Residential Real Estate Inspections

PROPERTY INSPECTION REPORT

Prepared For: Xxxxxxxx Xxxxxx
Concerning: XXXXX Wild Oaks Dr. Houston, Texas 77090
Inspection Date: 07/01/2019
By: Inspector Name: Chris Oelfke License Number: 8021 Date: 07/02/2019
Signature:
Phone: 713-498-9896 E-Mail: coelfke@earthlink.net

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 sellers 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, 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 ASAN 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

THIS INSPECTION REPORT IS SUBJECT TO THE FOLLOWING CONDITIONS: This inspection report is made under prevailing conditions of the items indicated at the time of the inspection, and it is expressly understood that no warranty or guarantee of subsequent performance of condition of said items is being made by the inspector. The inspector is limited solely to those items specifically indicated herein above and is also limited to patents, open and obvious defects which are readily ascertainable by visual inspection without the need to disassemble any items or remove wall coverings or other areas hidden from view. This inspection report does not guarantee concurrence with city building and electrical codes. By acceptance of this instrument, the customer waives any and all claims for damages, costs, expenses, repairs, or other liabilities against the inspector rising out or in any way related to this inspection and the failure to report any defects in the items inspected unless caused by gross and willful negligence of the inspector. This inspection report was performed and prepared for the exclusive use of the client listed as the person the report was PREPARED FOR or the person paying for this inspection. This inspection is the sole property of the person requesting and paying for it and will only be distributed to other persons as requested by the purchaser of this inspection. This inspection is not transferable to any other third party for inspection purposes and the inspector

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ADDITIONAL INFORMATION: (continued)
assumes no liability for such use.

No environmental tests are performed as a part of this inspection. (Example, but not limited to air quality, lead based paint, asbestos, mold or mold spores.)

This house was occupied at the time of this inspection and had furniture, household items and stored items. Therefore, not every interior wall or floor surface was accessible for visual inspection. Some windows or doors may not have been accessible for operation or visual inspection. Some electrical outlets or switches may also not have been accessible for testing or visual inspection.

Some photographs may be included in this inspection report. They do not necessarily reflect all deficiencies or repairs noted at this time.

For the purposes of this inspection, the house faces west.

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I. STRUCTURAL SYSTEMS

☒☐☐☐ **A. Foundations**

Type of Foundation:

Comments: Monolithic concrete slab on grade. An observation of the foundation where visible and other areas of the house revealed no evidence of abnormal movement at the time of this inspection.

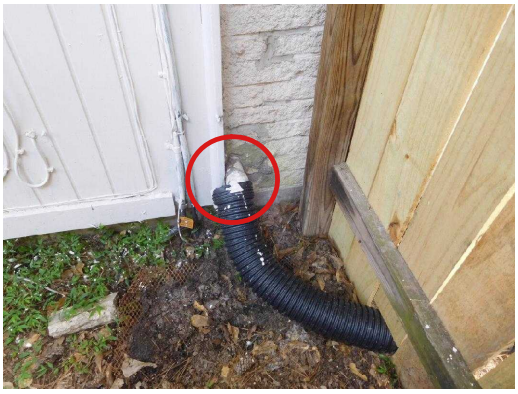
Cracks at the corners of the foundation are normal curing cracks and do not appear to indicate any type of structural failure.

The foundation does not appear to be in need of leveling or any other type of correction and appears to be performing as intended at this time in my opinion.

☒☒☐☒ **B. Grading and Drainage** - Comments: Flat-minor slope. High soil/mulch was noted at the front flower beds (see photos). A 5 to 7 inch clearance between the soil and the top of the slab is adequate. Clearances less than this range create conditions considered conducive to termite infestation and moisture penetration.

What appears to be a roof scupper/drain was not tested at this time (see photo). I was unable to locate the top of the scupper or drain at the roof surface. Periodically clean out the drains as needed so that positive drainage occurs.

Proper drainage is critical to the future performance of the foundation. If for any reason water is found standing near the foundation for an extended time (more than 24 hours), drainage corrections may be necessary.



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B. Grading and Drainage (continued)

☒☐☐☒ **C. Roof Covering Materials**

Type of Roof Covering:
Viewed from: The surface as I walked upon the roof covering.
Comments: Built-up Tar and Gravel. Many areas of the roof have asphalt coating that is exposed and is oxidized, shrinking back, and cracked (see photos). Many areas have thinly applied/missing gravel.

A section near the northwest corner appears to have been resealed with some type of white colored coating (see photos).

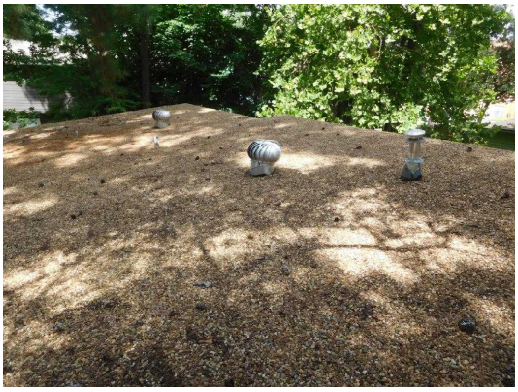
Exposed roofing felt and its fiberglass mat was noted along the roof's peaks (see photos).

Some of the drip edge flashing is oxidized and rusting (see photo).

Stains were noted at the underside of the wooden roof sheathing (viewed in the attic space). Stains, patched/repaired sections and elevated moisture levels were noted at the garage ceiling (see photos). Moisture readings were made using a non-destructive moisture meter.

I recommend cutting back any overgrown trees, bushes or foliage from the roof surface (see photos).

A qualified roofing contractor is recommended to evaluate the roof and estimate for repairs or replacement.



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C. Roof Covering Materials (continued)

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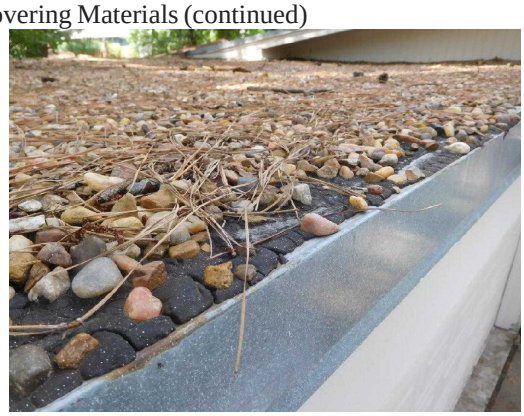
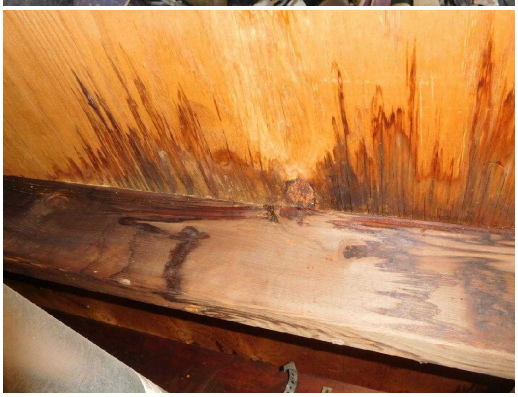
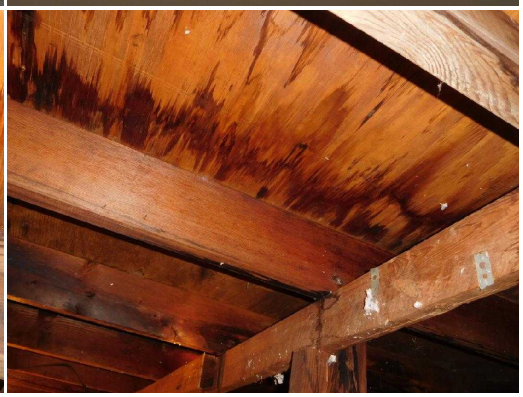
C. Roof Covering Materials (continued)







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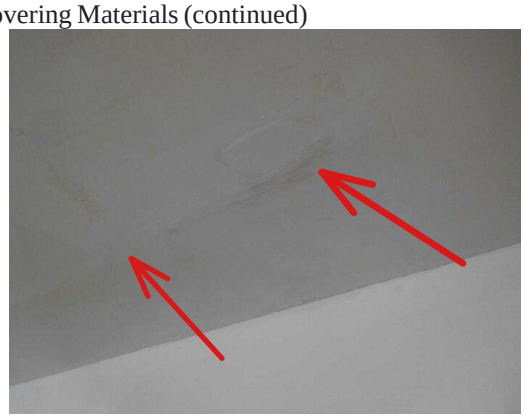
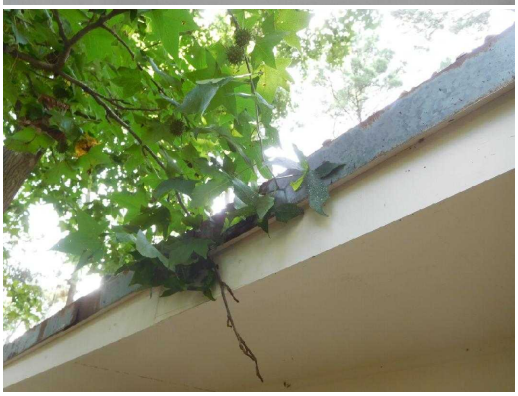
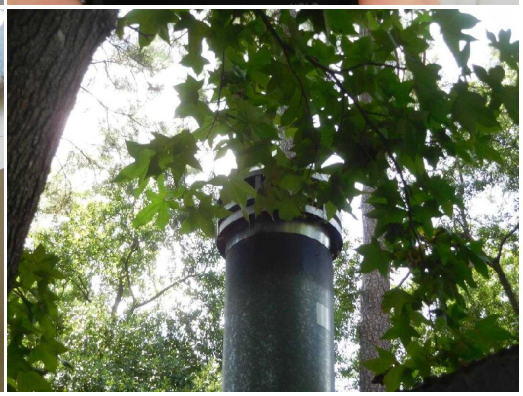
C. Roof Covering Materials (continued)







☒☒☐☒ **D. Roof Structures and Attics**

Viewed from: Within the attic space.
Approximate Average Depth of Insulation: 8-12"
Comments: 2x6 Rafter. It was noted that the lower section of the attic access ladder was cut at the incorrect length and the ladder hyper-extends slightly and is less stable as a result (see photo).

Due to low clearances, obstructions from mechanical equipment and ductwork, and a lack of decking throughout, not all sections of the attic were accessible for inspection.

Conventional framed roof with rafters, joists and a purlin system.

The wooden rafters and other framing support members appear to be in good overall condition and functioning as intended at this time.

It was noted that the purlins are 2x4 dimension boards (see photo). The current building standard is to have the purlins be the same dimension as the rafters (2x6 in this case). No evidence of excessive sagging or structural deficiency was noted.

Ventilation is provided by soffit vents and turbine type vents. Ventilation appears to be adequate.

The insulation is adequate by the standards of when the home was built. Installing new material and increasing the depth can improve energy efficiency.

A few sections of the vertical wall insulation adjacent to the vaulted ceiling in the entryway and living room have come loose and have fallen away from the wall in the attic (see photo). Replace missing insulation where needed.

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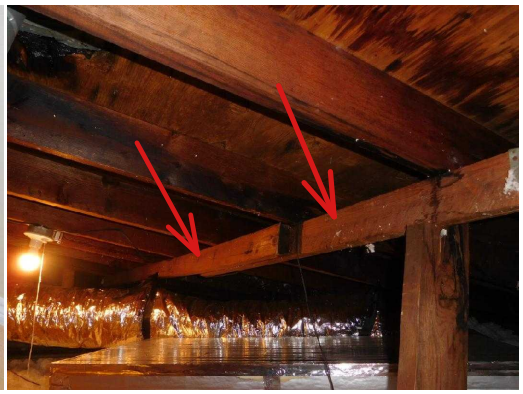
D. Roof Structures and Attics (continued)



☒☐☐☒ **E. Walls (Interior and Exterior)** - Comments: Drywall, Brick, and Wood. Overall, the interior and exterior walls and siding materials appear to be in fair-good condition at this time.

However, deterioration due to moisture penetration was noted at a few sections of the wooden trim throughout the exterior, such as at the window trim at the back of the house and garage door frame (see photos). Repair or replace exterior siding and trim as needed.

The bottom edges of the wooden siding are not fully painted (see photo).

Keep all exterior siding and trim properly sealed and painted to prevent excessive moisture penetration and preserve the condition of the material.

There is no through-wall or z-bar flashing installed at the horizontal transition between the wood siding and brick veneer on the garage (see photos). Properly install flashing where needed at siding intersections to prevent water penetration from occurring.

It was noted that the exterior siding on the rake walls above the garage has been installed directly in contact with adjacent roof surfaces (see photos). A 1"- 1 1/2" space should be left between the bottom edge of the siding and the roof surface to allow for drying and to keep moisture away from the bottom edges of the siding.

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E. Walls (Interior and Exterior) (continued)

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☒☐☐☒ **F. Ceilings and Floors** - Comments: Drywall, Wood Laminate, and Tile. Overall, the ceilings and floors appear to be in good condition at this time.

However, stains, patched/repaired sections and elevated moisture levels were noted at the garage ceiling (see photos). Once the roof covering has been serviced or replaced replace wet and damaged materials where needed. Moisture readings were made using a non-destructive moisture meter.

☒☐☐☒ **G. Doors (Interior and Exterior)** - Comments: It was noted that the door between the attached garage and the living space is not a fire rated door. I recommend properly installing a solid core or metal clad fire rated door and weather stripping at this location as per code and safety. Also, there are no self-closing hinges on the garage walk through door. These hinges are currently required as per code and safety.

There is no thumb latch on the deadbolt lock at the back exterior door. Current standards require keyless operation from the interior side of exterior doors for the purpose of emergency egress.

The front door is binding/rubbing. Adjust as needed so the door operates smoothly.

Deterioration due to moisture penetration were noted at the bottom edges of the door panel and exterior trim at the front door (see photos). Repair or replace damaged material as needed. The upper astragal bolt does not fully clear the bore hole and the secondary panel cannot open (see photo). Service or adjust as needed so the secondary panel can be opened.

The door to the master bathroom does not latch. Adjust as needed.

The door to the master bedroom is binding/rubbing and the strike plate is missing (see photo). Adjust the door and replace the strike plate.

The lock on the door to the front bedroom is not operable. Service or replace as needed.

Replace missing doorstops where needed.

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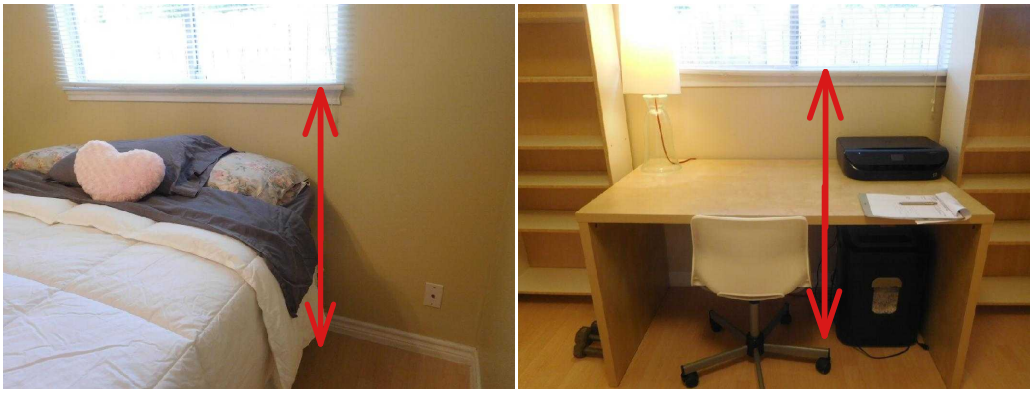
G. Doors (Interior and Exterior) (continued)

☒☐☐☒ **H. Windows** - Comments: Aluminum single pane and fixed panel windows. The windows throughout appear to be in fair-good condition and are functioning at this time.

It was noted that the windows in the front two bedrooms are too high by current standards. Windowsill height in a bedroom should not exceed 44" so that the window may be used as an emergency egress. These sills are approximately 47" above the floor (see photos).

Replace missing screens where needed.

However, there is no drip cap flashing installed at the tops of the windows or back door (see photos). Properly installed drip cap flashing will prevent windows from leaking once the caulk has failed. Moisture entering at the tops of windows can go unnoticed for long periods of time and damage walls and siding materials. No signs of damage were noted at this time.



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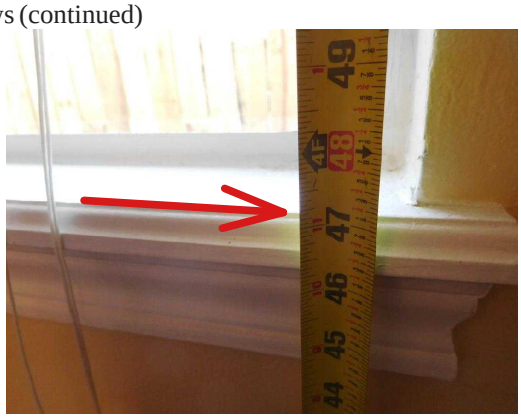
H. Windows (continued)



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

☒☐☐☒ **J. Fireplaces and Chimneys** - Comments: The metal wood burning stove appears to be in fair-good overall condition at this time.

No fire was built or started during this inspection.

Consult with the manufacturer's specifications or otherwise a qualified contractor to determine what clearances to the sides and back of the unit need to be maintained for safety. Typically 36" of clearance is required. Masonry veneer walls are not considered to be a sufficient heat shield for a combustible wall (see photo).

The hearth extension should extend at least 18" past the edges of the unit (see photo).

A small amount of oxidation and rust were noted in the firebox and chimney (see photo). Service as needed.

A buildup of soot and creosote was noted in the top of the firebox and chimney (see photo). Clean the chimney and firebox prior to use.

Periodically clean the firebox and chimney as needed.

Proper clearances between the metal chimney pipe and combustible materials should be maintained, including but not limited to where the vent penetrates the roof deck. This area of the roof was not accessible and the vent penetration was not visually inspected. Ensure that proper clearances were maintained.

A qualified contractor is recommended to evaluate the firebox and chimney and estimate for repairs and upgrades.

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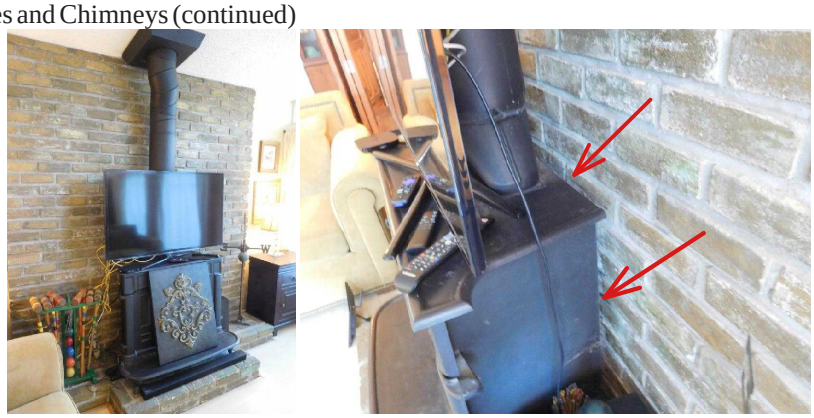
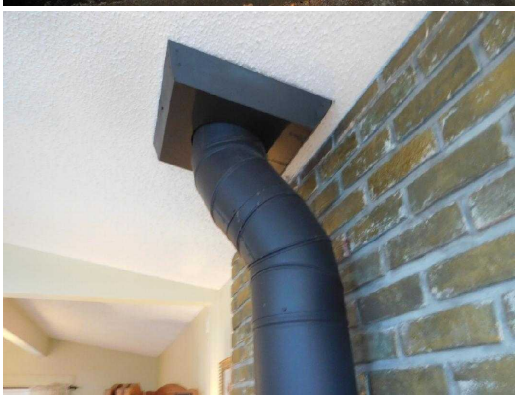
J. Fireplaces and Chimneys (continued)





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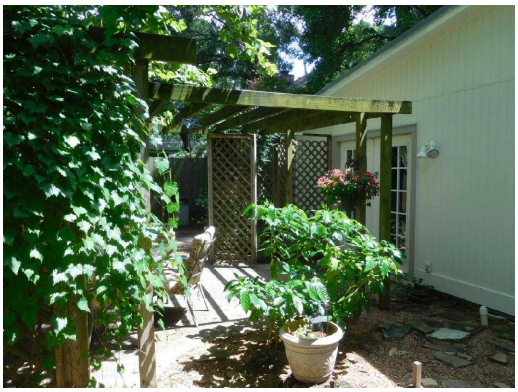
☒☐☐☒ **K. Porches, Balconies, Decks, and Carports** - Comments: The pergola appears to be in fair-good overall condition at this time.

Grain splitting and deterioration were noted throughout (see photo). Repair/replace sections and periodically resecure components as needed.

Wood-to-ground contact was noted at sections along the perimeter of the deck (see photo). This can contribute to moisture penetration and damage and is also conducive to termite infestation.



☒☐☐☒ **L. Other** - Comments: The driveway is cracked and heaving sections have some degree of differential movement causing an uneven surface (see photos). This is a potential trip hazard. Repair or replace as needed.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II. ELECTRICAL SYSTEMS

☒☐☐☒ **A. Service Entrance and Panels** - Comments: The overhead electrical service conductors enter the meter and Square D brand circuit breaker panel box at the northwest corner of the garage.

The service conductors are copper and the panel box has a 100 amp main disconnect breaker.

Some of the circuit breakers are not labeled. Label the panel as per code and safety.

One of the metal knockouts is missing from the dead cover (see photo). Replace with a knockout cover approved for use with this panel so there is no gap.

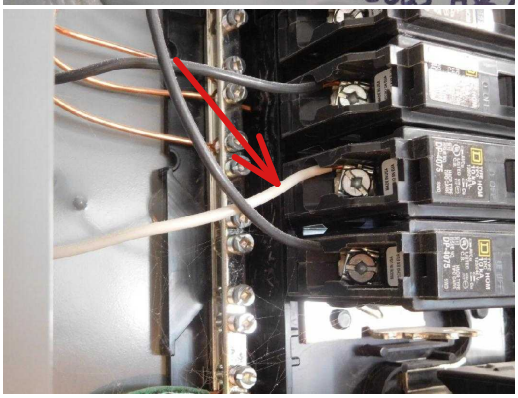
The panel, breakers, and wiring appear to be in good condition at this time (see photo).

However, the air conditioner condensing unit appears to be on a circuit with a 60 amp breaker. The nameplate on the unit calls for a maximum circuit breaker capacity of 45 amps. Have this circuit evaluated by a qualified electrical contractor and make any corrections deemed necessary.

Label white neutral wire used as "hot" wire red or black to denote "hot" wire at breakers in panel box (see photo). The lack of proper labeling does not affect the conductivity of the wiring or safety for everyday use and is not considered a major deficiency.

The grounding electrode is securely fastened to the grounding rod.

All electrical repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed electrical contractor as per code and safety.



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

Type of Wiring: Copper.

Comments: No AFCI (Arc Fault Circuit Interrupter) breakers were present and/or were not required when the home was built at the 120V outlets and light fixtures at the following locations: at the kitchen, laundry room, bedrooms, family rooms, the dining room, hallways, and similar rooms. TREC standards require that the lack of arc-fault protection at all currently required circuits throughout house be indicated as deficient. Arc-fault protection is considered a life safety upgrade and will rarely be present in homes built before 2000. Local standards may vary from TREC standards. Buyers are advised to consult with a local licensed electrical contractor regarding upgrades to current local standards.

No GFCI (Ground Fault Circuit Interrupter) breakers were present and/or were not required when the home was built at the following locations: at the 120V outlets in the laundry room (in the garage) and the outlet powering the dishwasher (these locations were not required until Sept. 2014).

No GFCI (Ground Fault Circuit Interrupter) breakers were present and/or were not required when the home was built at the following locations: at all exterior outlets, outlets in the garage and at kitchen counter outlets. I recommend that GFCI's be installed at all of these currently required locations for safety, as per TREC Standards of Practice.

There is no outlet serving the kitchen counter top to the left of the kitchen sink (see photo). An outlet is required when a counter top is 12" or wider.

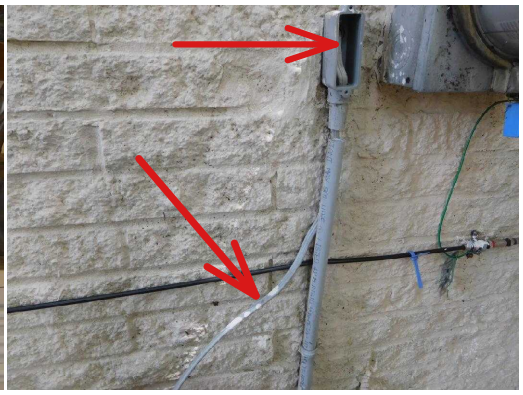
Exposed exterior electrical wiring was noted running along the north side of the house and resting on the ground and also at the back patio (see photos). All exterior electrical wiring should be properly secured in approved protective conduits as per code and safety.

The garage door opener is powered by the same circuit as the switch-controlled light fixture (switch in the bedroom hallway). Install a dedicated and separate circuit for the garage door opener.

The ceiling fan in the master bedroom is out of balance. Service or replace as needed.

All interior piping systems capable of becoming energized must be bonded. Properly bond gas and water supply lines as per code and safety. The purpose of bonding is not to ground the electrical system through the gas pipe, but to ensure electrical continuity to limit voltage potential between conductive components. Connecting bonding conductors at a gas water heater provides an easy way to check for compliance. Properly secure the wiring to the pipes using approved clamps. Bonding jumpers are needed for continuity of electrical bonding across dielectric connectors, replaced plastic water lines, and flexible appliance connector gas lines.

All electrical repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed electrical contractor as per code and safety.



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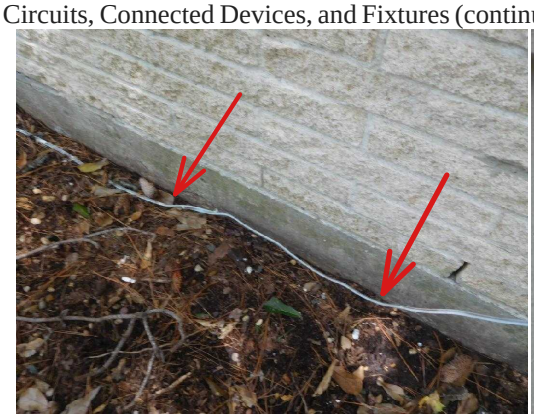
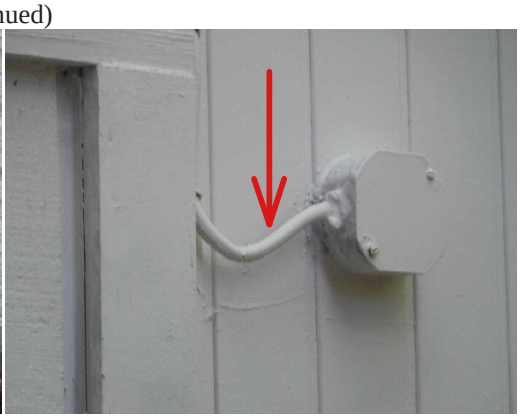
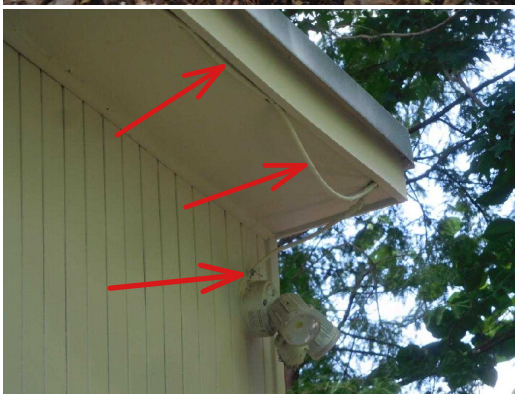
B. Branch Circuits, Connected Devices, and Fixtures (continued)

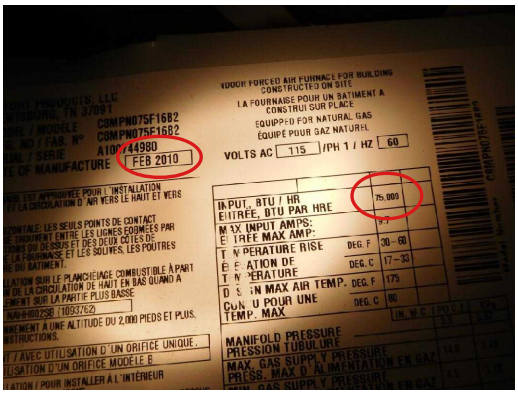
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

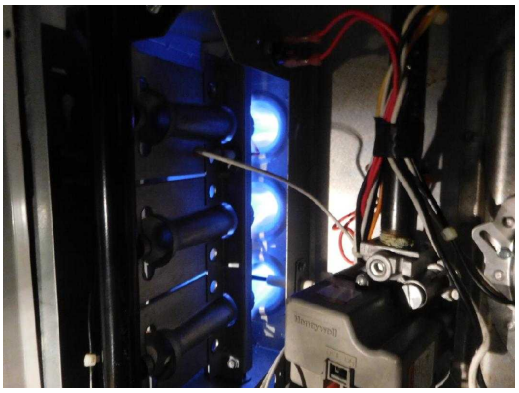
☒☐☐☒ **A. Heating Equipment**

Type of Systems: Natural gas fired forced air furnace.
Energy Sources: Natural gas.
Comments: International Comfort Products. The natural gas fired forced air furnace is a 75,000 BTU unit that was manufactured in 2010.

The unit appears to be in good condition and is functioning at this time. The unit was not disassembled in any manner and the heat exchanger was not visualized at this time.

However, it was noted that the type 'B' metal exhaust vent is in too close of proximity to one of the wooden purlins and the roof decking at the point where it penetrates to the exterior (see photo). This vent needs to have a minimum of 1 inch clearance to all combustible materials in order to operate safely, as per manufacturer's specifications.





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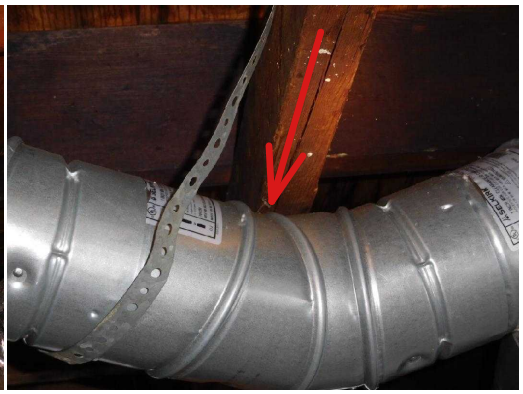
A. Heating Equipment (continued)



☒☐☐☒ **B. Cooling Equipment**

Type of Systems: Split system central air conditioning.
Comments: Trane. The 4 ton capacity condenser unit (located at the exterior) and evaporator coil were both manufactured in 2015. The refrigerant used in this system appears to be R-410A.

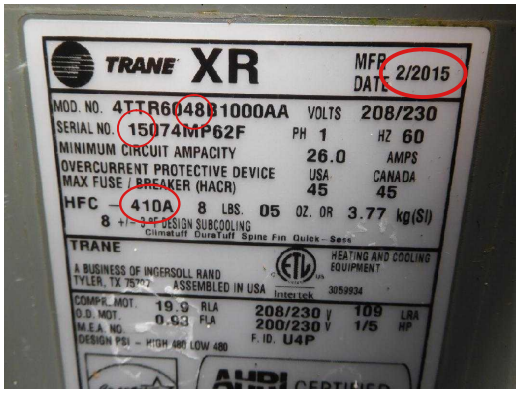
The condenser unit is placed very close to the exterior wall (see photo). Consult the manufacturer's specifications and relocate the unit as needed.

The system appears to have proper temperature drops across the coil to cool sufficiently at this time.

Average temperature differential readings (taken at the ducts on either side of the evaporator coil) were from 69 down to 52 degrees Fahrenheit (17 degrees). Ideal temperature differential drops between the air return and registers should range from 16 to 22 degrees.

A small gap was noted where the refrigerant line enters the wall of the evaporator coil case in the attic (see photo). Properly seal openings in the coil case to prevent air leaks and the formation of excess condensation in the attic space.

A qualified HVAC contractor is recommended to evaluate the system and estimate for service.



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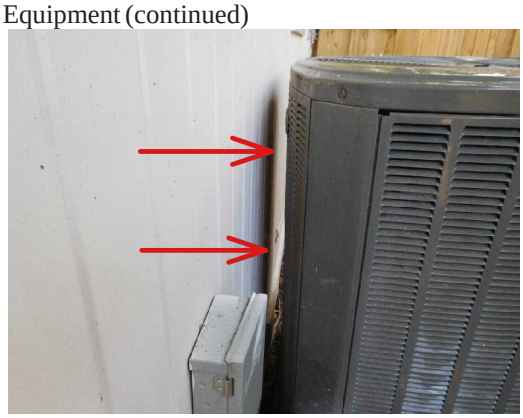
B. Cooling Equipment (continued)




☒☒☐☒ **C. Duct Systems, Chases, and Vents** - Comments: Insulated flex. The ducts and vents (where visible) appear to be in fair condition and functioning as intended at this time.

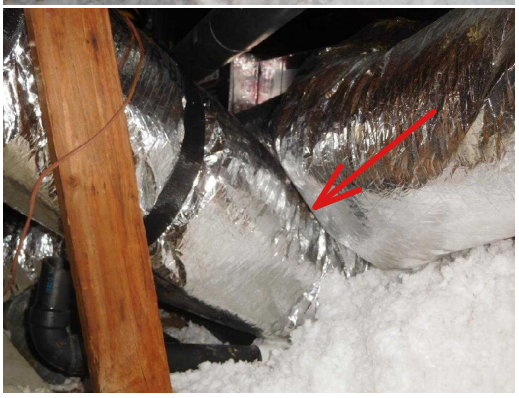
However, a few sections of ductwork have tears in the outer sheathing and some of the insulation layer is exposed (see photo). Seal these sections where needed.

It was noted that some sections of ductwork are in direct contact with each other (see photo). This contact can cause condensation to form on the surfaces of the ductwork. I recommend separating sections from one another or placing insulation material between sections so that there is no direct contact.

A media filter is in place at the air handler in the attic (see photo). Change the filter on a regular basis as per the manufacturer's specifications. Do not install filters in the air return grills in the living space as long as the media filter is in place.

A qualified contractor is recommended to evaluate and estimate for service/repairs.



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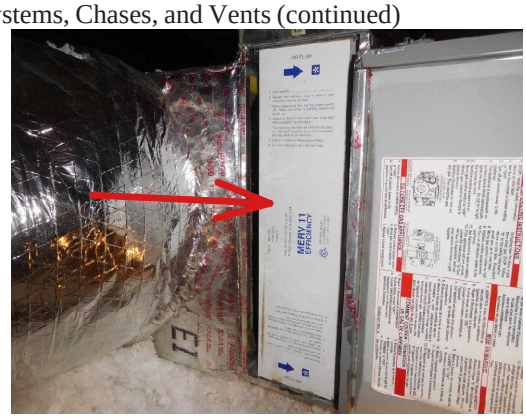
I	NI	NP	D

C. Duct Systems, Chases, and Vents (continued)



IV. PLUMBING SYSTEM

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

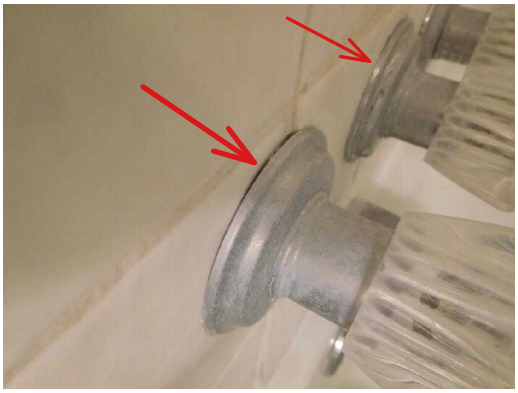
Location of water meter: N/A (well).
Location of main water supply valve: At the north side of the garage (at the well head).
Static water pressure reading: 35 psi.
Comments: Galvanized steel. The branch water supply lines throughout the house (where visible) are galvanized steel pipes. Since these pipes typically oxidize and corrode from the inside out, eventual replacement may be necessary. Not all sections were visible. Periodically recheck these supply lines for corrosion, leaks and deposits, particularly at elbows and if low water pressure is noted indicating deposits clogging lines. Repair or replace lines as necessary. I recommend insulating all exposed water supply lines in the attic and at exterior of house.

The toilets in the each bathroom are loose and need to be properly secured to the flanges and have the bases sealed at the flooring. I also recommend checking the condition of the flanges and wax ring seals at this time and replacing if necessary.

Ensure that all gaps at the escutcheons (where the plumbing penetrates the shower/tub enclosures) of the tub faucets, handles, and shower heads in the bathrooms are properly sealed (see photos).

It was noted that there are no anti-siphon (back-flow prevention) devices installed at the exterior hose bibs. Install as per current code requirements.

All plumbing repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed plumbing contractor.



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I	NI	NP	D

☒☒☐☒ **B. Drains, Wastes, and Vents** - Comments: A leak was noted in the drain line under the kitchen sink. An amateur repair with tape has been made on the drain pipe (see photo). A section of flexible pipe is also present in the drain line under the sink (see photo). This type of drain line is more prone to clogging and I recommend replacing the flex pipe with a section of smooth-wall PVC. Properly repair the drain line.

The drain line under the master bathroom sink has silicone caulk applied to on of the slip joints (see photo). No active leak was noted at this time, but this is not a proper repair or method of joining pipe.

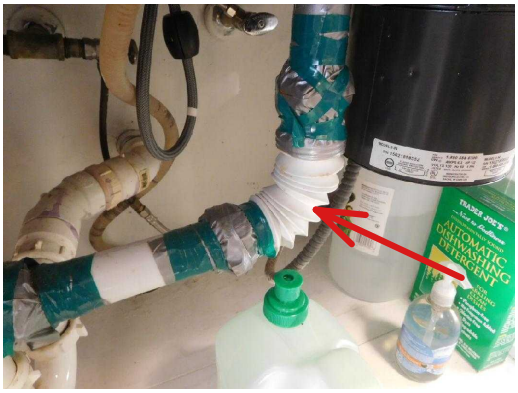
The drain stopper in the hallway bathroom tub is not operable. Repair/replace.

There is no drain stopper present at the sink in the master bathroom. Replace.

Paint the exterior PVC cleanout caps and drains where needed (see photo).

The embedded and underground drain and septic lines were not included within the scope of this inspection.

All plumbing repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed plumbing contractor.



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

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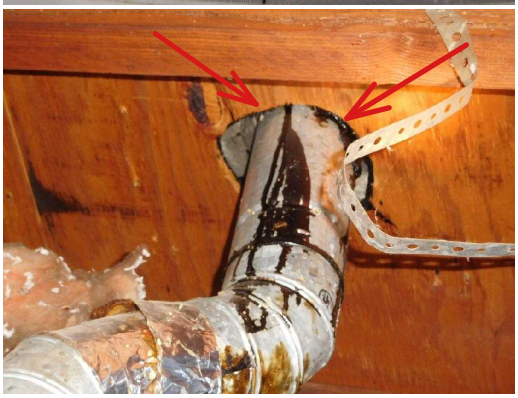
☒☐☐☒ **C. Water Heating Equipment**

Energy Sources: Natural gas.
Capacity: 40 gallon.
Comments: The natural gas fired 40 gallon capacity water heater was manufactured in 2000 and appears to be functioning at this time.

Due to the age of the unit, it is likely that it is at or beyond the end of its serviceable life span and may need to be replaced.

A section of the temperature pressure relief drain line is comprised of a corrugated flexible tube (see photo). Replace with a smooth wall pipe such as 3/4" CPVC.

It was noted that the metal exhaust vent is in too close of proximity to the wooden roof decking at the point where it penetrates the roof (see photo). This type 'B' metal vent needs to have a minimum of a 1 inch clearance to all combustible materials in order to operate safely. I recommend having a qualified contractor assess this condition and make the necessary correction. Properly install approved metal support strapping to secure the vent between the adjacent rafters.



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

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

I	NI	NP	D

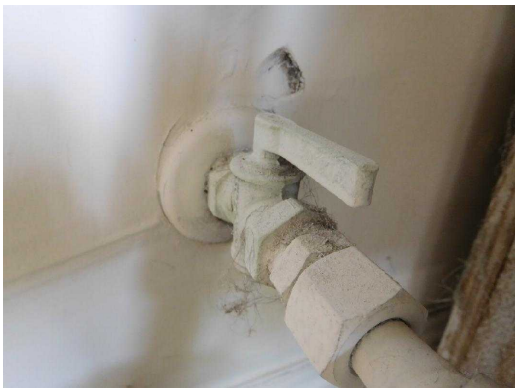
☒☒☐☒ **E. Gas Supply Systems:** - Comments: Overall, the natural gas supply system and fixtures (where visible and accessible) appear to be in good condition and functioning at this time.

However, there are no sediment traps installed in the natural gas supply lines to the water heater and furnace. I recommend installing traps as needed.

I recommend replacing the old style gas shut off valves with currently approved ball-type valves at the water heater and at the gas supply for the clothes dryer (see photos).

Unless a natural gas fired dryer is going to be installed in the laundry room, the natural gas supply line should be capped using an approved cap (see photo).

Gas supply lines cannot be adequately tested for deficiency and/or leakage unless a pressure test is performed by the local utility provider or a licensed plumbing professional.



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

I	NI	NP	D

V. APPLIANCES

☒☐☐☒ **A. Dishwashers** - Comments: Frigidaire. The dishwasher was run in the "normal wash" mode. The dishwasher appears to be operable and in fair condition at this time.

However, I recommend properly looping the drain hose up to the bottom of the counter top and then back down to the disposal/drain line (see photo). This will help prevent any back-flow from occurring during draining.

☒☐☐☐ **B. Food Waste Disposers** - Comments: In-Sink-Erator Badger 5. The disposal unit appears to be in good condition and is operable at this time.

☒☐☐☒ **C. Range Hood and Exhaust Systems** - Comments: LG. The exterior vented range hood is built into the microwave and appears to be functioning at this time.

However, gaps were noted in the duct and air is leaking into the cabinet above the unit. Properly seal the duct as needed.

☒☐☐☐ **D. Ranges, Cooktops, and Ovens** - Comments: Frigidaire. The electric oven and stove appears to be in good condition and functioning at this time.

The oven registered a temperature of 350 degrees when tested at 350 degrees.

☒☐☐☐ **E. Microwave Ovens** - Comments: LG. The microwave appears to be in good condition and functioning at this time.

☒☐☐☒ **F. Mechanical Exhaust Vents and Bathroom Heaters** - Comments: The vent fan in the hallway bathroom appears to be functioning as intended at this time.

However, it appears that that the fan improperly terminates into the attic space. Current standards require that exhaust fans terminate to the exterior of the structure.

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

I	NI	NP	D

☒☐☐☒ **G. Garage Door Operators** - Comments: Overhead Door. Sectional metal door. The garage door appears to be in fair condition and operating as intended at this time.

The rubber seal along the bottom edge of the lower panel is deteriorated and partially missing (see photo). Replace.

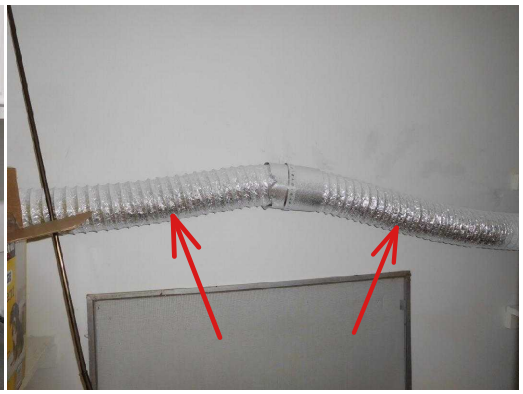
The garage door opener appears to be in fair-good overall condition and functioning as intended at this time.

The electric eye safety mechanism was tested and appears to be functioning at this time.

The auto-reverse safety mechanism failed to operate when tested. Adjust as needed.

I recommend having a qualified contractor assess and service the garage door and opener as needed.

☒☐☐☒ **H. Dryer Exhaust Systems** - Comments: The flexible section of the dryer vent behind the unit is comprised of a lightweight flexible mylar foil section of ductwork (see photos). This material is not recommended for dryer vents unless a UL listing label is present. Flex ducts are not permitted in concealed spaces such as a crawlspace and may not be run through walls or other barriers. Flexible vent connections also should not exceed 8' in length. Properly install a rigid metal dryer vent as per code and safety. Replace the flexible section of the vent with a section of flexible metal ductwork approved for use as a dryer vent.



☒☐☐☐ **I. Doorbell** - Comments: Hard wired. The doorbell appears to be operable at this time.

The doorbell has a smart device installed that was not tested at this time.

☒☐☒☒ **J. Smoke Detectors** - Comments: Battery powered. Current safety standards require that a smoke detector be installed in every bedroom, one in each hallway adjacent to a bedroom, and one on each level of the building.

Units are missing in the bedrooms.

Replace missing units at currently required locations and test regularly.

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

☐☐☒☐ **A. Landscape Irrigation (Sprinkler) Systems** - Comments:

☐☐☒☐ **B. Swimming Pools, Spas, Hot Tubs, And Equipment**
Type of Construction:
Comments:

☐☐☒☐ **C. Outbuildings** - Comments:

☐☒☐☐ **D. Private Water Wells** (A coliform analysis is recommended)
Type of Pump:
Type of Storage Equipment:
Comments: A separate third party contractor performed an inspection of the water well and related equipment at this time. See separate report provided by that contractor.

☐☒☐☐ **E. Private Sewage Disposal (Septic) Systems**
Type of System:
Location of Drain Field:
Comments: A separate third party contractor performed an inspection of the septic system and related equipment at this time. See separate report provided by that contractor.

☐☐☒☐ **F. Other** - Comments:

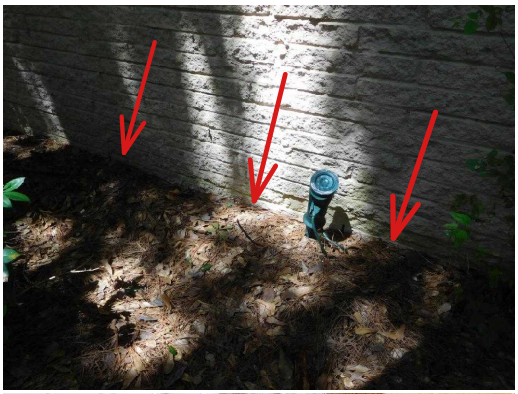
Summary

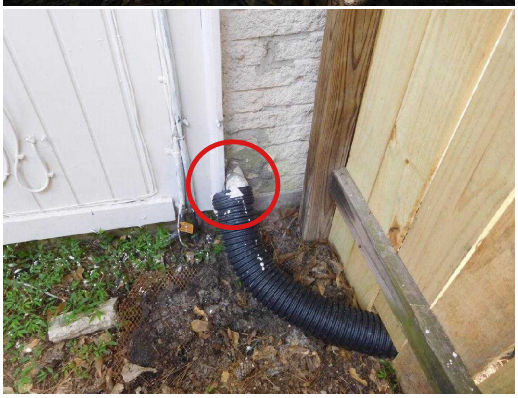
I. STRUCTURAL SYSTEMS

B. Grading and Drainage Flat-minor slope. High soil/mulch was noted at the front flower beds (see photos). A 5 to 7 inch clearance between the soil and the top of the slab is adequate. Clearances less than this range create conditions considered conducive to termite infestation and moisture penetration.

What appears to be a roof scupper/drain was not tested at this time (see photo). I was unable to locate the top of the scupper or drain at the roof surface. Periodically clean out the drains as needed so that positive drainage occurs.

Proper drainage is critical to the future performance of the foundation. If for any reason water is found standing near the foundation for an extended time (more than 24 hours), drainage corrections may be necessary.





C. Roof Covering Materials Built-up Tar and Gravel. Many areas of the roof have asphalt coating that is exposed and is oxidized, shrinking back, and cracked (see photos). Many areas have thinly applied/missing gravel.

A section near the northwest corner appears to have been resealed with some type of white colored coating (see photos).

Summary (continued)

C. Roof Covering Materials (continued)

Exposed roofing felt and its fiberglass mat was noted along the roof's peaks (see photos).

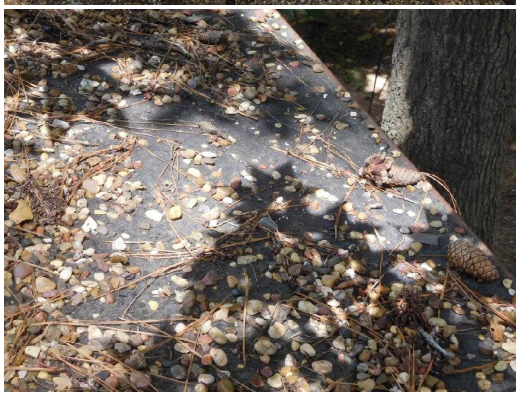
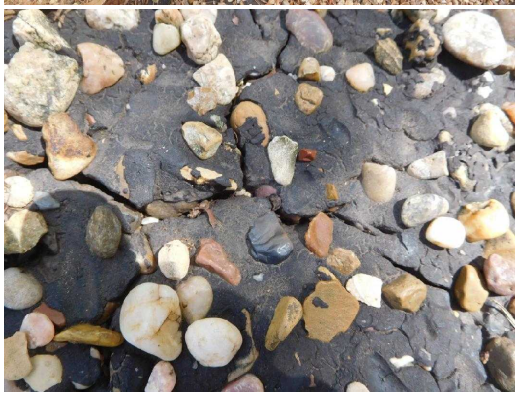
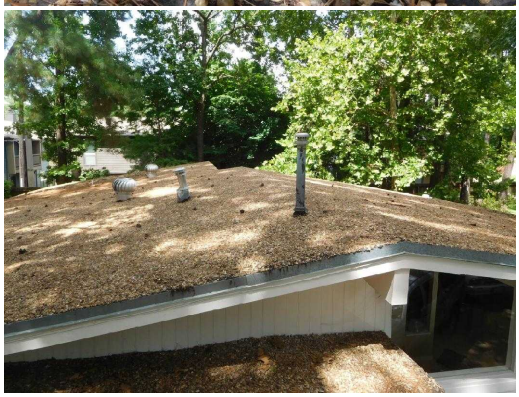
Some of the drip edge flashing is oxidized and rusting (see photo).

Stains were noted at the underside of the wooden roof sheathing (viewed in the attic space). Stains, patched/repaired sections and elevated moisture levels were noted at the garage ceiling (see photos). Moisture readings were made using a non-destructive moisture meter.

I recommend cutting back any overgrown trees, bushes or foliage from the roof surface (see photos).

A qualified roofing contractor is recommended to evaluate the roof and estimate for repairs or replacement.

Types(s) of Roof Covering: Viewed From: The surface as I walked upon the roof covering.

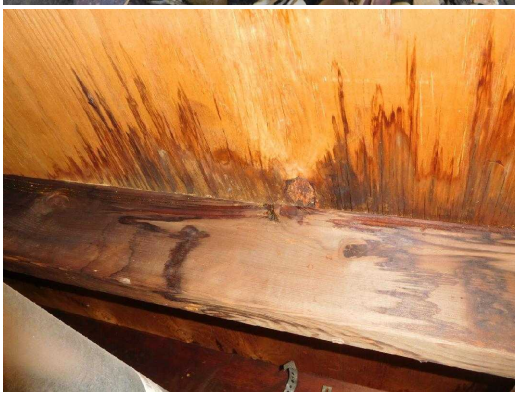
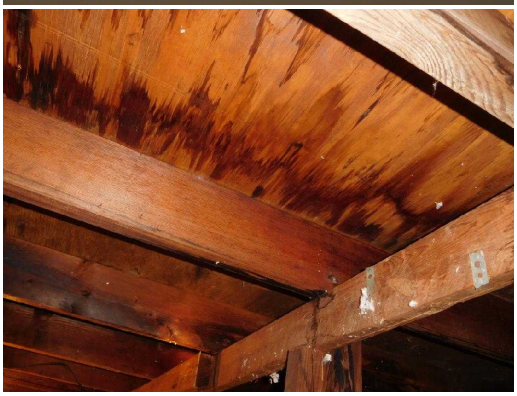
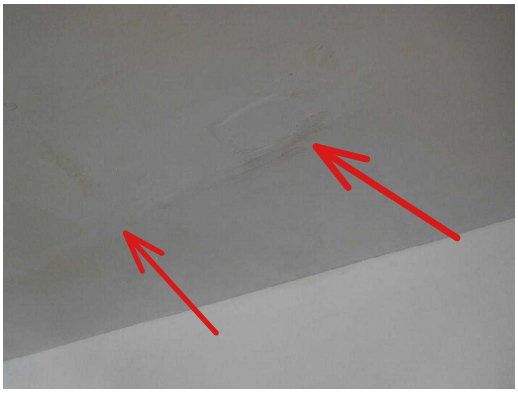

Summary (continued)

C. Roof Covering Materials (continued)

Summary (continued)

C. Roof Covering Materials (continued)





D. Roof Structures and Attics 2x6 Rafter. It was noted that the lower section of the attic access ladder was cut at the incorrect length and the ladder hyper-extends slightly and is less stable as a result (see photo).

Due to low clearances, obstructions from mechanical equipment and ductwork, and a lack of decking throughout, not all sections of the attic were accessible for inspection.

Summary (continued)

D. Roof Structures and Attics (continued)

Conventional framed roof with rafters, joists and a purlin system.

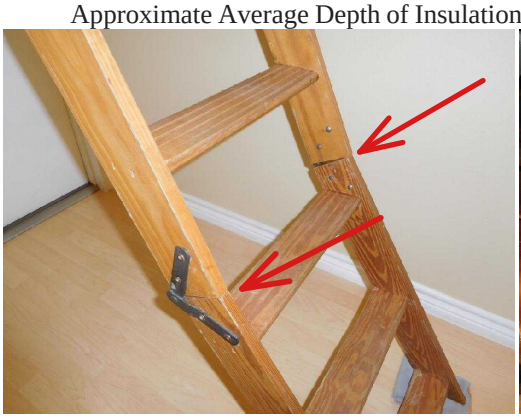
The wooden rafters and other framing support members appear to be in good overall condition and functioning as intended at this time.

It was noted that the purlins are 2x4 dimension boards (see photo). The current building standard is to have the purlins be the same dimension as the rafters (2x6 in this case). No evidence of excessive sagging or structural deficiency was noted.

Ventilation is provided by soffit vents and turbine type vents. Ventilation appears to be adequate.

The insulation is adequate by the standards of when the home was built. Installing new material and increasing the depth can improve energy efficiency.

A few sections of the vertical wall insulation adjacent to the vaulted ceiling in the entryway and living room have come loose and have fallen away from the wall in the attic (see photo). Replace missing insulation where needed. Viewed From: Within the attic space.
Approximate Average Depth of Insulation: 8-12"



E. Walls (Interior and Exterior) Drywall, Brick, and Wood. Overall, the interior and exterior walls and siding materials appear to be in fair-good condition at this time.

However, deterioration due to moisture penetration was noted at a few sections of the wooden trim throughout the exterior, such as at the window trim at the back of the house and garage door frame (see photos). Repair or replace exterior siding and trim as needed.

The bottom edges of the wooden siding are not fully painted (see photo).

Keep all exterior siding and trim properly sealed and painted to prevent excessive moisture penetration and preserve the condition of the material.

There is no through-wall or z-bar flashing installed at the horizontal transition between the wood siding and brick veneer on the garage (see photos). Properly install flashing where needed at siding intersections to prevent water penetration from occurring.

Summary (continued)

E. Walls (Interior and Exterior) (continued)

It was noted that the exterior siding on the rake walls above the garage has been installed directly in contact with adjacent roof surfaces (see photos). A 1"- 1 1/2" space should be left between the bottom edge of the siding and the roof surface to allow for drying and to keep moisture away from the bottom edges of the siding.

Summary (continued)

F. Ceilings and Floors Drywall, Wood Laminate, and Tile. Overall, the ceilings and floors appear to be in good condition at this time.

However, stains, patched/repaired sections and elevated moisture levels were noted at the garage ceiling (see photos). Once the roof covering has been serviced or replaced replace wet and damaged materials where needed. Moisture readings were made using a non-destructive moisture meter.

G. Doors (Interior and Exterior) It was noted that the door between the attached garage and the living space is not a fire rated door. I recommend properly installing a solid core or metal clad fire rated door and weather stripping at this location as per code and safety. Also, there are no self-closing hinges on the garage walk through door. These hinges are currently required as per code and safety.

There is no thumb latch on the deadbolt lock at the back exterior door. Current standards require keyless operation from the interior side of exterior doors for the purpose of emergency egress.

The front door is binding/rubbing. Adjust as needed so the door operates smoothly.

Deterioration due to moisture penetration were noted at the bottom edges of the door panel and exterior trim at the front door (see photos). Repair or replace damaged material as needed. The upper astragal bolt does not fully clear the bore hole and the secondary panel cannot open (see photo). Service or adjust as needed so the secondary panel can be opened.

The door to the master bathroom does not latch. Adjust as needed.

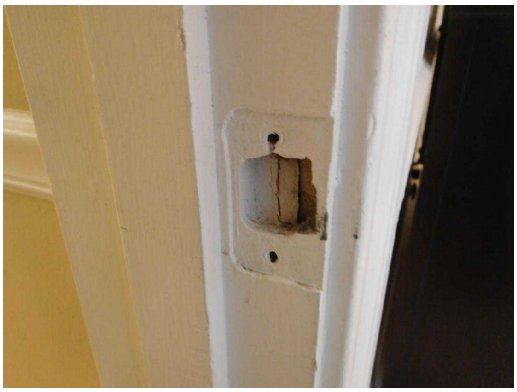
The door to the master bedroom is binding/rubbing and the strike plate is missing (see photo). Adjust the door and replace the strike plate.

The lock on the door to the front bedroom is not operable. Service or replace as needed.

Replace missing doorstops where needed.

Summary (continued)

G. Doors (Interior and Exterior) (continued)

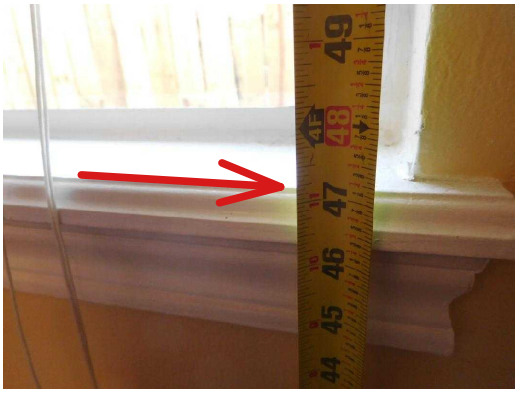
H. Windows Aluminum single pane and fixed panel windows. The windows throughout appear to be in fair-good condition and are functioning at this time.

It was noted that the windows in the front two bedrooms are too high by current standards. Windowsill height in a bedroom should not exceed 44" so that the window may be used as an emergency egress. These sills are approximately 47" above the floor (see photos).

Replace missing screens where needed.

However, there is no drip cap flashing installed at the tops of the windows or back door (see photos). Properly installed drip cap flashing will prevent windows from leaking once the caulk has failed. Moisture entering at the tops of windows can go unnoticed for long periods of time and damage walls and siding materials. No signs of damage were noted at this time.






Summary (continued)

H. Windows (continued)

J. Fireplaces and Chimneys The metal wood burning stove appears to be in fair-good overall condition at this time.

No fire was built or started during this inspection.

Consult with the manufacturer's specifications or otherwise a qualified contractor to determine what clearances to the sides and back of the unit need to be maintained for safety. Typically 36" of clearance is required. Masonry veneer walls are not considered to be a sufficient heat shield for a combustible wall (see photo).

The hearth extension should extend at least 18" past the edges of the unit (see photo).

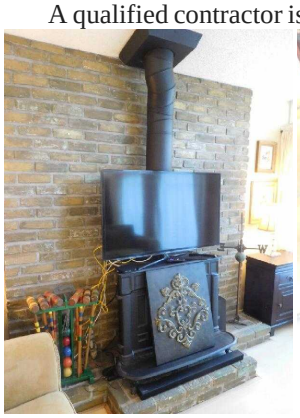
A small amount of oxidation and rust were noted in the firebox and chimney (see photo). Service as needed.

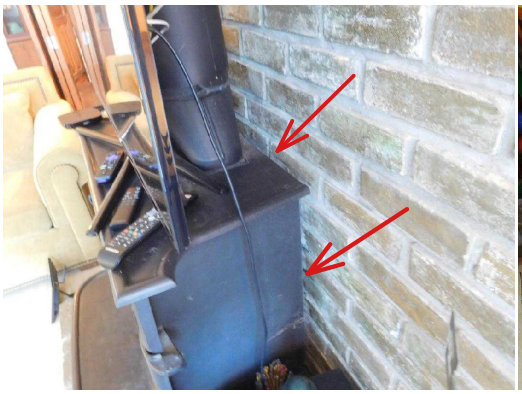
A buildup of soot and creosote was noted in the top of the firebox and chimney (see photo). Clean the chimney and firebox prior to use.

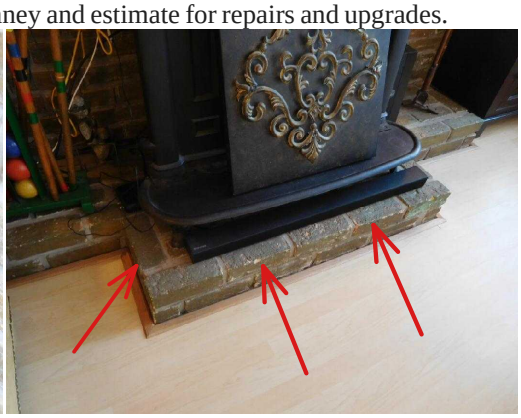
Periodically clean the firebox and chimney as needed.

Proper clearances between the metal chimney pipe and combustible materials should be maintained, including but not limited to where the vent penetrates the roof deck. This area of the roof was not accessible and the vent penetration was not visually inspected. Ensure that proper clearances were maintained.

A qualified contractor is recommended to evaluate the firebox and chimney and estimate for repairs and upgrades.



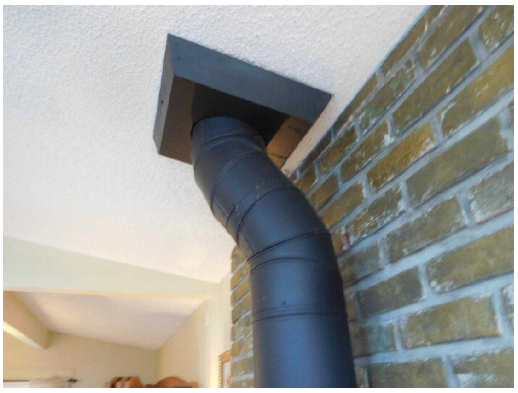




Summary (continued)

J. Fireplaces and Chimneys (continued)

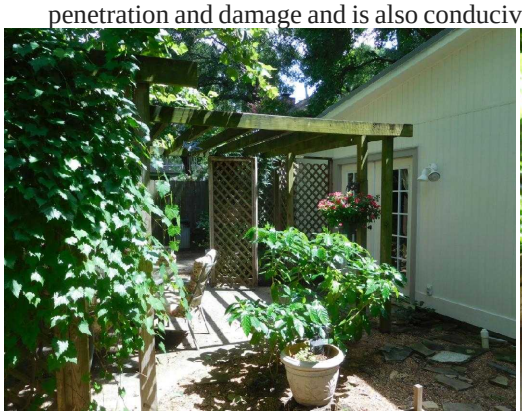


K. Porches, Balconies, Decks, and Carports The pergola appears to be in fair-good overall condition at this time.

Grain splitting and deterioration were noted throughout (see photo). Repair/replace sections and periodically resecure components as needed.

Wood-to-ground contact was noted at sections along the perimeter of the deck (see photo). This can contribute to moisture penetration and damage and is also conducive to termite infestation.




Summary (continued)

K. Porches, Balconies, Decks, and Carports (continued)

L. Other The driveway is cracked and heaving sections have some degree of differential movement causing an uneven surface (see photos). This is a potential trip hazard. Repair or replace as needed.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels The overhead electrical service conductors enter the meter and Square D brand circuit breaker panel box at the northwest corner of the garage.

The service conductors are copper and the panel box has a 100 amp main disconnect breaker.

Some of the circuit breakers are not labeled. Label the panel as per code and safety.

One of the metal knockouts is missing from the dead cover (see photo). Replace with a knockout cover approved for use with this panel so there is no gap.

The panel, breakers, and wiring appear to be in good condition at this time (see photo).

However, the air conditioner condensing unit appears to be on a circuit with a 60 amp breaker. The nameplate on the unit calls for a maximum circuit breaker capacity of 45 amps. Have this circuit evaluated by a qualified electrical contractor and make any corrections deemed necessary.

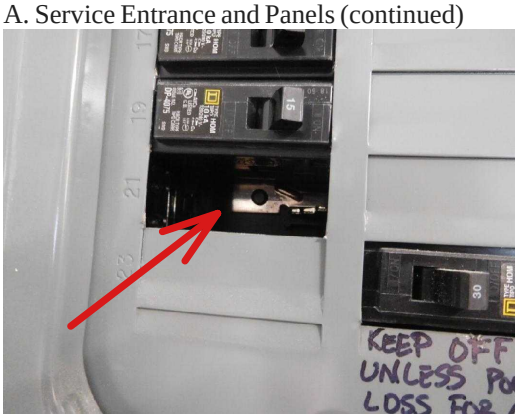
Label white neutral wire used as "hot" wire red or black to denote "hot" wire at breakers in panel box (see photo). The lack of proper labeling does not affect the conductivity of the wiring or safety for everyday use and is not considered a major deficiency.

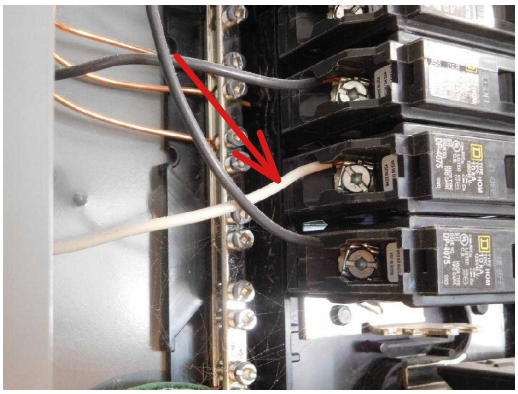
The grounding electrode is securely fastened to the grounding rod.

All electrical repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed electrical contractor as per code and safety.

Summary (continued)

A. Service Entrance and Panels (continued)





B. Branch Circuits, Connected Devices, and Fixtures No AFCI (Arc Fault Circuit Interrupter) breakers were present and/or were not required when the home was built at the 120V outlets and light fixtures at the following locations: at the kitchen, laundry room, bedrooms, family rooms, the dining room, hallways, and similar rooms. TREC standards require that the lack of arc-fault protection at all currently required circuits throughout house be indicated as deficient. Arc-fault protection is considered a life safety upgrade and will rarely be present in homes built before 2000. Local standards may vary from TREC standards. Buyers are advised to consult with a local licensed electrical contractor regarding upgrades to current local standards.

No GFCI (Ground Fault Circuit Interrupter) breakers were present and/or were not required when the home was built at the following locations: at the 120V outlets in the laundry room (in the garage) and the outlet powering the dishwasher (these locations were not required until Sept. 2014).

No GFCI (Ground Fault Circuit Interrupter) breakers were present and/or were not required when the home was built at the following locations: at all exterior outlets, outlets in the garage and at kitchen counter outlets. I recommend that GFCI's be installed at all of these currently required locations for safety, as per TREC Standards of Practice.

There is no outlet serving the kitchen counter top to the left of the kitchen sink (see photo). An outlet is required when a counter top is 12" or wider.

Exposed exterior electrical wiring was noted running along the north side of the house and resting on the ground and also at the back patio (see photos). All exterior electrical wiring should be properly secured in approved protective conduits as per code and safety.

The garage door opener is powered by the same circuit as the switch-controlled light fixture (switch in the bedroom hallway). Install a dedicated and separate circuit for the garage door opener.

The ceiling fan in the master bedroom is out of balance. Service or replace as needed.

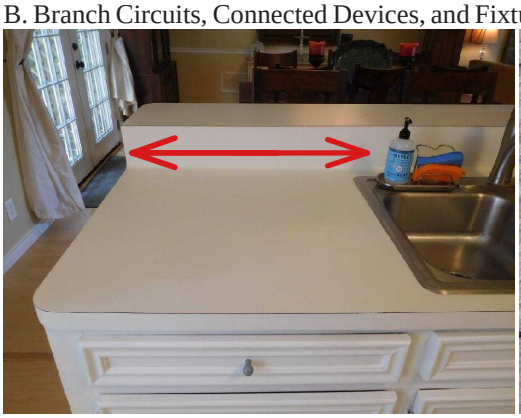
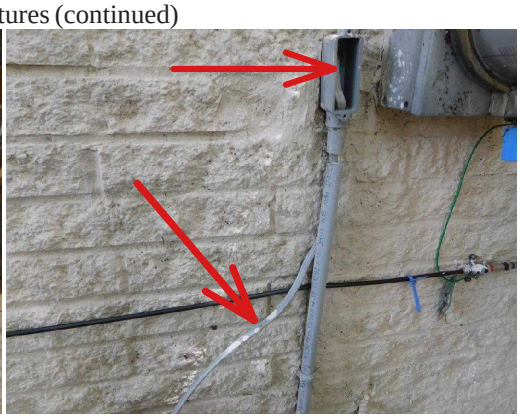
All interior piping systems capable of becoming energized must be bonded. Properly bond gas and water supply lines as per code and safety. The purpose of bonding is not to ground the electrical system through the gas pipe, but to ensure electrical continuity to limit voltage potential between conductive components. Connecting bonding conductors at a gas water heater provides an easy way to check for compliance. Properly secure the wiring to the pipes using approved clamps. Bonding jumpers are needed for continuity of electrical bonding across dielectric connectors, replaced plastic water lines, and flexible appliance connector gas lines.

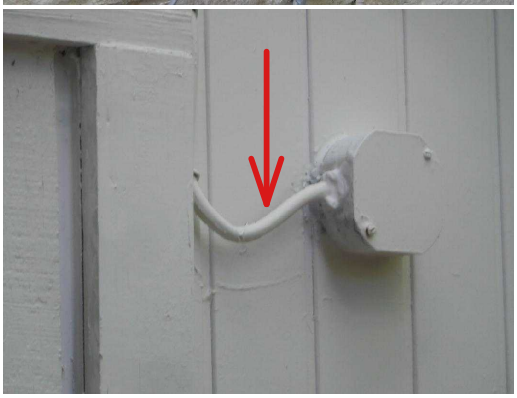
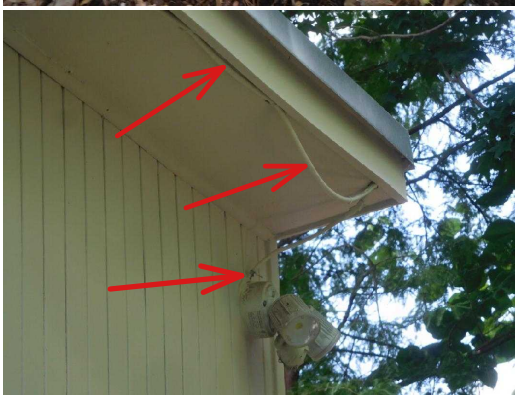
All electrical repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed electrical contractor as per code and safety.

Type of Wiring: Copper.

Summary (continued)

B. Branch Circuits, Connected Devices, and Fixtures (continued)

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

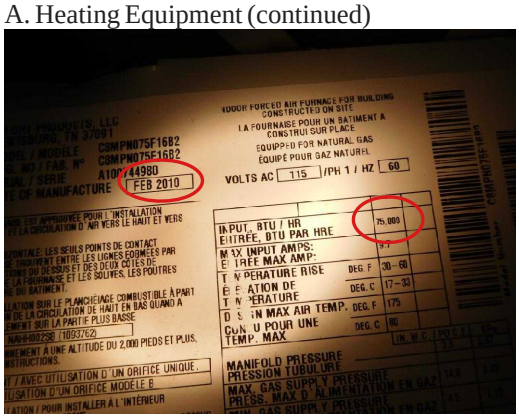
A. Heating Equipment International Comfort Products. The natural gas fired forced air furnace is a 75,000 BTU unit that was manufactured in 2010.

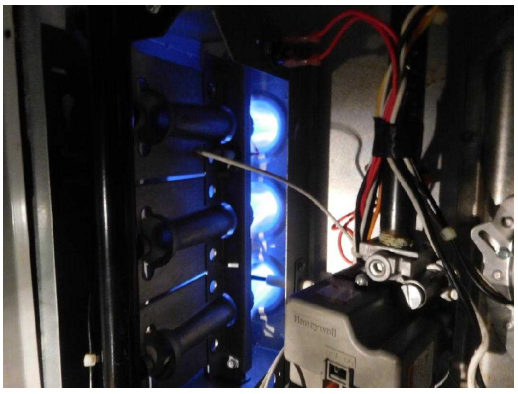
The unit appears to be in good condition and is functioning at this time. The unit was not disassembled in any manner and the heat exchanger was not visualized at this time.

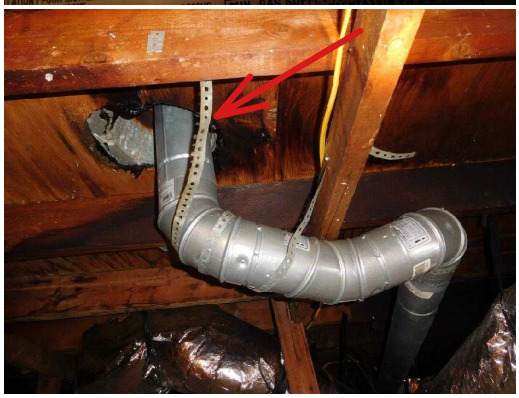
However, it was noted that the type 'B' metal exhaust vent is in too close of proximity to one of the wooden purlins and the roof decking at the point where it penetrates to the exterior (see photo). This vent needs to have a minimum of 1 inch clearance to all combustible materials in order to operate safely, as per manufacturer's specifications. Type of System: Natural gas fired forced air furnace. Energy Source: Natural gas.

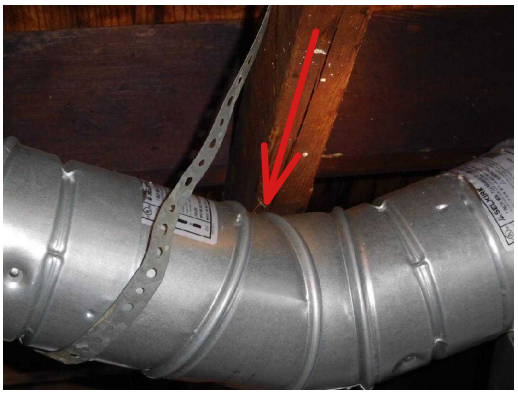
Summary (continued)

A. Heating Equipment (continued)









B. Cooling Equipment Trane. The 4 ton capacity condenser unit (located at the exterior) and evaporator coil were both manufactured in 2015. The refrigerant used in this system appears to be R-410A.

The condenser unit is placed very close to the exterior wall (see photo). Consult the manufacturer's specifications and relocate the unit as needed.

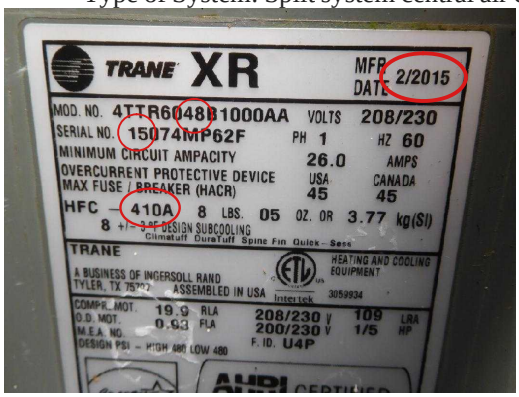
The system appears to have proper temperature drops across the coil to cool sufficiently at this time.

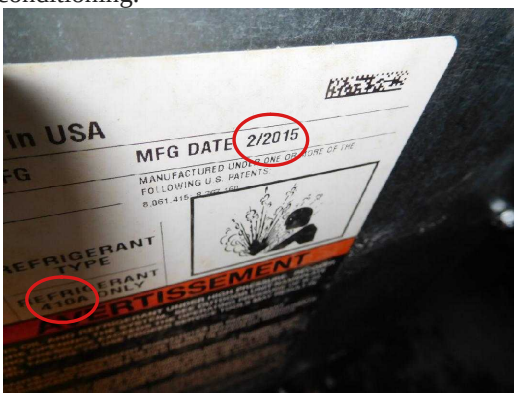
Average temperature differential readings (taken at the ducts on either side of the evaporator coil) were from 69 down to 52 degrees Fahrenheit (17 degrees). Ideal temperature differential drops between the air return and registers should range from 16 to 22 degrees.

A small gap was noted where the refrigerant line enters the wall of the evaporator coil case in the attic (see photo). Properly seal openings in the coil case to prevent air leaks and the formation of excess condensation in the attic space.

A qualified HVAC contractor is recommended to evaluate the system and estimate for service.

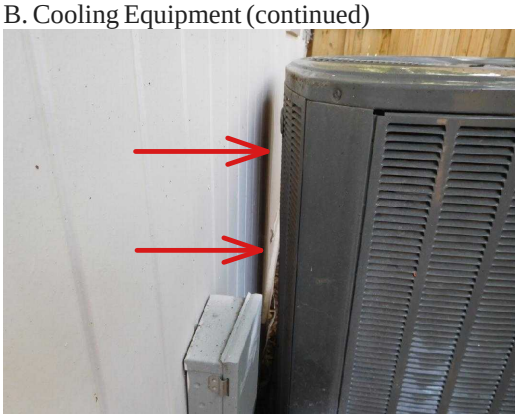
Type of System: Split system central air conditioning.





Summary (continued)

B. Cooling Equipment (continued)




C. Duct Systems, Chases, and Vents Insulated flex. The ducts and vents (where visible) appear to be in fair condition and functioning as intended at this time.

However, a few sections of ductwork have tears in the outer sheathing and some of the insulation layer is exposed (see photo). Seal these sections where needed.

It was noted that some sections of ductwork are in direct contact with each other (see photo). This contact can cause condensation to form on the surfaces of the ductwork. I recommend separating sections from one another or placing insulation material between sections so that there is no direct contact.

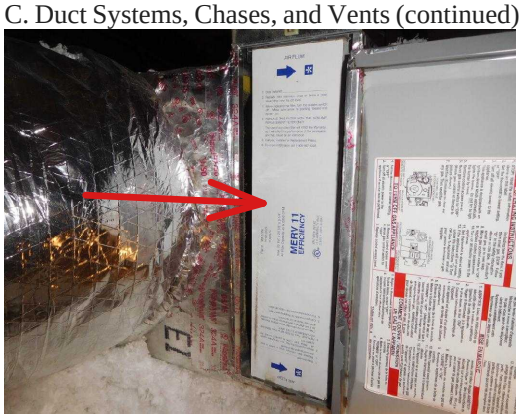
A media filter is in place at the air handler in the attic (see photo). Change the filter on a regular basis as per the manufacturer's specifications. Do not install filters in the air return grills in the living space as long as the media filter is in place.

A qualified contractor is recommended to evaluate and estimate for service/repairs.




Summary (continued)

C. Duct Systems, Chases, and Vents (continued)



IV. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems and Fixtures Galvanized steel. The branch water supply lines throughout the house (where visible) are galvanized steel pipes. Since these pipes typically oxidize and corrode from the inside out, eventual replacement may be necessary. Not all sections were visible. Periodically recheck these supply lines for corrosion, leaks and deposits, particularly at elbows and if low water pressure is noted indicating deposits clogging lines. Repair or replace lines as necessary. I recommend insulating all exposed water supply lines in the attic and at exterior of house.

The toilets in the each bathroom are loose and need to be properly secured to the flanges and have the bases sealed at the flooring. I also recommend checking the condition of the flanges and wax ring seals at this time and replacing if necessary.

Ensure that all gaps at the escutcheons (where the plumbing penetrates the shower/tub enclosures) of the tub faucets, handles, and shower heads in the bathrooms are properly sealed (see photos).

It was noted that there are no anti-siphon (back-flow prevention) devices installed at the exterior hose bibs. Install as per current code requirements.

All plumbing repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed plumbing contractor. Location of water meter: N/A (well). Location of main water supply valve: At the north side of the garage (at the well head). Static water pressure reading: 35 psi.

B. Drains, Wastes, and Vents A leak was noted in the drain line under the kitchen sink. An amateur repair with tape has been made on the drain pipe (see photo). A section of flexible pipe is also present in the drain line under the sink (see photo). This type of drain line is more prone to clogging and I recommend replacing the flex pipe with a section of smooth-wall PVC. Properly repair the drain line.

The drain line under the master bathroom sink has silicone caulk applied to on of the slip joints (see photo). No active leak was noted at this time, but this is not a proper repair or method of joining pipe.

The drain stopper in the hallway bathroom tub is not operable. Repair/replace.

There is no drain stopper present at the sink in the master bathroom. Replace.

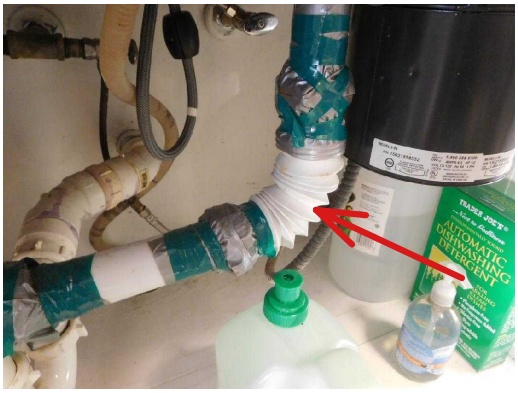
Summary (continued)

B. Drains, Wastes, and Vents (continued)

Paint the exterior PVC cleanout caps and drains where needed (see photo).

The embedded and underground drain and septic lines were not included within the scope of this inspection.

All plumbing repairs listed in report, or otherwise noted during repairs, should be made by a qualified licensed plumbing contractor.



C. Water Heating Equipment The natural gas fired 40 gallon capacity water heater was manufactured in 2000 and appears to be functioning at this time.

Due to the age of the unit, it is likely that it is at or beyond the end of its serviceable life span and may need to be replaced.

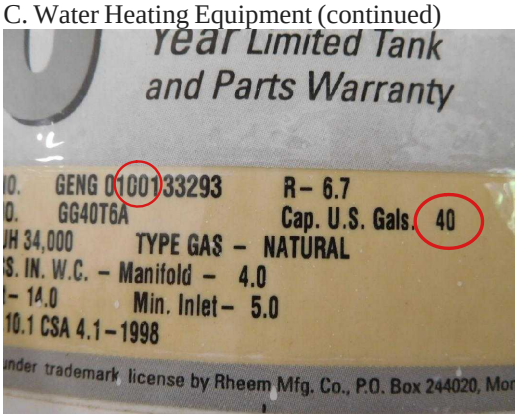
A section of the temperature pressure relief drain line is comprised of a corrugated flexible tube (see photo). Replace with a smooth wall pipe such as 3/4" CPVC.

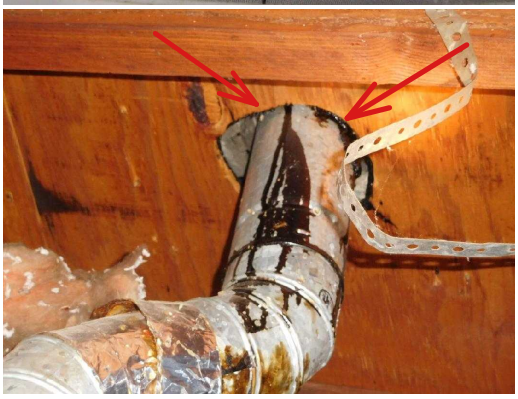
It was noted that the metal exhaust vent is in too close of proximity to the wooden roof decking at the point where it penetrates the roof (see photo). This type 'B' metal vent needs to have a minimum of a 1 inch clearance to all combustible materials in order to operate safely. I recommend having a qualified contractor assess this condition and make the necessary correction. Properly install approved metal support strapping to secure the vent between the adjacent rafters.

Energy Source: Natural gas. Capacity: 40 gallon.

Summary (continued)

C. Water Heating Equipment (continued)





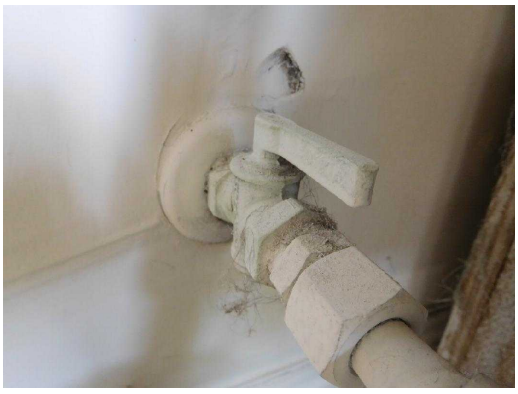
E. Gas Supply Systems: Overall, the natural gas supply system and fixtures (where visible and accessible) appear to be in good condition and functioning at this time.

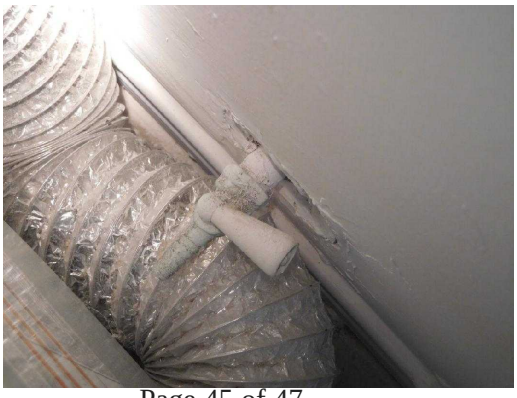
However, there are no sediment traps installed in the natural gas supply lines to the water heater and furnace. I recommend installing traps as needed.

I recommend replacing the old style gas shut off valves with currently approved ball-type valves at the water heater and at the gas supply for the clothes dryer (see photos).

Unless a natural gas fired dryer is going to be installed in the laundry room, the natural gas supply line should be capped using an approved cap (see photo).

Gas supply lines cannot be adequately tested for deficiency and/or leakage unless a pressure test is performed by the local utility provider or a licensed plumbing professional.



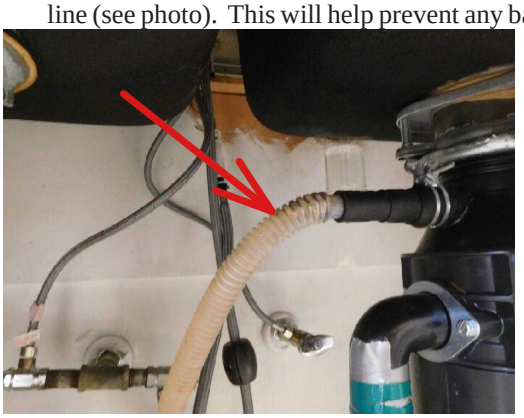


Summary (continued)

V. APPLIANCES

A. Dishwashers Frigidaire. The dishwasher was run in the "normal wash" mode. The dishwasher appears to be operable and in fair condition at this time.

However, I recommend properly looping the drain hose up to the bottom of the counter top and then back down to the disposal/drain line (see photo). This will help prevent any back-flow from occurring during draining.



C. Range Hood and Exhaust Systems LG. The exterior vented range hood is built into the microwave and appears to be functioning at this time.

However, gaps were noted in the duct and air is leaking into the cabinet above the unit. Properly seal the duct as needed.

F. Mechanical Exhaust Vents and Bathroom Heaters The vent fan in the hallway bathroom appears to be functioning as intended at this time.

However, it appears that that the fan improperly terminates into the attic space. Current standards require that exhaust fans terminate to the exterior of the structure.

G. Garage Door Operators Overhead Door. Sectional metal door. The garage door appears to be in fair condition and operating as intended at this time.

The rubber seal along the bottom edge of the lower panel is deteriorated and partially missing (see photo). Replace.

The garage door opener appears to be in fair-good overall condition and functioning as intended at this time.

The electric eye safety mechanism was tested and appears to be functioning at this time.

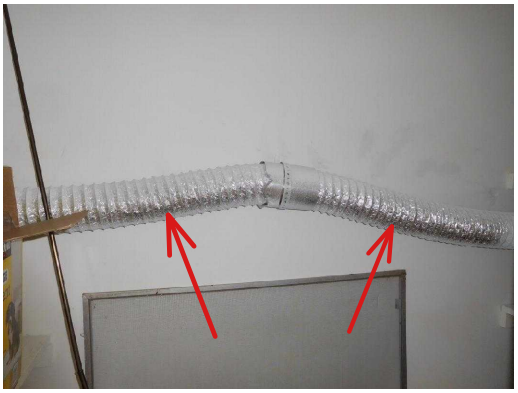
The auto-reverse safety mechanism failed to operate when tested. Adjust as needed.

I recommend having a qualified contractor assess and service the garage door and opener as needed.

Summary (continued)

G. Garage Door Operators (continued)

H. Dryer Exhaust Systems The flexible section of the dryer vent behind the unit is comprised of a lightweight flexible mylar foil section of ductwork (see photos). This material is not recommended for dryer vents unless a UL listing label is present. Flex ducts are not permitted in concealed spaces such as a crawlspace and may not be run through walls or other barriers. Flexible vent connections also should not exceed 8' in length. Properly install a rigid metal dryer vent as per code and safety. Replace the flexible section of the vent with a section of flexible metal ductwork approved for use as a dryer vent.



J. Smoke Detectors Battery powered. Current safety standards require that a smoke detector be installed in every bedroom, one in each hallway adjacent to a bedroom, and one on each level of the building.

Units are missing in the bedrooms.

Replace missing units at currently required locations and test regularly.