are inoperative at the time of inspection. This condition can be caused by a burned out bulb, or a problem may exist with the light fixture , wiring or the switch. These light fixtures should be re-tested after the bulb is replaced. If after the bulb replacement the fixture still fails to respond to the switch, this condition could be a potential l fire hazard, and an inspection and any necessary work should be performed by a licensed qualified electrical contractor.

Loose outlet - West side

Inoperative exterior lights

Inoperative exterior lights

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

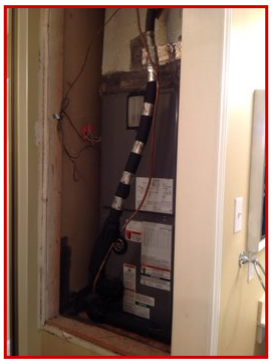
I	NI	NP	D	
X				A. Heating Equipment

Type of Systems:
• The Furnace unit was an electric forced hot air system.
• The home has a split system.
Energy Sources:
• The furnace was located on the closet enclosure.
• The home was equipped with two separate furnaces. The second furnace was located in the closet enclosure.
Comments:
• Any measurements or temperature noted in the report is in Fahrenheit and is only an estimate. The HVAC measurements were taken from the venting system return and supply registers, which is not as accurate as if the measurements were taken closer to the HVAC indoor handler. Further evaluation by a specialist is recommended if more accurate information about the system efficiency or performance is desired.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of this furnace.
Inspection of the furnace typically includes examination/operation of the following:
- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate combustion air
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Adequate return air
- Automatic damper and controls
- Condensate drain components
• The temperature variance of the air between the intake and supply of the furnace unit was measured at 20 *.
• This furnace responded adequately to the call for heat.
• This furnace was manufactured by Ruud.
• A MORE COMPREHENSIVE LIST OF AC DATE CODES can be found at http://www.buildingcenter.org/content/hvac-production-dateage
• The photo shows the information marked on the furnace label or data plate.

• The furnace blower appeared to operate in a satisfactory manner at the time of the inspection.
• The thermostat for this furnace was located in the main floor hallway & dining room .

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

I	NI	NP	D



furnace in MB

Furnace brand

furnace info sticker

X			X	B. Cooling Equipment

Type of Systems:
• The home has one A/C unit located in the closet enclosure.
• The home had two air-conditioning systems. The air conditioning systems were split systems in which the cabinets housing the compressors, cooling fans and condensing coils were located physically apart from the evaporator coils.
As is typical with split systems, the compressor/condenser cabinets were located at the home's exterior so that the heat collected inside the home could be released to the outside air.
Evaporator coils designed to collect heat from the home interior were located inside the air ducts at the furnaces.
• The home has a second A/C unit which was located in the closet enclosure.
• The A/C condenser manufacturer was Ruud.
• Information from the air-conditioner label/data plate is shown in the photo.

• A MORE COMPREHENSIVE LIST OF AC DATE CODES can be found at http://www.buildingcenter.org/content/hvac-production-dateage
Comments:
• Inspection of the air-conditioning system typically includes visual examination of the following:
- compressor housing exterior and mounting condition;
- refrigerant line condition;
- proper disconnect (line of sight);
- proper operation (outside temperature permitting); and
- proper condensate discharge.
The system should be serviced at the beginning of every cooling season.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the air-conditioning system.

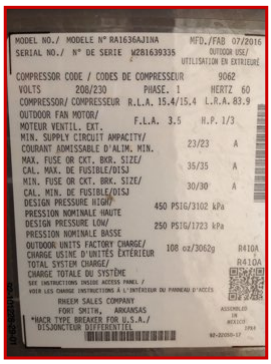
• At the time of the inspection, the system responded to the call for cool air.
• Any measurements or temperature noted in the report is in Fahrenheit and is only an estimate. The HVAC measurements were taken from the venting system return and supply registers, which is not as accurate as if the measurements were taken closer to the HVAC indoor handler. Further evaluation by a specialist is recommended if more accurate information about the system efficiency or performance is desired.
• The A/C cooling system for the south side of the house & north side of the

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

I	NI	NP	D

house are in satisfactory condition. The item is performing its intended function at the time of the inspection.
• The Temperature differential is within specs of code, variation required between 15* - 20* difference between the air intake and air exhaust averaged out of several vents. Current temperature variance was apx. 17*.
• The pad for the North A/C condenser is out of level and should be improved to prevent damage to the compressor.

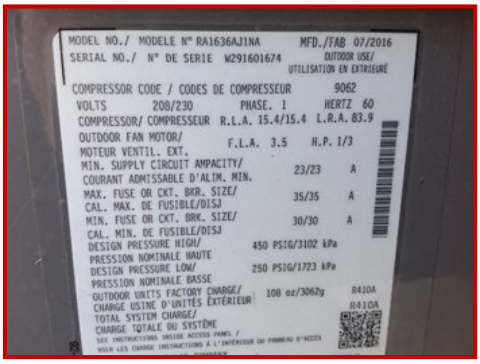
south condenser location



condenser info sticker

North condenser location

Condenser not level



condenser info sticker

condenser brand

X				C. Duct Systems, Chases, and Vents

Comments:
• The filter is located in the hall area wall & dining room wall.
• The air filter for this furnace appeared to be in serviceable condition at the time of the inspection. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.
Failure to change the filter when needed may result in the following problems:
- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.

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

I	NI	NP	D

- Reduced air flow through the home.

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible HVAC ducts.

• The return air system appeared to be adequately configured and operating in a satisfactory manner at the time of the inspection.

IV. PLUMBING SYSTEM

I	NI	NP	D	
X			X	A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:
• Water Meter is located on the West side of the structure
• Within 5' of the curb
Location of Main Water Supply Valve:
• The Main Water Shut Off Valve is located on the South side of the structure
• The home water was supplied from a public source.
Comments:
• Water pressure measured 65 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 90 psi.
• At the time of the inspection, the Inspector observed few deficiencies in the condition of exterior water faucets. Notable exceptions will be listed in this report.
• The water supply piping in the house was made of Copper.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the bathrooms.
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the bathrooms.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of all bathroom sinks.
• All bathroom sinks had functional flow and functional drainage at the time of the inspection.
• The bathroom sink faucets appeared to be in serviceable condition at the time of the inspection.
• The bathroom had a low-flow toilet installed that used a maximum of 1.6 gallons (6 liters) per flush.
• The toilets in the bathrooms were flushed and operated in a satisfactory manner.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of bathtub components.
Tub inspection incudes testing for:
• Functional flow;
• Functional drainage; and
• Operational shut-off valves, faucet, and diverter valve

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

I	NI	NP	D

• The tub had functional flow and functional drainage at the time of the inspection.
• The shower in this bathroom appeared to be in serviceable condition at the time of the inspection. Inspection of the shower typically includes:
• Functional flow;
• Functional drainage
• Proper operation of shut-off and diverter valves, and faucet; and
• Moisture intrusion of walls and pan.

• The shower had functional flow and functional drainage at the time of the inspection.
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of undersink plumbing in the kitchen.
• The kitchen sink had functional flow and functional drainage at the time of the inspection.
• It is recommended that a backflow preventer device be added to the hose bib(s). (i.e. vacuum breaker/ antil-siphon device)
• The window and sill of the bathtub enclosure should be protected from moisture. A water proof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall.

static water pressure

absence of anti-backflow devices

main water shut off valve

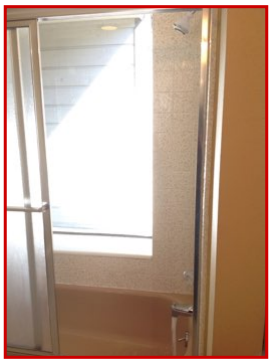
outdoor shower

pool main shut off valve

second outdoor shower

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

I	NI	NP	D



window in tub area

X				B. Drains, Wastes, and Vents

Comments:
• All plumbing fixtures in the home exhibited functional drainage at the time of the inspection. Satisfactory - All drains, waste and vents are in satisfactory condition. This items is performing its intended function at the time of inspection.

X			X	C. Water Heating Equipment

Energy Source:
• The home was equipped with two electric water heaters.
• Water heater is located in the pantry and garage.
• The water heater was manufactured by Whirlpool and Rheem.
Capacity:
• Two units at 40 gallons each
Comments:
• At the time of the inspection, the Inspector observed few deficiencies in the condition and operation of the water heater. Notable exceptions will be listed in this report.
• A MORE COMPREHENSIVE LIST OF WATER HEATER DATE CODES can be found at http://www.buildingcenter.org/content/hvac-production-dateage
• The discharge pipe serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not more than 6" inches from grade, or 6" above the floor in the garage and diverted away from damageable materials, pointing downwards with no threads on the end. Repairs should be taken for safety reasons.
• There is no shut off for the electrical service to the water heater.

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

I	NI	NP	D

water heater #1 location

water heater brand

installation date

Serial No.	RH 0421204129	
Model No.	82V40-2	
Manufacture Date.	16OCT2012	
Cap. U.S. Gals.	40	
Phase	1	1
Volts AC	240	208
Upper Element Watts	4500	3380
Lower Element Watts	4500	3380
Total Watts	4500	3380

water heater info sticker

lack of electrical shut off

TPR Valve termination / garage

TPR Valve termination WH #2

water heater #2 location

water heater brand

water heater info sticker

lack of electrical shut off

X				D. Hydro-Massage Therapy Equipment

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

I	NI	NP	D

Comments:
• The whirlpool bathtub and all its components are in satisfactory condition. This item is performing its intended function at the time of the inspection.

hydro tub in operation

		X		E. Other

Materials:
Comments:

V. APPLIANCES

X				A. Dishwashers

Comments:
• The dishwasher, drain, trays, soap door, springs and all other components are in satisfactory condition. This item is performing its intended function at the time of inspection.
• Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. We recommend you operate this unit prior to closing.
• Dishwasher is draining upstream of the trap. This is the proper positioning to ensure sewer gases do not enter the appliance.

dishwasher

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

I	NI	NP	D

X | | | X B. Food Waste Disposers

Comments:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the garbage disposal under the main sink. This item is in satisfactory condition and is performing its intended function. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.
• The garbage disposal appeared to be inoperable at the time of the inspection under the island sink. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.

garbage disposer under island sink

garbage disposer under main sink

X | | | | C. Range Hood and Exhaust Systems

Comments:
• The exhaust vent of the range hood downdrafts and discharged exhaust to the home exterior.

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.

range hood

X | | | | D. Ranges, Cooktops, and Ovens

Comments:

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

I	NI	NP	D

• The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures. The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.
• The built in oven(s), elements, thermostat, door, light and all its components are in satisfactory condition. This item was performing its intended function at the time of the inspection.
• The electric cooktop and all its components are in satisfactory condition. This item is performing its intended function at the time of the inspections.

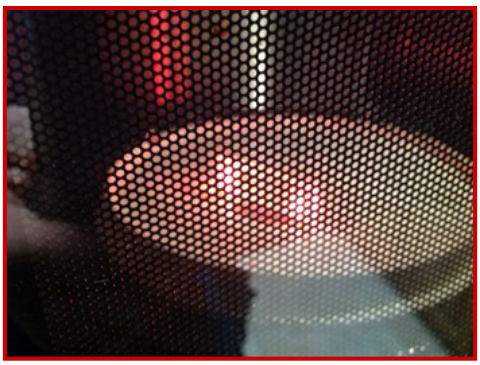
microwave and oven

electric stove top

oven temp at 350*

X				E. Microwave Ovens

Comments:
• The built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable and in satisfactory condition at the time of inspection. This item is performing its intended function. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician prior to closing. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.


Microwave test

X				F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

I	NI	NP	D	

• All bathroom exhaust fans, heaters, and vent piping appeared functional and in satisfactory condition, at time of inspection. This item is performing its intended function. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.
• This bathroom had an operable source of ventilation at the time of the inspection.

X			X	G. Garage Door Operators

Door Type:
• The home had a three-car detached garage.
• One 7' metal type door.
• One single 16' hinged metal type garage door.
Comments:
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the overhead vehicle doors.

• The garage door locking mechanism recommended to be removed or disabled to allow for emergency egress. (Detached Garage)
• The overhead garage door tracks appeared to be correctly installed and stable at the time of the inspection.

• The overhead garage door was equipped with an automatic opener.
• The automatic garage door opener responded to the controls at the time of the inspection. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.
• The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.

• Electrical receptacles in the garage had Ground Fault Circuit Interrupter (GFCI) protection that responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage floor.

• The walls and ceilings separating the garage from the home living space appeared to meet generally-accepted current standards for firewalls. Firewalls are designed to resist the spread of a fire which starts in the garage for a certain length of time in order to give the home’s occupants adequate time to escape.

• At the time of the inspection, the Inspector observed no deficiencies in the condition of The garage walls.

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the garage ceilings.

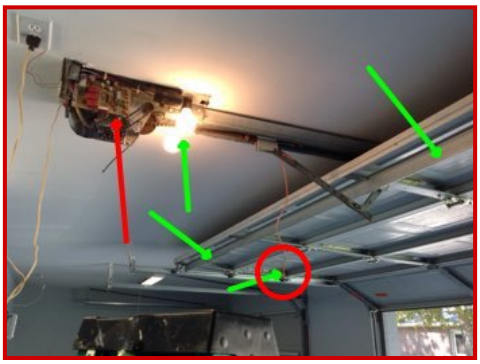
• The light cover for the garage door opener is missing and should be replaced.
• The automatic garage door opener did not respond to testing of the pressure-

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

I	NI	NP	D

activated automatic-reverse feature. Garage doors are required to have at least one automatic-reverse device. The door did have an operable photo-sensor activated automatic reverse device installed.
• The overhead garage door was not equipped with a photoelectric sensor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person on a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993.
The Inspector recommends installation of a photo sensor by a qualified contractor or technician for safety reasons.

• The emergency release handle and/ or rope is missing from the garage door opener track and should be replaced and usable in the case of an emergency egress. SAFETY HAZARD!



Opener cover and light diffuser missing / lanyard missing handle / strut ok

Recommend disabling / detached garage

Lack of sensors

Single manual garage door

X			X	H. Dryer Exhaust Systems

Comments:
• It goes beyond the scope of a General Home Inspection to move or operate the washer and dryer and or disassemble or remove any component of the dryer vent or tube. Due to the extreme possibility of a fire from built up lint in the dryer vent, Inspector recommends that client hire a qualified contractor to evaluate and clean the dryer tubes and vents before they hook up or operate a dryer.
• The visible part of the dryer vent tube and vent cover are is satisfactory condition. This item is performing its intended function at the time of the

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

I	NI	NP	D

inspection.
• The dryer vent terminated horizontally through the laundry room wall straight to the exterior.
• Irregular materials were used to create a dryer vent. Recommend replacing the vent pipe with the proper materials.

laundry area

X				I. Other

Observations:
• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the trash compactor. Buyer is advised that no warranty is offered on this or any other appliance, as outlined in Inspection Agreement.

VI. OPTIONAL SYSTEMS

		X		A. Landscape Irrigation (Sprinkler) Systems

Comments:

X				B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
• In-Ground
• Vinyl Liner
• The pool water capacity was approximately 10,000 - 15,000 gallons
• The pool appeared to be filled to capacity at the time of the inspection.
Comments:
• The pool control system was a manual or mechanical type.

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the pool circulation time clock.

• The main disconnect for the pool electrical equipment was located in the service panel located within sight of the pool.

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

I	NI	NP	D

• Pool electrical equipment circuits were protected by breakers.

• Pool electrical circuits had copper branch wiring.

• The pool system pump was manufactured by Hayward.
• The pool system pump motor was rated for use with 120 volts.

• The pool system had a single-speed pump.

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the swimming pool pump.

• At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the pool filtration system.

• The pool system filters were manufactured by Sta Rite.
• The pool filtration system was a sand type.

• At the time of the inspection, the Inspector observed no deficiencies in the condition of the plumbing pipes.

• Pool water clarity was satisfactory at the time of the inspection.
• At the time of the inspection, the Inspector observed no deficiencies in the condition of the barrier around the pool or spa.

• Skimmer baskets were full of debris and dirty, lacking maintenance.
• The pool is equipped with a single drain. This condition is a safety concern and dangerous as all the suction is being pulled through that drain and potentially a child could get sucked against the drain and would not be able to release themselves causing them to drown.
• Pool components did not have a visible bonding system. Verification of bonding goes beyond the normal scope of a General Home inspection and should be performed by a licensed electrician. This condition is a potential shock/electrocution hazards and should be corrected.
• Pool lights failed to respond to the switch. This may indicate a problem with the switch, wiring or fixture. The Inspector recommends evaluation by a qualified contractor.

• The access gate had an improper condition. Modern safety standards dictate that access gates should meet the following criteria:
1. Access gates should be equipped to accommodate a locking device.
2. Where the release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate:
a. The release mechanism should be located on the pool side of the gate.
b. The gate and barrier should have no opening greater than ½-inch located within 18 inches of the release mechanism.
3. The access gate should open in toward the pool and be equipped with a self closing device.
4. The gate should be at least 48" tall.
The barrier failed to comply with number ,2 & 3.

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

I	NI	NP	D

Pool overview

pool equipment

pool motor pump

filter brand

filter info sticker

filter pressure

pump motor info sticker

leak under clorinator

door does not shut to pump house

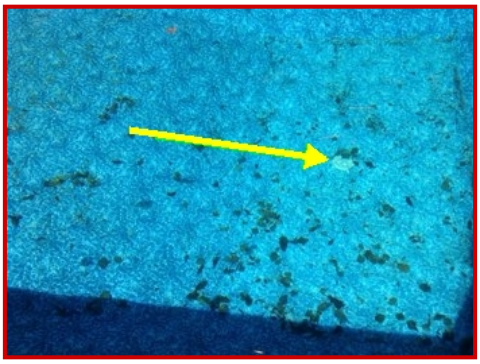
debris in pool

shallow steps and handrail

skimmer basket full

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

I	NI	NP	D



single drain

diving board

deep end ladder

		X		C. Outbuildings

Materials:
Comments:

		X		D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

		X		E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

		X		F. Other

Comments:

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
Valley	The internal angle formed by the junction of two sloping sides of a roof.
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.

Report Summary

STRUCTURAL SYSTEMS		
Page 3 Item: A	Foundations	Cracks and lowered areas of the concrete floor slab were consistent with settling of soil beneath the concrete floor slab. Settling can be caused by soil settling due to poor compaction at the time of original construction or due to changes in soil volume related to soil moisture content. Determining the cause and likelihood that settling will continue lies beyond the scope of the General Home Inspection. The Inspector recommends that before the expiration of your Inspection Objection Deadline, soils testing be performed by a soils engineer to determine the source of damage and likelihood of continuing damage. Due to several indications of possible advanced foundation settling, Inspector recommends that further evaluation of the foundation is needed by a quality licensed foundation company.
Page 4 Item: B	Grading and Drainage	• One or more downspouts discharged roof drainage next to the foundation. This condition can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement. The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 5 feet from the foundation.
Page 5 Item: C	Roof Covering Materials	• The heads of the bolts to the satellite mounting bracket should be sealed over to prevent any water penetration.
Page 7 Item: D	Roof Structure and Attics	• The attic hatch being located in the garage compromises the fire rating integrity of the garage to the attic. Precautions should be made by adding an approved fire box, constructed around the hatch or replacement with a fire rated ladder hatch should be installed to ensure proper fire block rating. • The roof structure is poorly braced from the rafters to the ceiling joists. Additional Purlin wall supports should be installed to properly support the span and distribute the weight of the roof structure the walls below.
Page 8 Item: E	Walls (Interior and Exterior)	• Exterior wall penetrations had gaps that should to be sealed with an appropriate sealant to prevent moisture and insect entry. • A stair step crack was observed in the wall on the rear side of the house. This is a minor crack observed usually caused by the structure settling some and is typical. Recommend monitoring the crack and if it widens or grows then hire a structural engineer to evaluate and report his findings.
Page 9 Item: F	Ceilings and Floors	• Sagging floors in the garage are apparent. This condition could indicate greater than normal movement within the structure and potential structural problems could exist.
Page 10 Item: G	Doors (Interior and Exterior)	• At a door to the garage, the deadbolt did not align correctly with the hole in the strike plate, making the deadbolt difficult to operate. This condition is unsafe as it may slow or prevent exit during an emergency.

Page 11 Item: H	Windows	• Sealant around windows was old, discolored, cracked or missing and needs maintenance/ proper sealant to avoid potential moisture intrusion. • An exterior window at the rear of the home had a broken pane.
Page 13 Item: J	Fireplaces and Chimneys	• Firebrick lining the wall of the firebox of the wood-burning fireplace in the living room was cracked. This condition may allow the toxic, corrosive products of combustion to damage the chimney structure or enter the living space. • Gaps were visible around the edges of the firebox of the fireplace in the living room. This condition may allow the toxic, corrosive products of combustion to damage the chimney structure or enter the living space. • The metal cap serving the chimney is deteriorating and decaying past the point of repair and should be replaced to prevent storm water from penetrating the interior structure and causing damage.
Page 13 Item: L	Other	• House numbers should be at least 4" tall and visible from the street for safety and emergency purposes. Recommend placing the appropriate numbers, visible from the street, to ensure your safety!
ELECTRICAL SYSTEMS		

Page 17 Item: A	Service Entrance and Panels	• The home contained an older electrical system. As electrical technology has advanced over the years, so has our knowledge of electrical safety practices. The National Electric Code (NEC) has been published by the National Fire Protection Association since 1911. It is considered to be the primary authority on safe wiring practices and has been updated frequently. Because the NEC never disallows something once it has been approved, older systems that have been installed and maintained correctly are not considered to be defective. Homes are not required to update electrical equipment each time the National Electric Code is updated. This means that often, older systems, though not technically defective, do not meet modern safety standards. Because of the potential for hidden defects and the specialized knowledge needed to adequately inspect older electrical systems, the Inspector recommends a comprehensive inspection of the entire electrical system by a qualified electrical contractor. • The weatherhead phenolic insulator was loose where service wires enter it. Phenolic insulators are installed to: 1. Separate conductors of different voltages; 2. Keep conductors from abrading each other as they are moved by wind; and 3. To help prevent moisture intrusion of the mast and meter. • The service panel was made by Federal Pacific and was the Stab-lok model. Federal Pacific Stab-lok model service panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you consult with a qualified electrical contractor concerning the necessity for replacing this service panel. Information about defective Federal Pacific Stab-lok panels is widely available on the internet. Federal Pacific Electric (FPE) was one of the most common manufactures of circuit breaker panels in North America form the 1950's to the 1980's. Millions of their panels were installed in homes across the country. Yet, as the years passed,, electricians and home inspectors often found Federal Pacific Electric panels failed to provide protection to homeowners and their families. Expert now say that the FPE panels can appear to work fine for years, but after one overcurrent or short circuit, they can overheat and become fire hazards. When a breaker fails to trip, an extreme amount of power from the outside electrical supply surges into a home's panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or the wires melt. The panel could overheat and catch fire, causing serious harm to a home and its occupants. Many FPE panels and breakers can operate properly for years. BUT if and when they do malfunction, a disaster could possibly occur. In a class action lawsuit, a New Jersey State Court ruled that the Federal Pacific Electric (FPE) Company "violated the Consumer Fraud Act because FPE knowingly and purposefully distributed circuit breakers which were not tested to meet UL standards..." An expert who investigated the

		potential hazards of Federal Pacific Electric panels stated under UL 489 test conditions. that FPE panels fail to trip at a much higher rate than standard panels. Have a licensed electrician evaluate and replace with an up to date electrical panel. • Gaps in the dead front cover of the service panel may allow a person to come into contact with energized electrical components. This condition is a potential shock/electrocution hazard and should be corrected by a qualified electrical contractor. • The Circuit Directory label identifying individual electrical circuits was missing from the service panel. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that a properly marked Circuit Directory label be installed by a qualified electrical contractor. • The inspector was unable to locate a bonding strap in this service cabinet. Bonding strap are designed to electrically bond the metal cabinet to the service grounding system. This is a defective installation. This condition should be corrected by a qualified electrical contractor. • In the service panel, multiple neutral conductors were installed in a single hole in a bus bar. This condition is improper. Widely-accepted common safety standards mandate that only one neutral conductor terminate in each hole in a bus bar. The Inspector recommends correction by a qualified electrical contractor. • The home electrical system supplied electricity to a sub-panel located at a separate building on the property. This sub-panel had a disconnect mounted in an electrical panel. In this panel, the neutral conductor was bonded to the equipment grounding conductor (EGC). This condition is improper and should be corrected by a qualified electrical contractor. • The manufacturer's label was missing from this distribution panel. The manufacturer's label typically provides information describing the distribution panel such as the name of the panel manufacturer, the panel model number, the panel amperage rating, limitations related to the environment in which the panel was designed to be installed, and grounding/bonding information for that particular model. The Inspector was unable to confirm the existence of proper conditions when confirmation would require information taken from this missing label. • A Circuit Directory identifying individual electrical circuits was missing from the sub distribution panel. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. The Inspector recommends that an accurate Circuit Directory be installed by a qualified electrical contractor. • Grounding and neutral conductors in this sub-panel terminated on the same bus bar. In sub-panels, neutral conductors must be electrically isolated from the grounding system components. This condition is improper and should be corrected by a qualified electrical contractor.

Page 20 Item: B	Branch Circuits, Connected Devices, and Fixtures	• Several exterior lights are inoperative at the time of inspection. This condition can be caused by a burned out bulb, or a problem may exist with the light fixture , wiring or the switch. These light fixtures should be re-tested after the bulb is replaced. If after the bulb replacement the fixture still fails to respond to the switch, this condition could be a potential l fire hazard, and an inspection and any necessary work should be performed by a licensed qualified electrical contractor.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 23 Item: B	Cooling Equipment	• The pad for the North A/C condenser is out of level and should be improved to prevent damage to the compressor.
PLUMBING SYSTEM		
Page 25 Item: A	Plumbing Supply, Distribution System and Fixtures	• It is recommended that a backflow preventer device be added to the hose bib(s). (i.e. vacuum breaker/ antil-siphon device) • The window and sill of the bathtub enclosure should be protected from moisture. A water proof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall.
Page 26 Item: C	Water Heating Equipment	• The discharge pipe serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not more than 6" inches from grade, or 6" above the floor in the garage and diverted away from damageable materials, pointing downwards with no threads on the end. Repairs should be taken for safety reasons. • There is no shut off for the electrical service to the water heater.
APPLIANCES		
Page 29 Item: B	Food Waste Disposers	• The garbage disposal appeared to be inoperable at the time of the inspection under the island sink. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for repair or replacement.

Page 32 Item: G	Garage Door Operators	• The light cover for the garage door opener is missing and should be replaced. • The automatic garage door opener did not respond to testing of the pressure-activated automatic-reverse feature. Garage doors are required to have at least one automatic-reverse device. The door did have an operable photo-sensor activated automatic reverse device installed. • The overhead garage door was not equipped with a photoelectric sensor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person on a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. The Inspector recommends installation of a photo sensor by a qualified contractor or technician for safety reasons. • The emergency release handle and/ or rope is missing from the garage door opener track and should be replaced and usable in the case of an emergency egress. SAFETY HAZARD!
Page 33 Item: H	Dryer Exhaust Systems	• Irregular materials were used to create a dryer vent. Recommend replacing the vent pipe with the proper materials.
OPTIONAL SYSTEMS		
Page 35 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	• Skimmer baskets were full of debris and dirty, lacking maintenance. • The pool is equipped with a single drain. This condition is a safety concern and dangerous as all the suction is being pulled through that drain and potentially a child could get sucked against the drain and would not be able to release themselves causing them to drown. • Pool components did not have a visible bonding system. Verification of bonding goes beyond the normal scope of a General Home inspection and should be performed by a licensed electrician. This condition is a potential shock/electrocution hazards and should be corrected. • Pool lights failed to respond to the switch. This may indicate a problem with the switch, wiring or fixture. The Inspector recommends evaluation by a qualified contractor. • The access gate had an improper condition. Modern safety standards dictate that access gates should meet the following criteria: 1. Access gates should be equipped to accommodate a locking device. 2. Where the release mechanism of the self-latching device is located less than 54 inches from the bottom of the gate: a. The release mechanism should be located on the pool side of the gate. b. The gate and barrier should have no opening greater than ½-inch located within 18 inches of the release mechanism. 3. The access gate should open in toward the pool and be equipped with a self closing device. 4. The gate should be at least 48" tall. The barrier failed to comply with number ,2 & 3.