

**Third Coast Home  
Inspection**  
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Austin, TX 78749



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## PROPERTY INSPECTION REPORT

Prepared For: \_\_\_\_\_  
(Name of Client)

Concerning: \_\_\_\_\_  
(Address or Other Identification of Inspected Property)

By: Craig A Boarini, Lic #10498 06/13/2017  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

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

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

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

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

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home

inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Present at Inspection: ☒ Buyer ☐ Selling Agent ☐ Listing Agent ☐ Occupant  
Building Status: ☒ Vacant ☐ Owner Occupied ☐ Tenant Occupied ☐ Other  
Weather Conditions: ☒ Fair ☐ Cloudy ☐ Rain Temp: 84 degrees at 11 am  
Utilities On: ☒ Yes ☐ No Water ☐ No Electricity ☐ No Gas  
Special Notes: Staged

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**INACCESSIBLE OR OBSTRUCTED AREAS**

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

**Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.**  
**It is also suggested the all Roofs no mater the age be inspected for total condition and longevity by a certified Roofer.**

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**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.**

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House Built: 1979

Square Footage: 1360

# of Stories: 1

House Faces: Northwest

Recent Rain? Ground Dry? No/Yes

Additional info if any:

☒ As with all houses built at this time there is a probability/possibility of asbestos, lead paint, lead pipe and/or lead solder used in the construction.

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☒ Gas off to house upon arrival, turned on to test appliances, then turned back off before leaving

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒

### A. Foundations

Type of Foundation(s): Slab

Comments:

#### Signs of Structural Movement or Settling

- ☒ Seal seams between the foundation and the stone/brick veneer and any corner pops with a color matching waterproof caulk to keep moisture and bugs out.
- ☒ Cracks in brick, stone, or stucco
- ☒ Floors not level

**Performance Opinion:** (An opinion on performance is mandatory)

**Note:** Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

**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. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.



☒ ☐ ☐ ☒

### B. Grading and Drainage

Comments:

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

- ☒ Cut Trees/bushes away from the house and roof to keep moisture, bugs, rodents and damage

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I	NI	NP	D

away.



☒ ☐ ☐ ☒

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

☒ Three Tab 25 year

Viewed From: Roof Level

Comments:

☒ Sag in roof sheeting., broken rafters viewed from attic - Have checked and repaired as needed by a certified roofer.



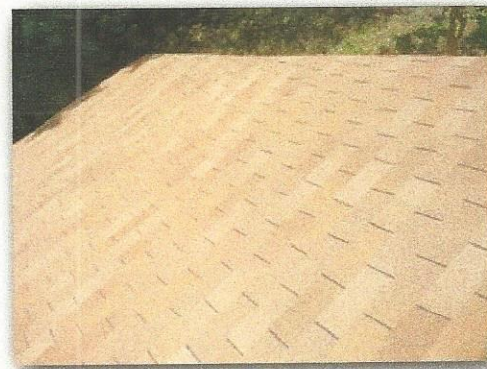
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**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:* 0 to 4 inches.

*Approximate Average Thickness of Vertical Insulation:* Couldn't inspect

*Comments:*

☒ Broken roof rafters visible in the attic.

I=Inspected

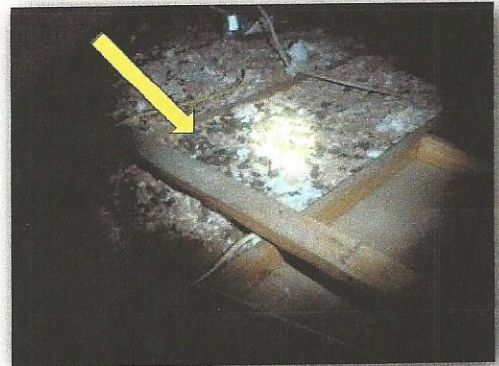
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I NI NP D

- ☒ Evidence of insulation voids in the attic.
- ☒ More insulation should be added to the attic
- ☒ Evidence of animal intrusion in the attic. (Have inspected by a pest control company to determine the amount of damage and if insulation replacement is needed.)



☒ ☐ ☐ ☒

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

*Comments:*

**Interior Walls:**

- ☒ Minor water leak from laundry connection, 16.5 % moisture reading.
- ☒ Freshly Painted

**Exterior Walls:**

Siding Materials: ☒ Brick ☐ Stone ☒ Wood ☐ Wood byproducts ☐ Stucco  
☐ Vinyl ☐ Aluminum ☐ Asbestos ☒ Cement Board ☐ Other

- ☒ Incomplete sealing and painting of exterior siding and trim in various locations.
- ☒ Settlement cracks present in exterior brick/stone/stucco should be sealed with a color matching water proof caulk to keep water and bugs out. And monitored to insure no future

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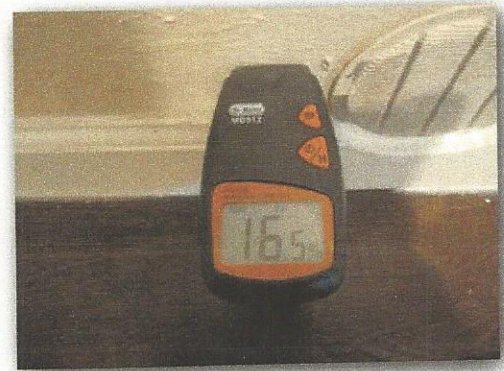
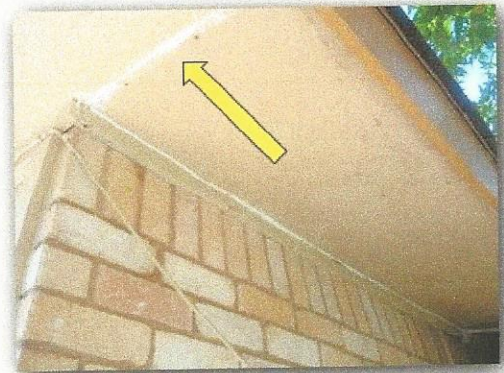
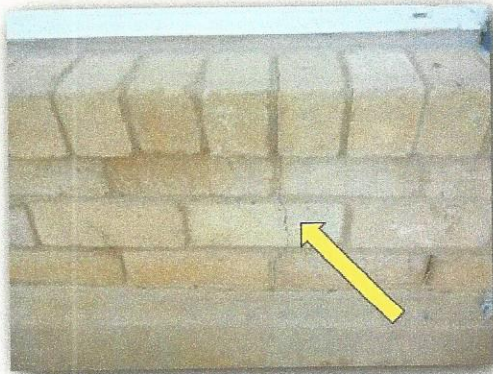
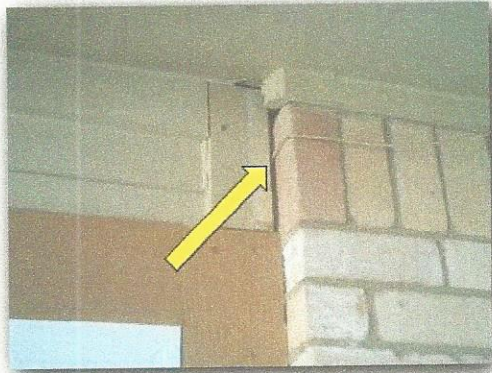
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movement.



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**F. Ceilings and Floors**

*Comments:*

☒ Sloping Floors in various locations.

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

*Comments:*

**Interior Doors**

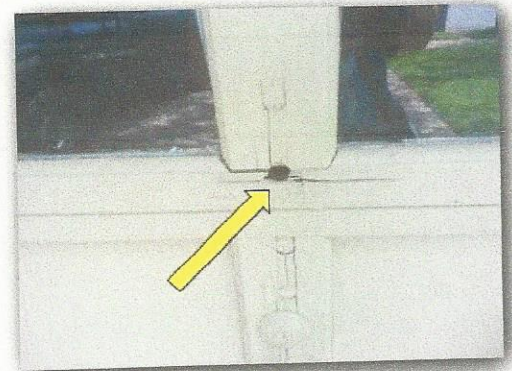
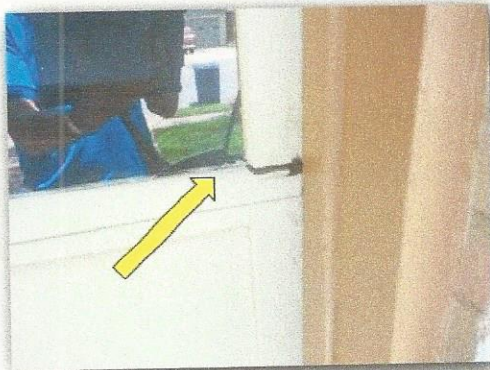
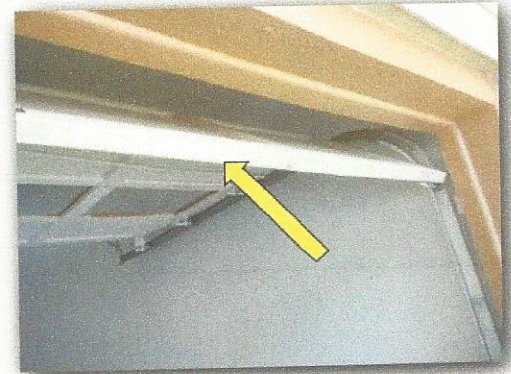
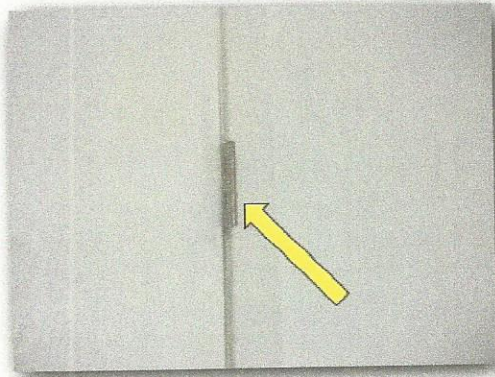
- ☒ Door between living area and garage is missing auto closing hinges. - Safety Hazard

**Exterior Doors**

- ☒ Outer garage door deteriorated and window broken.  
☒ Sliding screen door is missing  
☒ Outer garage door bottom door seal is missing.

**Garage Doors**

Type: ☐ Metal ☒ Wood ☐ Fiberglass ☐ Doors / panels are damaged



☒ ☐ ☐ ☒

**H. Windows**

*Comments:*

- ☒ Caulking touch up needed for the exterior brick/stone/other window surrounds to keep wind, water, and bugs out.

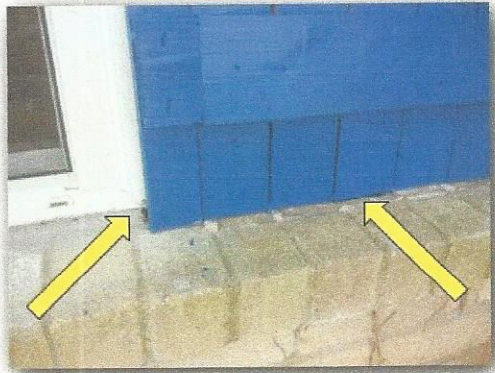
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**I. Stairways (Interior and Exterior)**

*Comments:*

☒ ☐ ☐ ☒

**J. Fireplaces and Chimneys**

*Comments:* Gas or wood burning

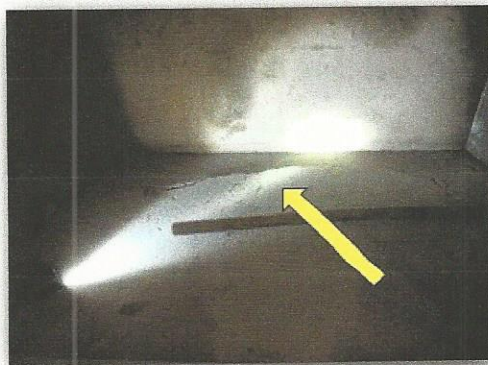
**Type of Fireplace:** ☒ Factory

☐ Masonry

☐ Free Standing

☒ Fireplace firebox floor is cracked - Safety hazard.

☒ Fireplace flue is dirty - Safety hazard (Have checked and cleaned by a certified chimney sweep)



☒ ☐ ☐ ☒

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

*Comments:*

☒ Front walk has settled/lifted creating a trip hazard.

☒ Fence gate is damaged/drags on the ground

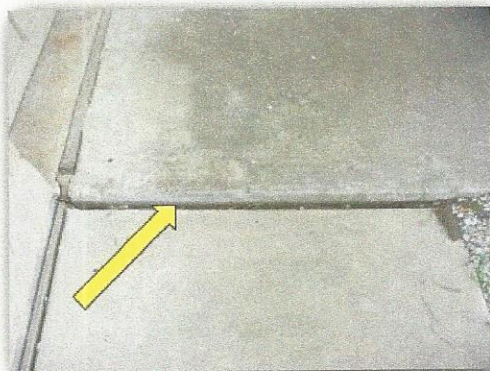
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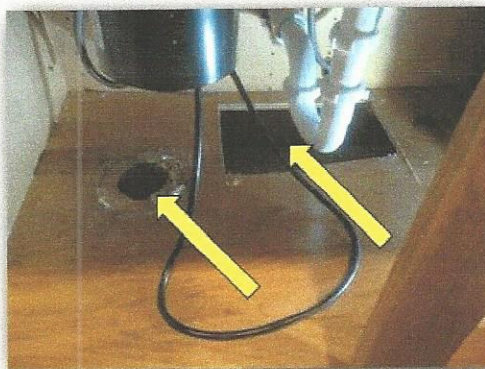


☒ ☐ ☐ ☒

**L. Other**

*Comments:*

- ☒ Kitchen sink cabinet floor needs repair.
- ☒ Door bell/door knocker missing



## II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

**A. Service Entrance and Panels**

*Comments:*

- ☐ Overhead Service    ☒ Underground Service

**Main Disconnect Panel**

- ☒ Size unknown.
- ☒ Main electrical panel is not labeled - Safety hazard
- ☒ Main or sub electric panel is a Federal Pacific, or Zinsco Brand panel and are a known fire hazard. (No scorching was present at the time of inspection)

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☒ A/C condensing unit #1:

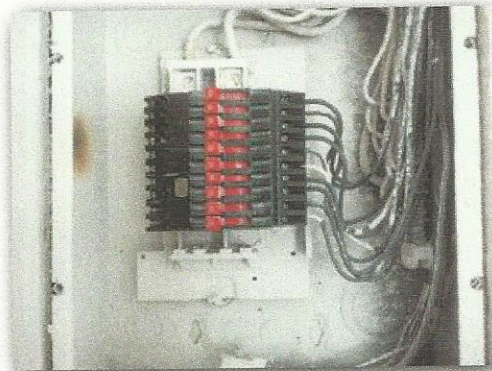
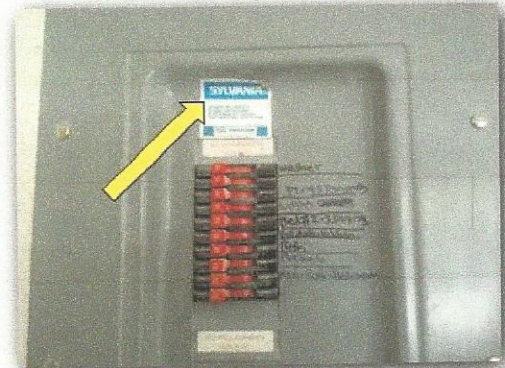
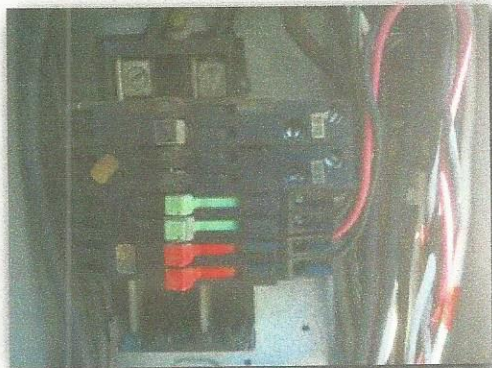
Specifies max amp breaker of 30 amp\_ and a ??? amp breaker is in use

**Sub Panels**

Type of Wire: ☐ Copper ☐ Aluminum

☒ No ARC fault breakers present for the bedroom - Not required at the time of construction.

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☒ ☐ ☐ ☒

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

Type of Wiring: ☒ Copper ☐ Aluminum ☐ Conduit

Comments:

**Outlet and Switches**

☒ One or more electrical junction boxes do not have covers and are not anchored - Safety hazard

**Recommend any aluminum branch circuit be thoroughly evaluated by a licensed electrician for compatibility of wiring devices , appropriate connections, and treatment.**

**Ground/ARC Fault Circuit Interrupt Safety Protection**

Kitchen:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Garage:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Living:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Dining:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Laundry:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial				
A/C Unit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial				
Bedroom:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial				

☒ No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard. Exterior, Laundry

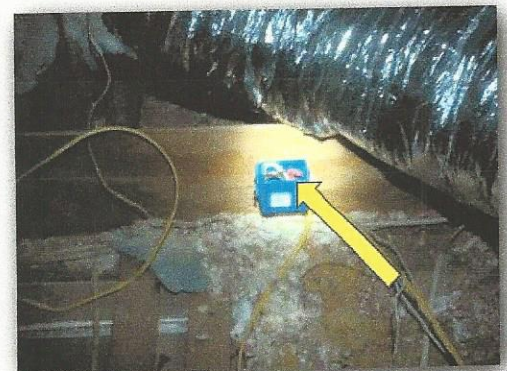
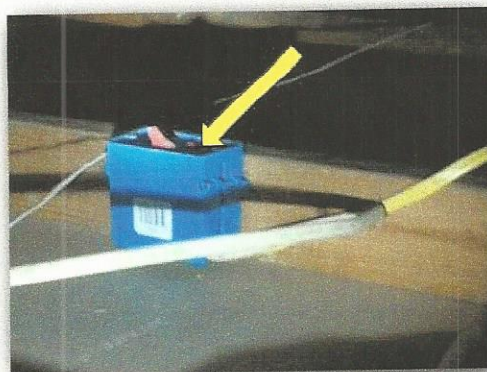
**Fixtures**

☒ Performing as intended at time of inspection, no significant problems were observed.

**Smoke and Fire Alarms**

☒ Not working smoke alarm in hallway

☒ Missing Carbon Monoxide detectors when gas supply is present on the property - Safety Hazard



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

☒ ☐ ☐ ☒

#### A. Heating Equipment

*Type of System:* Central

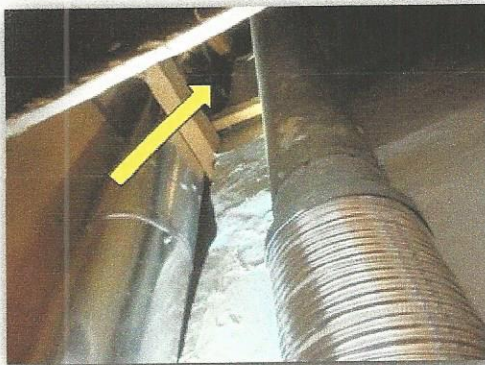
*Energy Source:* Gas

*Comments:* Furnace starts up then shuts itself done, Have checked and repaired as needed by a certified HVAC tech.

☒ Intake was 89 degrees, and Vent was \_\_\_\_\_ degrees.

☒ Furnace filter are located at: the furnace Sizes: 16x25x1

☒ Furnace closet is open to the attic - Safety hazard



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☒ ☐ ☐ ☒

### B. Cooling Equipment

*Type of System:* Central

*Comments:* 3 ton, age unknown. A/C was not performing within the correct temperature differential of 14 to 23 degrees difference between the supply and return air at the time of inspection. (Have checked and repaired as needed by a certified HVAC tech).

☒ Unit #1:

Supply Air Temp: 89 °F

Return Air Temp: 85 °F

Temp. Differential: 04 °F



☒ ☐ ☐ ☐

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

*Comments:*

**Type of Ducting:**

☒ Flex Ducting

☐ Duct Board

☐ Metal

☒ Of what could be observed, appeared to be performing as intended at the time of inspection, no significant problems were observed.

☒ Shiny Silver Type

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#### IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒

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

Location of water meter: By front street ☐ Functional Flow Inadequate

Location of main water supply valve: By front street

Static water pressure reading: 90 psi ☐ below 40 psi ☐ above 80 psi

☒ Lack of reducing valve over 80 psi

Comments:

☒ Water pressure is at 90 psi (normal is between 40 and 80 psi). A water pressure reducer should be install and the pressure turned down to within a safe range.

☒ Home owners shut off valve is missing a handle and a cover.

Water Source: ☒ Public ☐ Private Sewer Type: ☒ Public ☐ Private

##### Sinks

Comments: \_\_\_\_\_

☒ Sink stopper missing/damaged or not working in bathroom sinks. - Guest

##### Bathtubs and Showers

Comments: \_\_\_\_\_

☒ Master bath tub is missing spout - Not tested.

##### Commodes

Comments: \_\_\_\_\_

☒ Performing as intended at the time of inspection, no significant problems were observed.

##### Washing Machine Connections

Comments: \_\_\_\_\_

☒ Hot water washing machine hook up drips.

☒ Washing machine not connected at this time - faucets, drains not tested for proper operation

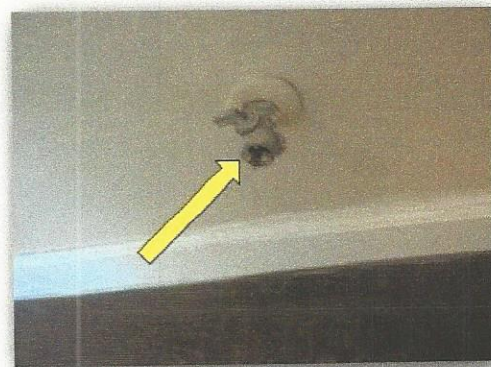
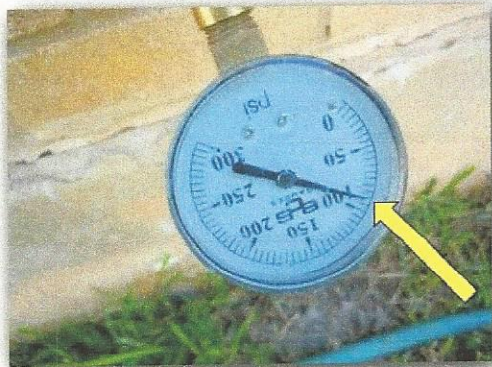
☒ Dryer gas valve was not capped at the time of inspection - Safety hazard

##### Exterior Plumbing

Comments: \_\_\_\_\_

☒ Exterior water spigots do not have back-flow prevention

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☒ ☐ ☐ ☒

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

*Comments:*

☒ Sewer clean out was not located have located or installed by a certified plumber

☒ ☐ ☐ ☐

**C. Water Heating Equipment**

*Energy Source:* Gas

*Capacity:* 40 gallon, 2003 model., not turned on at time of inspection not tested.

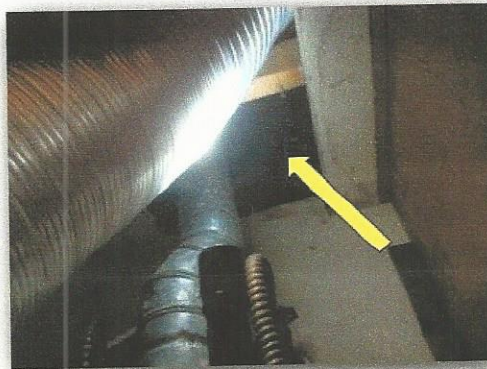
*Comments:*

☒ Water heater is a 2003 model and is considered past it life,

☒ Water heater is open to the attic. - Safety hazard

**Water heater Temperature and Pressure Relief Valve**

☒ T/P valve inspected / verified, but NOT TESTED



☐ ☒ ☒ ☐

**D. Hydro-Massage Therapy Equipment**

*Comments:*

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I NI NP D

☒ ☐ ☐ ☒

**E. Other**

*Comments:*

- ☒ Gas meter is not grounded - Safety hazard



**V. APPLIANCES**

☒ ☐ ☐ ☒

**A. Dishwashers**

*Comments:*

- ☒ Dishwasher doesn't drain .



☒ ☐ ☐ ☐

**B. Food Waste Disposers**

*Comments:* Performing as intended at the time of inspection, no significant problems were observed.

☒ ☐ ☐ ☒

**C. Range Hood and Exhaust Systems**

*Comments:*

- ☒ Range hood vent not connected to anything, vents into cabinet, also construction holes in cabinet..

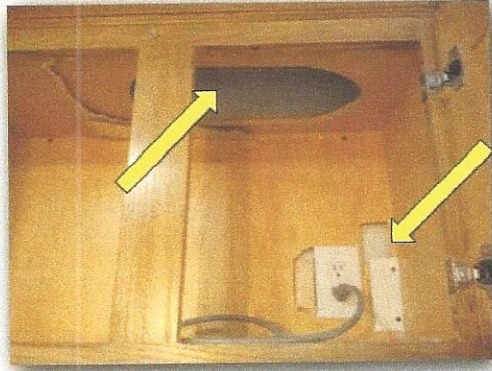
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒

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

*Comments:*

**Range Type:** ☐ Electric ☒ Gas

☒ Stove gas shut off appears to be behind the stove and not in a cabinet to the side. - Safety hazard

☒ Absence of anti-tilt device on the stove. - Child safety hazard

**Oven(s):**

Unit #1: ☐ Electric ☒ Gas

Tested at 350°F, Variance noted: 350°F (max 25°F)

☒ ☐ ☐ ☐

**E. Microwave Ovens**

*Comments:* Performing as intended at the time of inspection, no significant problems were observed.

☒ ☐ ☐ ☒

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

*Comments:*

☒ Bathroom exhaust fans missing or don't vent to the outdoors.

☒ Suggest adding an exhaust fan to the laundry area.

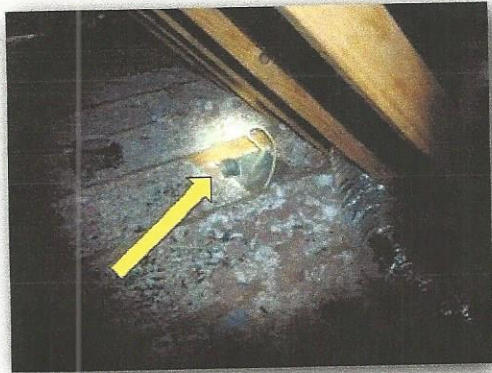
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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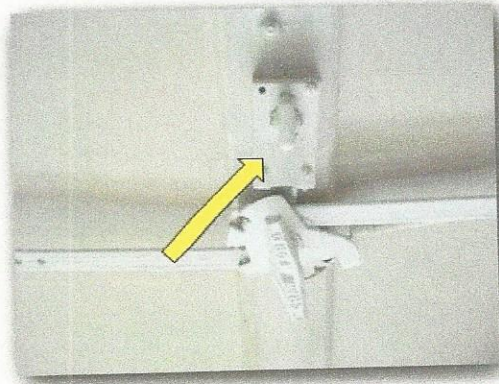


☒ ☐ ☐ ☒

**G. Garage Door Operators**

*Comments:*

- ☒ Auto garage door openers light not working - Safety hazard
- ☒ Auto garage door openers auto reverse does not work - Safety Hazard
- ☒ Outer garage door locks have not been removed or disabled and there is an auto garage door opener present. - Safety hazard



☒ ☐ ☐ ☐

**H. Dryer Exhaust Systems**

*Comments:* Performing as intended at the time of inspection, no significant problems were observed.

☐ ☒ ☒ ☐

**I. Other**

*Comments:*

## Summary Page

### Major Deficiencies

#### Safety Issues

Evidence of animal intrusion in the attic. (Have inspected by a pest control company to determine the amount of damage and if insulation replacement is needed.)  
Door between living area and garage is missing auto closing hinges. - Safety Hazard  
Fireplace firebox floor is cracked - Safety hazard.  
Fireplace flue is dirty - Safety hazard (Have checked and cleaned by a certified chimney sweep)  
Front walk has settled/lifted creating a trip hazard.  
Main electrical panel is not labeled - Safety hazard  
Main or and sub electric panel is a Federal Pacific, or Zinsco Brand panel and are a known fire hazard. (No scorching was present at the time of inspection)  
A/C condensing unit #1:  
Specifies max amp breaker of 30 amp and a ??? amp breaker is in use  
One or more electrical junction boxes do not have covers and are not anchored - Safety hazard  
No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard. Exterior, Laundry  
Missing Carbon Monoxide detectors when gas supply is present on the property - Safety Hazard  
Furnace closet is open to the attic - Safety hazard  
Water pressure is at 90 psi (normal is between 40 and 80 psi). A water pressure reducer should be install and the pressure turned down to within a safe range.  
Dryer gas valve was not capped at the time of inspection - Safety hazard  
Water heater is open to the attic. - Safety hazard  
Gas meter is not grounded - Safety hazard  
Stove gas shut off appears to be behind the stove and not in a cabinet to the side. - Safety hazard  
Absence of anti-tilt device on the stove. - Child safety hazard  
Auto garage door openers light not working - Safety hazard  
Auto garage door openers auto reverse does not work - Safety Hazard  
Outer garage door locks have not been removed or disabled and there is an auto garage door opener present. - Safety hazard

#### Minor Concerns or Repairs

Seal seams between the foundation and the stone/brick veneer and any corner pops with a color matching waterproof caulk to keep moisture and bugs out.  
Cut Trees/bushes away from the house and roof to keep moisture, bugs, rodents and damage away.  
Sag in roof sheeting., broken rafters viewed from attic - Have checked and repaired as needed by a certified roofer.  
Evidence of insulation voids in the attic.  
More insulation should be added to the attic  
Minor water leak from laundry connection, 16.5 % moisture reading.  
Incomplete sealing and painting of exterior siding and trim in various locations.  
Settlement cracks present in exterior brick/stone/stucco should be sealed with a color matching water proof caulk to keep water and bugs out. And monitored to insure no future movement.  
Outer garage door deteriorated and window broken.  
Sliding screen door is missing  
Outer garage door bottom door seal is missing.  
Caulking touch up needed for the exterior brick/stone/other window surrounds to keep wind, water, and bugs out  
Fence gate is damaged/dragged on the ground  
Kitchen sink cabinet floor needs repair.  
Door bell/door knocker missing  
Furnace starts up then shuts itself done, Have checked and repaired as needed by a certified HVAC tech.  
.A/C was not performing within the correct temperature differential of 14 to 23 degrees difference between the supply and return air at the time of inspection. (Have checked and repaired as needed by a certified HVAC tech).

Home owners shut off valve is missing a handle and a cover.  
Sink stopper missing/damaged or not working in bathroom sinks. - Guest  
Master bath tub is missing spout - Not tested.  
Hot water washing machine hook up drips.  
Exterior water spigots do not have back-flow prevention  
Sewer clean out was not located have located or installed by a certified plumber  
Dishwasher doesn't drain .  
Range hood vent not connected to anything, vents into cabinet, also construction holes in cabinet..  
Bathroom exhaust fans missing or don't vent to the outdoors.  
Suggest adding an exhaust fan to the laundry area.

### **Items to Monitor**

### **Deferred Cost Items**

Water heater is a 2003 model and is considered past it life,