

# Property Inspection Report

Prepared For:  
My Client



505 Any Street

1/12/2011

By: Brad Leland  
Professional Real Estate Inspector  
T.R.E.C. License #5229  
Office 281-794-9102  
Cell 832-671-2258  
[brad@houstonhomeinspector.net](mailto:brad@houstonhomeinspector.net)

website: [houstonhomeinspector.net](http://houstonhomeinspector.net)

# Brad Leland Professional Real Estate Inspection Services

3219 Silver Springs Dr., La Porte, TX 77571  
Phone: (281)794-9102 Email: lelandhomeinspection@prodigy.net

## PROPERTY INSPECTION REPORT

---

**Report #:** BL20110113-01

**Prepared For:** Client My  
(Name of Client)

**Concerning:** 1313 Your Street, TX -  
(Address of Inspected Property)

**By:** Brad Leland, #5229 01/13/2011  
(Name and License Number of Inspector) (Date)

---

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.state.tx.us](http://www.trec.state.tx.us).

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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

---

---

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

**ADDITIONAL INFORMATION PROVIDED BY BRAD LELAND HOME INSPECTIONS**

**Report:** The inspection report provided by Brad Leland Home Inspections will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless, specifically stated, this report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected.

**EXAMPLE**

*When the inspector inspects the roof of a structure he or she may determine that there are no observable signs of water penetration (leaks) at the time of the inspection and that the roof appears to be functioning as intended. Even if this opinion is expressed, it is possible that the roof has a leak but that the ceilings or walls have been repainted, concealing the evidence. Further, although the roof may be functioning as intended at the time of the inspection, the roof still may need to be replaced in the near future, depending on how long ago it was installed.*

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:

Note: Please be aware of the conditions surrounding your foundation, an opinion on the condition of this foundation by our company is not a warranty against future conditions. As not all portions of the foundation were accessible, it is possible that there may be other undisclosed or hidden defects. A professional (structural) engineer has other methods available (survey equipment, excavation) that may increase their ability to accurately determine the condition of the foundation. There are many factors that can affect the performance of the foundation. The condition of the foundation can rapidly change.

There are signs of more than normal past movement in the structure such as cracks in the exterior bricks, cracks in the interior sheet rock, a separation between the exterior bricks and the right side overhead garage door, there was a large crack in the foundation face on the northeast side of the home, there was a small crack in the foundation face at the back of the home, cracks in the concrete surface of the garage, when the downstairs was measured the northeast side was approximately 1.5 to 2 inches low and the upstairs when measured was approximately 2 inches low on the northeast side. As discussed, these conditions indicate that the foundation may require a permanent remedy to stabilize the structure in some areas. The best course to follow for foundation settlement is to consult a professional (structural) engineer so that a course of corrective procedures can be evaluated. This can consist of a certification that the foundation is functioning as intended at this time, or alternately, a plan may be designed for underpinning.



### B. Grading and Drainage - Comments:

There is a low area that is collecting rain water on the northeast side of the home. The drainage strategy of the yard as it relates to the foundation is important. Expansive soils can be destructive to the foundation if the moisture content of the perimeter varies. Improvement should be made to the grading of the yard in this/these areas.

<b>I=Inspected</b>	<b>NI=Not Inspected</b>	<b>NP=Not Present</b>	<b>D=Deficient</b>
<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>

ý " " "

**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Shingles - Asphalt  
*Viewed From:* Perimeter viewed with ladder access  
*Comments:*

**NOTE:** Roof covering life expectancies can vary depending on several factors (i.e. sun, wind, rain, etc.). The visual inspection of the roof covering does not preclude the possibility of leakage. Leakage can develop at any time and depending on rain intensity, wind intensity and direction, etc. Unless specifically stated, opinions of the following are excluded: remaining service life of the roof covering, manufactures material defects: fastener appropriateness, installation in accordance with the manufacture's installation specifications and the prior hail activity. The inspection does not include the insurability of the roof.

The roof covering appears to be performing properly and no defects were found at the time of the inspection.

ý " " ý

**D. Roof Structure and Attic**

*Viewed From:* Attic Area  
*Approximate Average Depth of Insulation:* 6-8 inches  
*Approximate Average Thickness of Vertical Insulation:* 6 inches  
*Comments:*

The insulation on the attic floor was thin to meet minimum current standards (r-30, 113/4") and was not complete on the interior attic wall behind the upstairs hall bathroom in the lower attic area. It is recommended that additional insulation be added for energy efficiency.



I

ý " " ý

**E. Walls (Interior and Exterior) - Comments:**

**NOTE:** Cosmetic defects are not a part of the scope of a T.R.E.C. inspection. Mentions of cosmetic defects are sometimes included as cosmetic defects may be a symptom of conditions that are part of a T.R.E.C. inspection.

There were small cracks in the interior sheet rock above the door in the master bedroom closet, over the banister at the top of the stairs, next to the fireplace and between the top of the upstairs northeast bedroom door and the hall bathroom door. Cracks near the interior windows and doors are usually indications that there is some degree of movement occurring in the structure. An effort should be made to maintain an even moisture content in the soils surrounding the foundation.

I=Inspected

NI=Not Inspected

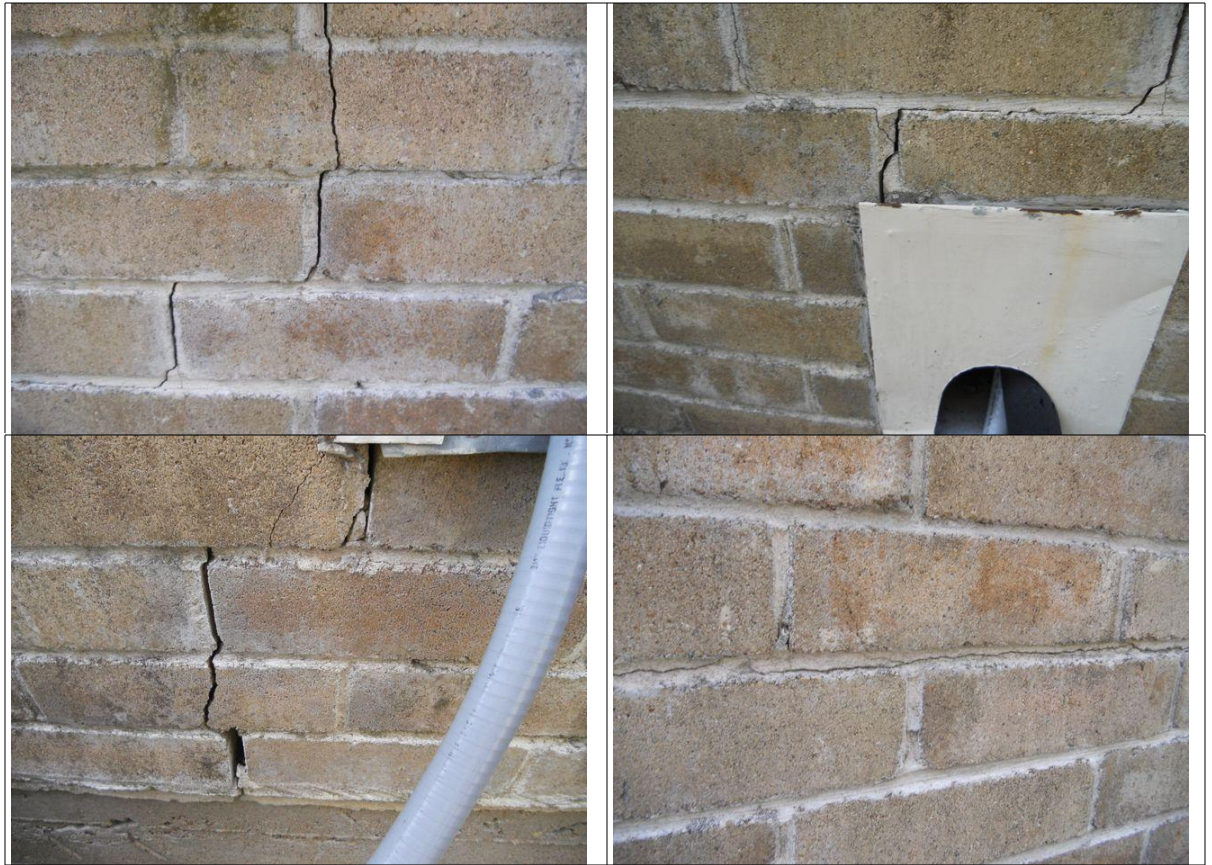
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



There were small cracks in the exterior brick next to the living room window, next to the chimney and next to the overhead garage doors. There were severe cracks in the exterior bricks on the northeast side of the home. Cracks near the windows and doors are usually indications that there is some degree of movement occurring in the structure. The severity of the cracks can be an indication of the amount of movement in a structure. These cracks should be filled and monitored for future movement, while also maintaining an even moisture content in the soils surrounding the foundation.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

The front right/east corner of the garage appears notably low and the overhead garage door is not level or square in the opening. It was also noted that there is a separation between the bricks and the overhead garage door frame. A qualified contractor should be consulted regarding this issue.



The expansion joint on the northeast exterior brick wall needs to be re-sealed in order to prevent water penetration and insect infestation.



Some areas of the walls were not visible for inspection in the closets areas, the garage and home due to items being stored and large pieces of furniture

Cold air was felt at the gas valve box for the fireplace unit when the door was opened, in the firebox area and coming from a void in the interior brick mortar where it meets the sheet rock. This condition may be an indication that the moisture barrier is not complete or installed properly in this area.

ý ¨ ¨ ý

**F. Ceilings and Floors - Comments:**

Evidence of water penetration was observed on the ceiling of the garage near the door to the home. This area was dry when tested. Leaks can cause hidden or concealed damage. This area should be monitored in the future.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



There are drywall tape seam separations/cracks in the entry/living room area. The separations appear to be common settlement separations or are a result of improper installation and likely have no structural significance (cosmetic only).

Previous repairs to the drywall of the garage ceiling were observed. The reason for this condition is not known. It is recommended that the current homeowner be consulted regarding this condition.



There is an area on the beam of the living room ceiling where the paint is blistered. The reason for this condition is not known. This is sometimes an indication of moisture penetration.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The flooring was uneven/not level on the second floor as when measured the northeast side was 2 inches low. Water penetration and foundation settlement accounts for most occurrences. In some cases it may be possible (and recommended) to remove floor coverings to inspect the sub-flooring. Special permission must be given by the home owner. The Texas Real Estate Commission (T.R.E.C.) does not permit the inspector to remove or pull away floor coverings.

The attic access door in the upstairs hallway does not seal tight when closed. The attic door should seal tightly when closed to prevent radiant heat from transferring from the attic to the living quarters, as well as to keep cool air from escaping from the living quarters into the attic area.



There were cracks in the interior sheet rock/drywall ceiling in the second floor hallway next to the attic access. These cracks should be repaired and monitored for further activity.

The subfloor is not properly secured and squeaks when walked on the second floor in front of the lower attic access door. This area of flooring should be properly secured.

There are 2 damaged floor tiles in the downstairs hallway where it meets the carpet in front of the downstairs under stairs closet off of the kitchen.



ý ¨ ¨ ý

**G. Doors (Interior and Exterior) - Comments:**

There was corrosion on the exterior side of the back door off of the kitchen/breakfast area. It is recommended that this door be repainted.

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
----------	-----------	-----------	----------

ý " " "

**H. Windows - Comments:**

The windows of the home appear to be performing properly.

ý " " ý

**I. Stairways (Interior and Exterior) - Comments:**

The banister and baluster spacing is insufficient. If the spacing of these posts is more than 4" we mention it in our report as a courtesy to our clients because it may be a safety concern with regard to small children.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

ý " " ý

**J. Fireplace/Chimney - Comments:**

There were gaps/cracks in the firebox area/firestone/heatshield. Cracks in the fire brick or gaps in the mortar can result in house fires. Most small openings can be sealed using a temperature rated fireplace caulk. I recommend consulting a chimney sweep service company so a corrective course of action can be evaluated.



The gas on/off valve should be of a keyed kind, or the access door will have to be locked in some way in order to prevent children from turning the gas on accidentally. This is a potentially dangerous situation.

The gas igniter tube is not dispersing the flame evenly.



The damper assembly would not operate easily due to corrosion.

There was corrosion in the firebox, on the damper assembly, the igniter tube, chimney cap and chimney flashing. This/these conditions are an indication of possible moisture penetration.

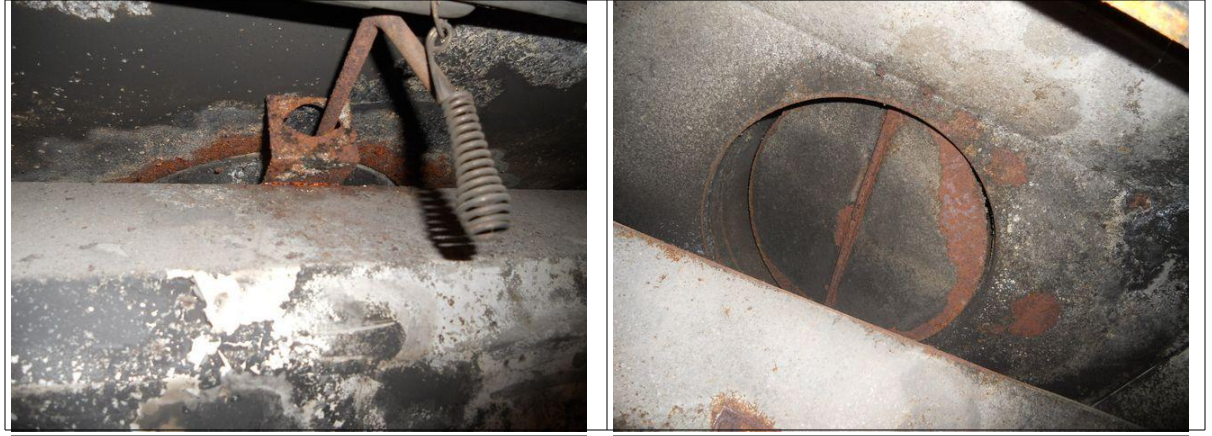
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



It is recommended that a chimney sweep be consulted regarding these conditions as well as check the entire fireplace/chimney system for any other possible defects.

ý " " ý

**K. Porches, Balconies, Decks, and Carports - Comments:**

It was observed that the concrete patio has cracked in the back of the home.



**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
----------	-----------	-----------	----------

ý " " ý

**L. Other - Comments:**

It is necessary that there be smoke alarms installed in good working order in the hallways outside of bedrooms, inside the bedrooms, in all habitable rooms and in the attic is also a good idea. These smoke alarms should go off simultaneously to meet current code requirements.

It was observed that driveway sections have cracked and settled unevenly.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

ý " " ý

### A. Service Entrance and Panels - Comments:

Amp Service Box: 100

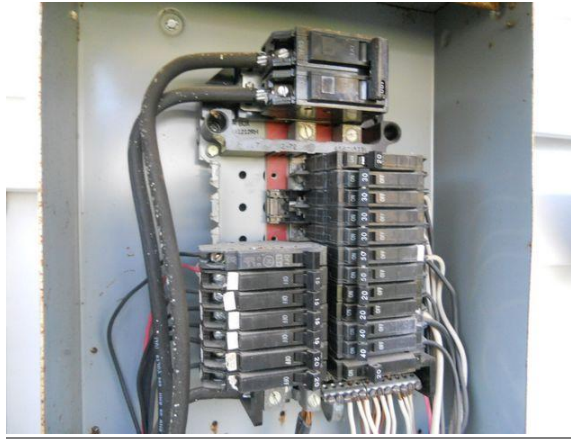
Type of Maine Service Cables: Aluminum

The breaker box, the dead front barrier and the air conditioning quick disconnect box were corroded. They need to be properly protected from the weather to prevent additional corrosion.

The breakers were not labeled at the service box as required.

Arc fault breakers have not been installed for all the outlet and lighting branch circuits as is now required.

An inhibitor paste does not appear to be applied to the main aluminum wires. The surface of aluminum oxidizes when it is exposed to air resulting in a poor connection.



The conduit for the main supply wires is corroded where it goes into the ground which will allow some rain water to enter the conduit.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

ý " " ý

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

*Type of Wiring:* Copper

*Comments:*

The kitchen and upstairs hall bathroom are not protected by G.F.C.I. (Ground Fault circuit interrupt) breakers. This is required statement by the T.R.E.C. (6/13/94) G.F.C.I. Breakers are required at all outlets within 6' of any water source inside the house (kitchen sinks, bathrooms, wet bars, or utility room sinks), all exterior outlets, and all outlets in the garage, except for one that may be set aside for an extra refrigerator or freezer.

Wires were improperly spliced or terminated in the lower attic area. Wire ends or splices should be in junction boxes that are properly mounted. This condition is considered an electrocution/fire hazard and should be serviced by a licensed electrician.



The exterior outlet at the back of the home should have a weather guard cover plate installed to protect it from water penetration and possible electric shorts.



It is recommended that protective globes be installed on the bare bulb fixtures in the closets.

There is no outlet provided at the kitchen island as is now required.

The ceiling fan in the master bedroom wobbles during operation and should be balanced.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

ý " " ý

#### A. Heating Equipment

*Type of System:* Central

*Energy Source:* Gas

*Comments:*

**NOTE:** The full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection. This inspector recommends having the heat exchanger evaluated by a qualified HVAC company

The flexible gas line enters through the furnace box. This gas line must be hard piped out of the furnace box before the flexible gas line is connected in order to prevent the flexible gas line from being cut by the sharp edges of the furnace box.



There is no condensate drip leg/sediment trap installed on the furnace gas supply line as is now required.

ý " " "

#### B. Cooling Equipment:

*Type of System:* Central - Air Conditioning

*Comments:*

**Exterior Compressor Size:** 4 ton

**NOTE:** Testing the differential temperature of the supply (ambient) air and the return (vent) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air-conditioning equipment. The normal range is between 14.0 f. and 21 f. System sizing is beyond the scope of this inspection.

The AC appears to be properly installed at this time, although a performance test was not done at the time of the inspection due to weather below 60 degrees. It is recommended that the system be serviced by a qualified technician for an annual maintenance check before the hot weather and heavy use of the system begin.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

ý " " ý

**C. Duct System, Chases, and Vents - Comment:**

The filter in the return air chase under the staircase was dirty. Proper filtering of the air is important. A defective filtering system can lead to dirty evaporative coils and allergy problems. It is a good idea to change these filters every month or as suggested by the manufacturer.

The duct work was not strapped up off of the attic floors as it should be in order to provide maximum air flow and also to prevent damage to the ducts.



The ductwork coating is torn on the ducts in the upper attic area. It is recommended that the coating and insulation be complete for energy efficiency of the HVAC system.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

#### IV. PLUMBING SYSTEM

ý " " ý

##### A. Water Supply System and Fixtures

*Location of water meter:* South part of front yard

*Location of main water supply valve:* Southwest of home

*Static water pressure reading:* 65

*Comments:*

**Type of water lines:** Galvanized originally and some replaced with Copper

**NOTE:** Be sure to caulk any gaps that may appear between the hardware & tile of the fixtures or shower enclosures. Most tile surfaces will have gaps in the grout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.

The faucet handle is loose at the master bathtub/shower area.

There were water stains and discoloration on the plumbing wall under the kitchen sink and the downstairs half bathroom. This/these areas were dry at the time of the inspection.



The exterior faucets do not have back flow protectors. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are inexpensive, easy to install, and can be found in most home improvement stores.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

ý " " ý

**B. Drains, Wastes, and Vents - Comments:**

It is necessary that there be an inspection port provided for the bathtub/shower in the master bathroom so that it is possible to check for leaks, as well as for service to be performed on the plumbing if needed.

It is recommended that the washing machine located on the second floor have a safety pan with a drain going to the outside to prevent water penetration to the ceiling and walls below in case of a leak or malfunction with the equipment.

Due to the condition of the foundation it is recommended that a plumber with camera equipment inspect the drain system, or perform a hydro static test to determine if there has been damage caused by uneven settlement of the structure.

ý " " ý

**C. Water Heating Equipment**

*Energy Source:* Electric

*Capacity:* 50

*Comments:*

There was no quick disconnect box at the water heater location as required. If the water heater location exceeds 50' from the breaker box, or the breaker box is not visible from the water heater, a quick disconnect box should be provided. This independent switch, (breaker), is designed to make it possible to quickly turn the power off to the unit in an emergency situation, or for service to be done on the unit.

As discussed minor corrosion was observed on the water heater tank. The reason for this condition was not determined.



" " ý "

**D. Hydro-Massage Therapy Equipment - Comments:**

Item is not present in this home.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**V. APPLIANCES**

ý	..	..	ý
---	----	----	---

**A. Dishwasher - Comments:**

The dishwasher drain line (discharge hose) did not have an anti-siphon valve or a vacuum break. The dishwasher drain line usually attaches to the garbage disposal. The drain line should arch above the level of the sink drain, have an anti-siphon valve, or have a vacuum break. This keeps debris in the disposal from siphoning back to the clean dishes. The drain lines should be elevated or a back flow device installed.

ý	..	..	..
---	----	----	----

**B. Food Waste Disposer - Comments:**

Appears to be performing properly at this time.

ý	..	..	..
---	----	----	----

**C. Range Exhaust Vent - Comments:**

Appears to be performing properly at this time.

ý	..	..	..
---	----	----	----

**D. Ranges, Cooktops, and Ovens - Comments:**

The range unit was performing properly at the time of the inspection.

..	..	ý	..
----	----	---	----

**E. Microwave Oven - Comments:**

Not present

..	..	ý	..
----	----	---	----

**F. Trash Compactor - Comments:**

Not present at time of inspection.

ý	..	..	..
---	----	----	----

**G. Mechanical Exhaust Vents and Bathroom Heaters - Comments:**

No defects noted.

ý	..	..	..
---	----	----	----

**H. Garage Door Operator(s) - Comments:**

Although the unit appears to be installed properly, the automatic garage door operator was not performance tested as there were pets being housed in the garage at the time of the inspection.

ý	..	..	..
---	----	----	----

**I. Doorbell and Chimes - Comments:**

The door bell operated properly at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

ý " " ý

**J. Dryer Vents - Comments:**

There was a build up of lint where the dryer vent goes through the roof in the upper attic which is an indication that the duct may need to be cleaned out before further use as blocked dryer vents can result in house fires.



ý " " "

**VI. OPTIONAL SYSTEMS**

**A. Gas Supply Systems - Comments:**

**Location:** Back of home

Appears to be performing properly.

## Structural Systems

### Foundations

#### Note:

There are signs of more than normal past movement in the structure such as cracks in the exterior bricks, cracks in the interior sheet rock, a separation between the exterior bricks and the right side overhead garage door, there was a large crack in the foundation face on the northeast side of the home, there was a small crack in the foundation face at the back of the home, cracks in the concrete surface of the garage, when the downstairs was measured the northeast side was approximately 1.5 to 2 inches low and the upstairs when measured was approximately 2 inches low on the northeast side.

### Grading & Drainage

There is a low area that is collecting rain water on the northeast side of the home.

### Roof Structure & Attic

The insulation on the attic floor was thin to meet minimum current standards (r-30, 113/4") and was not complete on the interior attic wall behind the upstairs hall bathroom in the lower attic area.

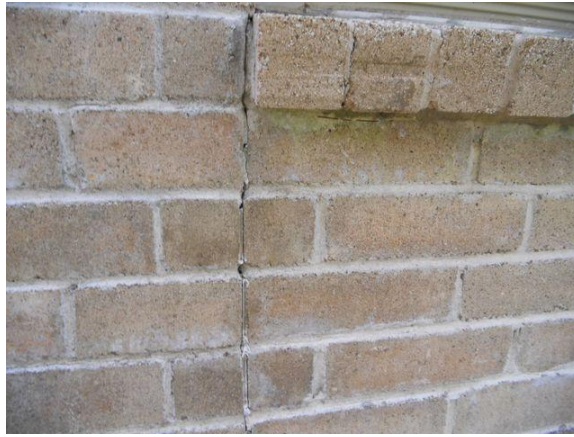
### Walls (Interior and Exterior)

There were small cracks in the interior sheet rock above the door in the master bedroom closet, over the banister at the top of the stairs, next to the fireplace and between the top of the upstairs northeast bedroom door and the hall bathroom door.

There were small cracks in the exterior brick next to the living room window, next to the chimney and next to the overhead garage doors. There were severe cracks in the exterior bricks on the northeast side of the home.

The front right/east corner of the garage appears notably low and the overhead garage door is not level or square in the opening. It was also noted that there is a separation between the bricks and the overhead garage door frame.

The expansion joint on the northeast exterior brick wall needs to be re-sealed in order to prevent water penetration and insect infestation.



Cold air was felt at the gas valve box for the fireplace unit when the door was opened, in the firebox area and coming from a void in the interior brick mortar where it meets the sheet rock.

### Ceilings & Floors

Evidence of water penetration was observed on the ceiling of the garage near the door to the home.

There are drywall tape seam separations/cracks in the entry/living room area.

Previous repairs to the drywall of the garage ceiling were observed.

There is an area on the beam of the living room ceiling where the paint is blistered.

The flooring was uneven/not level on the second floor as when measured the northeast side was 2 inches low.

The attic access door in the upstairs hallway does not seal tight when closed.

There were cracks in the interior sheet rock/drywall ceiling in the second floor hallway next to the attic access.

The subfloor is not properly secured and squeaks when walked on the second floor in front of the lower attic access door.

There are 2 damaged floor tiles in the downstairs hallway where it meets the carpet in front of the downstairs under stairs closet off of the kitchen.

Doors (Interior & Exterior)

There was corrosion on the exterior side of the back door off of the kitchen/breakfast area.

Stairways (Interior & Exterior)

The banister and baluster spacing is insufficient.

Fireplace/Chimney

There were gaps/cracks in the firebox area/firestone/heatshield.

The gas on/off valve should be of a keyed kind, or the access door will have to be locked in some way in order to prevent children from turning the gas on accidentally.

The gas igniter tube is not dispersing the flame evenly.



The damper assembly would not operate easily due to corrosion.

There was corrosion in the firebox, on the damper assembly, the igniter tube, chimney cap and chimney flashing.

Porches, Balconies, Decks and Carports

It was observed that the concrete patio has cracked in the back of the home.

Other Structural Systems

It is necessary that there be smoke alarms installed in good working order in the hallways outside of bedrooms, inside the bedrooms, in all habitable rooms and in the attic is also a good idea.

It was observed that driveway sections have cracked and settled unevenly.

Electrical Systems

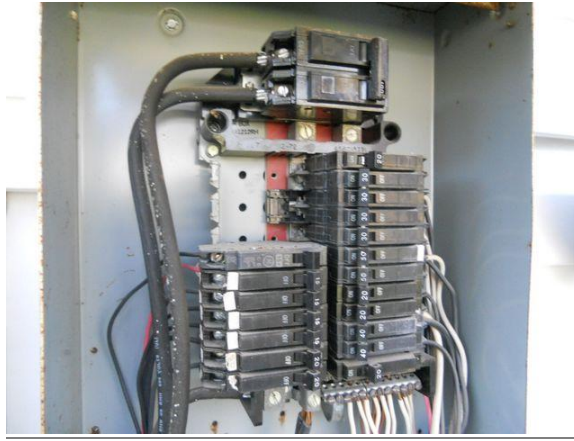
Service Entrance and Panels

The breaker box, the dead front barrier and the air conditioning quick disconnect box were corroded.

The breakers were not labeled at the service box as required.

Arc fault breakers have not been installed for all the outlet and lighting branch circuits as is now required.

An inhibitor paste does not appear to be applied to the main aluminum wires. The surface of aluminum oxidizes when it is exposed to air resulting in a poor connection.



The conduit for the main supply wires is corroded where it goes into the ground which will allow some rain water to enter the conduit.

Branch Circuits, Connected Devices, and Fixtures

The kitchen and upstairs hall bathroom are not protected by G.F.C.I. (Ground Fault circuit interrupt) breakers.

Wires were improperly spliced or terminated in the lower attic area.

The exterior outlet at the back of the home should have a weather guard cover plate installed to protect it from water penetration and possible electric shorts.



It is recommended that protective globes be installed on the bare bulb fixtures in the closets.

There is no outlet provided at the kitchen island as is now required.

The ceiling fan in the master bedroom wobbles during operation and should be balanced.

Heating, Ventilation, and Air Conditioning Systems

Heating Equipment

The flexible gas line enters through the furnace box.

There is no condensate drip leg/sediment trap installed on the furnace gas supply line as is now required.

Duct System, Chases, and Vents

The filter in the return air chase under the staircase was dirty.

The duct work was not strapped up off of the attic floors as it should be in order to provide maximum air flow and also to prevent damage to the ducts.



The ductwork coating is torn on the ducts in the upper attic area.

### Plumbing Systems

Water Supply System and Fixtures

The faucet handle is loose at the master bathtub/shower area.

There were water stains and discoloration on the plumbing wall under the kitchen sink and the downstairs half bathroom.

The exterior faucets do not have back flow protectors.

Drains, Wastes, and Vents

It is necessary that there be an inspection port provided for the bathtub/shower in the master bathroom so that it is possible to check for leaks, as well as for service to be performed on the plumbing if needed.

Water Heating Equipment

There was no quick disconnect box at the water heater location as required.

As discussed minor corrosion was observed on the water heater tank.

### Appliances

Dishwasher

The dishwasher drain line (discharge hose) did not have an anti-siphon valve or a vacuum break.

Dryer Vents

There was a build up of lint where the dryer vent goes through the roof in the upper attic which is an indication that the duct may need to be cleaned out before further use as blocked dryer vents can result in house fires.