armadillo inspection

Matthew Kenny - Licensed Professional Real Estate Inspector

TREC License #09997

PROPERTY INFORMATION

Address: 123 Main St, Austin

Prepared for: John and Jane Doe

Orientation: Home faces: North

No. of stories: 2

Square footage: 2,024 sf *(per public record)*

Exterior cladding:
- north: brick
- east: brick
- south: siding
- west: brick
- roof: comp shingle

No. of bedrooms: 3

No. of bathrooms: 2.5

Sewer: ☑ Public ☐ Private septic

Water service: ☑ Public ☐ Private well

Approx. year of construction: 2011

Weather: sunny Temperature: 81 °F

☑ Occupied ☐ Vacant

--- This firm is licensed and regulated by the Texas Real Estate Commission (TREC) ---

Armadillo Home Inspection

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ARMADILLO INSPECTION
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SECTION 1 - PROPERTY INSPECTION REPORT NOTICE

Prepared For: John and Jane Doe
(Name of Client)

Concerning: 123 Main St, Austin
(Address or Other Identification of Inspected Property)

By: Matthew Kenny TREC License: #09997 01/01/17
(Name and License Number of Inspector) (Date)

Not required for Professional Inspector License holder
(Name, License Number and Signature of Sponsoring Inspector, if required)

PURPOSE, LIMITATIONS, AND INSPECTOR / CLIENT RESPONSIBILITIES
(notice required by the Texas Real Estate Commission)

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

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

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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

SECTION 2: REALTOR / BUILDER SUMMARY

COLOR CODING LEGEND	
	= Strongly recommended
	= Recommended
	= Recommended but low priority or maintenance item
	= General note or recommended but not feasible

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SECTION 2 - REALTOR SUMMARY (partial list)

The below partial list is provided so that realtor is aware of some of the more significant issues contained in the report. Refer to detailed report for additional items that client may wish to have addressed including items not deemed deficient by TREC and items that were not typical building practice at time of construction. Buyer should focus on the Detailed Report on the following pages.

PLEASE READ - color coding is provided as an aid to help buyer differentiate between vital repairs that affect the function or safety of home and other repairs that, although recommended, may not need to be performed immediately. In the opinion of the inspector, all items noted below should be performed as soon as possible or they may begin to affect the function of the home and could lead to costly repairs. Color coding should not be viewed as a directive or advice from inspector; all repairs recommended should be performed.

NOTE TO BUILDER/SELLER AND BUYER: A report with a long list of items is not necessarily a reflection on the condition of the home; the Texas Real Estate Commission (TREC) regulates home inspectors, and we must inspect to the current standards of practice they have set forth. A house built in 1990, for example, will not meet all the standards set forth today, nor would you expect it to. It is my responsibility to list all items I discover and then help you understand the present condition of the home you are purchasing so that you may make an informed decision.
It is important to realize that not everything listed in the report must be repaired. Many items are simply listed for your information and are considered common minor flaws found in most homes. Some items listed in this report are required repairs while other items are simply recommendations based on years of experience building, executing repairs, and performing inspections.
The findings in this report are thorough because my clients deserve that level of service. Every home, regardless of age or price, are going to have some items that are reportable according to the Texas Real Estate Commission (TREC) standards of practice.

I. STRUCTURAL SYSTEMS

1 Cracking to northwest and northeast outside corner of concrete foundation, commonly referred to as 'corner pop'. This cracking may extend through to the foundation but does not appear to adversely affect the structure and does not transfer to the supported masonry.
2 The underpinning (thin stucco / cementitious coating) around the foundation was cracking and spalling around the post-tension cable ends, particularly on the south side. These should be patched with mortar to prevent corrosion.
3 Minor stress fractures to the garage floor. These types of cracks are common, especially at garages where the concrete slab is often not poured as thick as the rest of the structure. Although the garage slab is part of the house foundation, cracks do not appear to affect the structural integrity of the home at this time.
4 Lateral concrete fractures at driveway (common) with settlement of driveway when compared to the garage apron. These cracks are typical in a driveway due to poor soil compaction and light reinforcement.
5 No stress fractures observed at front patio. Cracking under front door threshold is cosmetic in nature.
6 Gutter incomplete on west side of structure.
7 Gutters and downspouts are recommended at sides and rear to properly shed water away from foundation and to prevent soil erosion.
8 Roof edge lacks metal drip flashing to shed water away from fascia wood. This flashing is required under IRC 905.2.8.5 and will extend the life expectancy of the fascia. Flashing should be installed during next re-roof.
9 Some isolated decay to fascia around fasteners observed. No repair required at this time.
10 Plumbing pipe vent stacks must have caulking at the rubber flashing to pipe connection to prevent water from entering home when rubber inevitably deteriorates (even when the pipe penetration is an 'Oatey No-Caulk' or similar flashing.)
11 Decay found at chimney top fascia board. Recommend caulking gaps to prevent further decay.
12 Upslope side of chimney is lacking a cricket (a raised, triangular shaped portion of roof against the back side of the chimney) to properly divert water away from the face of the chimney. It is recommend a cricket be added during the next re-roof. Until then, keep this area clear of leaves and debris that will inhibit drainage.
13 Attic access stairs or hatches from conditioned areas should be topped with insulation at least equal to the insulation R-value of the surrounding attic.
14 Attic access stairs from garage is required to be fire rated (not commonly seen in older construction).
15 A firestopping collar is required where the hot water heater flue penetrates into the attic in order to maintain adequate clearance between the flue and combustible material and to maintain a fire break between living space and attic space.
16 Bottom of wall framing sill plate and sheathing to the environment at the bottom of the chimney enclosure. This gap should be sealed to prevent pest entry, water entry from sprinklers, and air infiltration.
17 Although not required, it is good practice to seal where the horizontal siding meets the window and door trim to keep wind driven rain, pests, and air infiltration.
18 A sagging lintel over the garage door has lead to settlement cracking of masonry above the center of the span, as well as stress cracking of the masonry to either side of the header. Further, the masonry atop this lintel appears to be leaning, or rolling, forward. It is theorized that this is due to the lintel being a flat piece of steel rather than an 'L'-shape, and the projection of the brick over the garage door header is causing forward movement. Recommend monitoring condition and repairing if condition worsens.
19 Recommend caulking gap between window trim and window frame along 2nd level at rear of home to prevent water entry and decay.
20 A slight crown exists in the flooring of the hallway outside the guest bathroom. It is assumed this is from a bowed floor joist or truss. Repair not recommended but noted for record.
21 A ceiling patch was observed in front of the living room sliding door. It is assumed this is from a past water leak from the bathroom above. Area tested dry during inspection.
22 Pet door in garage passage door compromises the fire rating of the door.

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23 Installation of door stops are recommended at laundry room to prevent wall damage.
24 Recommend recaulking around garage overhead door jambs to prevent insect entry or water penetration that would accelerate decay.
25 Front door sticks against frame during operation. Although this condition will wax and wane with humidity and temperature fluctuations, it is excessive and should be repaired.
26 Closet doors have been removed from both guest bedrooms.
27 Screen door at living room slider is slightly bent and does not close properly.
28 Bottom of garage door leading to laundry room does not form a tight seal at the bottom. Recommend installing a threshold seal or weatherstrip.
29 The insulating seal between the panes of glass is compromised and/or desiccant strip is deficient at the bonus room upper right window and guest bath window as evidenced by fogging and/or condensation.
30 Minor swelling to interior window sills at living room window due to moisture damage. This is common and can be caused by leaving the window open during rain, but may also be caused from condensation ('sweating') accumulating on the inside face of the window. This condensation could be an indication of a broken window seal that does not yet show visual evidence.
31 Screens are missing from west master bedroom, both guest bedrooms, master bath, and kitchen windows.
32 Current building standards require that no guardrail or railing opening on stairs permit the passage of a sphere greater than 4". The spacing between balusters is currently 5-1/2".
33 Some loose deck boards and twisted posts observed.
34 Cabinet door to right of microwave and left cabinet door under kitchen sink requires adjustment for proper operation.

II. ELECTRICAL SYSTEMS & FIXTURES

SERVICE (MAIN) PANEL
1 Main service panel cover does not have a blank plate to cover opening left by removed circuit breaker. This is a shock hazard and should be covered with blank plate.
2 Main service panel lacks a single source of disconnect or the ability to shut down all power with less than 6 'throws of the hand' as required by current standards.
3 Exterior service panel should be sealed to wall to prevent water from entering panel.
4 Lower right side breaker (unlabeled) is in tripped position and will not reset. This may be related to the interior bathroom/exterior GFCI breakers that will not reset. Repair required.
5 One neutral (white) wire is being used as hot (black) wiring. While this is permitted, the wires must be marked with black tape to indicate their intended use.
SUBPANEL
6 Neutral bar in subpanel has doubletaps (i.e. two or more wires share the same screw). While this is acceptable for ground wires, this is against standard practice for neutral wires.
7 A garage shelf has been installed in front of the subpanel cover, preventing access to one cover screw and complete removal of the panel cover. Shelf should be removed.
OUTLET NOTES
8 Outlets at kitchen are not GFCI protected except those near sink. When this house was built, this was acceptable but under new standards all outlets within the kitchen must be GFCI protected.
9 Outlet at front patio has an open ground.
10 GFCI outlet in master bath would not reset when tripped. This outlet is linked to all 3 baths and exterior outlets. This MAY also be connected to the malfunctioning breaker in the main service panel, but it is unknown because breaker is not labeled. Further evaluation and repair required.
11 Outlets are loose at kitchen backsplash and should be secured to wall.
12 Outlet under window of east guest bedroom is cracked on the interior and should be replaced.
13 Current clothes dryer outlet is the older 3-pin style. Current building standards require (and new dryers are sold with) a 4-pin outlet.
LIGHT FIXTURE / SWITCH NOTES
14 Light fixture in garage is lacking a protective cover (bare bulb), which is required under current building standards.
SMOKE DETECTORS
15 Modern requirements call for a carbon monoxide detector to be present on each floor of a home and within the vicinity of the bedrooms when gas appliances or an attached garage are present [IRC R315.1]
16 Current standards require a smoke alarm in each bedroom in addition to a smoke alarm in the hallway outside each bedroom. House currently lacks smoke alarm in bedrooms.
GENERAL ITEMS
17 Doorbell not functioning.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

1 The temperature differential (23 degrees as taken at the unit after sufficient run time) across the air conditioning coil was above the widely accepted range (16-21 degrees) which can sometimes lead to freezing of the coil. This could be due to several factors including low blower speed, static pressure, a dirty coil or filter, or other issues. A high temperature differential (Delta T) is only used as an indicator of the need for further evaluation. Servicing of unit may result in lower temperature differential and efficiency.

IV. PLUMBING SYSTEM & FIXTURES

1 Water pressure at exterior hose bib (90 psi) was greater than the recommended maximum pressure of 80 psi. The pressure reducing valve at the meter may need adjustment or replacement.
2 Recommend installation of vacuum breaker on rear hose bib to prevent mistaken cross-contamination of interior water supply.
3 Kitchen sink porcelain surface is scratched (this is typical).
4 Drain stopper lever at master bath sinks does not function properly and require adjustment. Drain stopper missing from guest bath sink.
5 Multiple small chips to surface of guest bath tub.
6 Master sinks slow to drain. Drain cleaning recommended.
7 Active leak at p-trap of guest bath sink.
8 Combustion chamber showed heavy corrosion. Flame was steady and consistently blue with very little orange hue, which is a sign of complete combustion.
9 Hot and cold water flex lines at the top of the water heater, although minimal in length, are recommended to be insulated to prevent freezing of lines in winter and for efficiency.
10 An expansion tank is recommended for water heaters when the incoming water pressure is above 80 psi OR if the main water line is equipped with a backflow preventer, check valve, or pressure reducing valve.
11 Gas fired water heater closets require a drywall ceiling to act as a 1-hr rated fire barrier to stop the spread of smoke and fire to the attic and rest of home. All voids and holes should be sealed.
12 The water heater emergency drain pan is lacking a drain pipe. Should this pan fill with water in the event of a leak, water will leak into garage, but also into adjacent living space.
13 The closet plywood base is sagging under the weight of the water heater and is weakened by a prior water heater leak. This should be replaced when water heater is replaced.
14 Evidence of flame roll-out (flame escaping combustion chamber and staining the exterior of the water heater tank) is evident. Repair recommended.
15 Water heater, although functioning, is near the end of its serviceable life and a budget should be set aside for replacement in the near future.
16 Gas line drip legs/sediment traps were not present at hot water heater. Although uncommon in older construction, drip legs are recommended to trap and prevent sediment and condensation from entering appliance.
17 No visible bonding wire on gas line at meter. It is possible that system is grounded inside of a wall or attic, although current standards dictate ground should be visible.

V. APPLIANCES

1 Most modern dishwashers are equipped with an integral backflow preventer device. However, the drain line must be raised under the counter as high as possible to assist with anti-backflow and to prevent accumulation of unsanitary water in the drain hose during normal sink and garbage disposal operation.
2 Dishwasher lacks a separate disconnect wall switch (required for servicing.)
3 A clamp or grommet is required to prevent damage to wiring where it enters bottom of disposal.
4 Current building standards recommend that when a gas cooktop is installed, the range hood vent to the exterior.
5 Gas shutoff valve could not be located. Shutoff valve is required for maintenance, swap-out of appliance, and for shutdown in the event of emergency.
6 Range is not equipped with an anti-tip strap. Required to keep oven from pinning a child should oven tip when door is opened and used as a step.
7 Control panel at microwave noted filter replacement was necessary.
8 Garage doors with motorized openers should have the door lock disabled to prevent damage to unit.
9 Garage door pressure reverse takes excessive force to reverse and should be adjusted. Pressure reverse is to prevent damage to vehicles if parked in the door opening while closing.
10 Garage door lacks remote controls (per seller disclosure).

SECTION 3: DETAILED REPORT

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SECTION 3 - DETAILED REPORT

I. STRUCTURAL SYSTEMS

[I] [NI] [NP] [D] **A. Foundations** *(If all crawl space areas are not inspected, provide an explanation)*

1. Type of foundation: Slab on grade
2. Crawl space: ☐ Yes ☑ No
3. Indications of foundation movement: see below
4. Trees within 10' of foundation: ☐ Yes ☑ No
5. Comments (An opinion on performance is mandatory):

FOUNDATION

a. The foundation appears to be providing adequate support for the structure based on a limited visible observation. At this time, the inspector did not observe any evidence that would indicate the presence of significant deflection in the foundation. There were no notable functional problems with doors or windows resulting from foundation movement. The interior and exterior stress indicators showed little effects of movement and the inspector perceived the foundation to contain no significant unlevelness after walking the 1st level floors. No cracking to the visible portions of the exterior grade beam were observed.

b. NOTE - All wood framed buildings are dynamic, not static. All foundations will experience some minor settling due to the soil yielding to the weight of the home, expansion and contraction of the soil caused by water or drought, soil erosion, and many other factors. Materials themselves will also experience movement and cracking due to wind, moisture permeability (swelling and shrinking of brick, masonry and wood with varying moisture content) , thermal expansion and contraction between seasons and sun position, etc. This movement and cracking is most noticeable where two different materials with different expansion/contraction rates meet (e.g. wood to masonry, stucco to wood, etc). Therefore, there is always an acceptable amount of settling and movement occurring. Inspectors use professional judgment along with industry guidelines to determine what is an acceptable amount of movement beyond what is absorbed by expansion and control joints.
At the time of inspection, slight cracking and other signs of minor movement was noted within acceptable tolerances. Evidence of significant structural movement that would be considered detrimental to the function of the building was not discovered.

c. NOTE - This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are one of apparent conditions and not absolute fact and are only good for the date and time of this inspection.

d. Cracking to northwest and northeast outside corner of concrete foundation, commonly referred to as 'corner pop'. This cracking may extend through to the foundation but does not appear to adversely affect the structure and does not transfer to the supported masonry.

e. The underpinning (thin stucco / cementitious coating) around the foundation was cracking and spalling around the post-tension cable ends, particularly on the south side. These should be patched with mortar to prevent corrosion.

f. BUYER TIP - During hot summer months, soaker hoses or irrigation should be used to keep the soil around the foundation moist. This area of Texas has heavy limestone caliche content that shrinks and swells with varying moisture levels. This can lead to foundation settling during excessive expansion/contraction of surrounding soils.

FOUNDATION INTERIOR

g. Minor stress fractures to the garage floor. These types of cracks are common, especially at garages where the concrete slab is often not poured as thick as the rest of the structure. Although the garage slab is part of the house foundation, cracks do not appear to affect the structural integrity of the home at this time.

h. NOTE - Inspector can not view cracks under floor finishes inside the home. Cracks in concrete do not always transfer up through floor tile, nor is a crack in a floor tile indicative of a concrete crack below. The best method for determining foundation performance is to evaluate the structure in its entirety, as explained in Part A above.

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DRIVEWAY & PATIOS

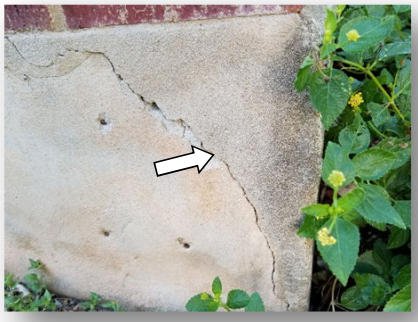
i. Lateral concrete fractures at driveway (common) with settlement of driveway when compared to the garage apron. These cracks are typical in a driveway due to poor soil compaction and light reinforcement.

j. No stress fractures observed at front patio. Cracking under front door threshold is cosmetic in nature.

GENERAL NOTE ON CRACKING

k. Due to constantly changing conditions, all concrete cracks should be closely monitored for worsening condition. A crack that has remained the same for several years can change quickly. A good rule of thumb is a crack in concrete becomes a structural deficiency if it settles differentially or widens greater than 1/16".

Item D (northwest)

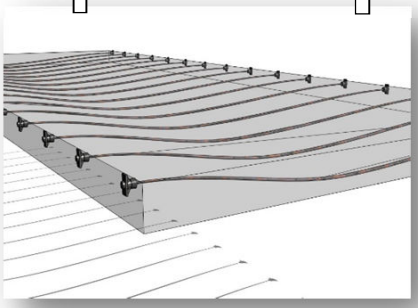


Item D (northeast)

Item E

Item I

Item J



(Post tensioned slab diagram)

[I] [NI] [NP] [D] **B. Grading and Drainage**

1. Sloped away from house: [☑] Yes [☐] No
2. Evidence of water penetration: none
3. Signs of soil movement: at driveway
4. Comments:

a. Gutter incomplete on west side of structure.

b. Gutters and downspouts are recommended at sides and rear to properly shed water away from foundation and to prevent soil erosion.

[I] [NI] [NP] [D] **C. Roof Covering Materials**

1. Type: [☑] Composition Shingle [☐] Metal [☐] Clay/Concrete [☐] Other:
2. Viewed from: [☑] Walking [☐] From ground [☐] From eave with ladder
3. Evidence of prior repairs: see below
4. Appearance of flashings & penetrations (incl chimney): [☐] Acceptable [☑] In need of repair
5. Chimney cricket: [☐] Acceptable [☑] Missing [☐] Not required [☐] No chimney
6. Gutters present: [☑] Yes [☑] Partial [☐] Whole house [☐] No gutters
7. Roof felt overlaps drip edge: [☐] Yes [☑] No [☐] Not visible [☐] No drip flashing
8. Heater flue vent caps: [☑] Acceptable [☐] Deficient [☐] N/A

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9. Comments:
   a. Age of roof covering can not be determined (2010 per seller disclosure), but with the exception of the below items appears to be in good overall shape and functioning as intended. Typical life expectancy for this type of roof is 15-20 yrs (even on '25 / 30 year' roofs).
   b. Moderate shingle granule loss throughout the roof surface due to wear and tear particularly at the ridgelines, as expected with a roof of this age.
   c. In composite shingle roofs, some telegraphing (raised lines) of the roof is not uncommon and in light amounts is not typically recognized as a deficiency. Although sometimes due to decayed or weakened sheathing, telegraphing is more likely due to rafter framing variations, framing and sheathing misalignment, and/or the use of thin roof sheathing. These variations are exacerbated by thin composite shingles.
   d. Roof edge lacks metal drip flashing to shed water away from fascia wood. This flashing is required under IRC 905.2.8.5 and will extend the life expectancy of the fascia. Flashing should be installed during next re-roof.
   e. Some isolated decay to fascia around fasteners observed. No repair required at this time.
   f. Plumbing pipe vent stacks must have caulking at the rubber flashing to pipe connection to prevent water from entering home when rubber inevitably deteriorates (even when the pipe penetration is an 'Oatey No-Caulk' or similar flashing.)
   g. Decay found at chimney top fascia board. Recommend caulking gaps to prevent further decay.
   h. Upslope side of chimney is lacking a cricket (a raised, triangular shaped portion of roof against the back side of the chimney) to properly divert water away from the face of the chimney. It is recommend a cricket be added during the next re-roof. Until then, keep this area clear of leaves and debris that will inhibit

Item D


Item E


Item F


Item G

[I] [NI] [NP] [D] **D. Roof Structure and Attics**

1. Viewed from access point at: garage stairs, master closet scuttle
2. Visible evidence of moisture penetration ☐ Yes ☐ No
3. Approx avg insulation depth: 10-12"
4. Insulation type: ☐ Batts ☐ Blown cellulose ☐ Blown fiberglass ☑ Blown wool ☐ Spray foam
5. Firestop at chimney penetration: ☐ Yes ☐ No ☑ Not accessible ☐ N/A

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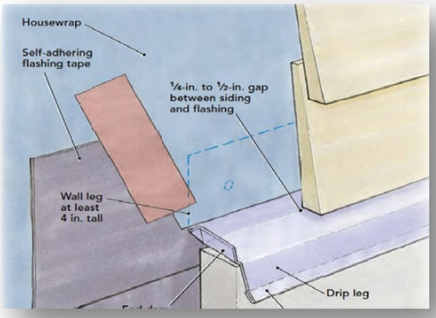
6. Bathroom vents terminate to exterior ☑ Yes ☐ No *(where visible)*
7. Venting via: ☑ soffit ☑ ridge ☐ gable ☐ static ☐ wind turbine ☐ electric fan ☐ unvented
8. Vent blockages: none noted
9. Ventilation adequate? ☑ Yes ☐ No ☐ unvented (spray foam)
10. Visible framing defects: ☐ 1/8" spacing at decking ☐ Rafter ties 4' o.c. ☐ Vert support at splices ☐ Modified trusses ☐ Purlin/ridge smaller than rafter ☑ none observed
11. Duct damage: see HVAC section
12. Attic lighting with accessible switch: ☑ Yes ☐ No
13. Boarded path to equipment? ☑ Yes ☐ No ☐ No attic equipment
14. A/C platforms? ☑ Yes ☐ No ☐ No attic equipment ☑ Electrical receptacle available
15. Access panel/stairs insulated? ☐ Yes ☑ No ☐ Not in conditioned room
16. Attic stairs properly fastened? ☑ Yes ☐ No ☐ N/A
17. Attic access fire rated? ☐ Yes ☑ No ☐ N/A (non-garage access)
18. Comments:
    a. NOTE - Not all areas of attic are safely accessible for a complete and thorough evaluation. Inspector does not move storage items, ductwork, vent pipes, or insulation.
    b. NOTE - Inspector examines condition of attic and roof covering at the time of inspection only. Therefore, it is impossible to determine the presence of past, current, or future leaks unless it is raining heavily on the day of inspection. Inspector uses best practices to investigate for signs of past leaks via compressed insulation, stained framing and drywall, daylight openings, etc but can not guarantee all leaks can be discovered.
    c. NOTE - Inspector can not perform a complete evaluation of the structural integrity or design of the structure without access to engineered plans, removal of insulation, and full attic access. Where an observable deficiency is noted, further evaluation by a structural engineer will be recommended.
    d. Attic access stairs or hatches from conditioned areas should be topped with insulation at least equal to the insulation R-value of the surrounding attic.
    e. Attic access stairs from garage is required to be fire rated (not commonly seen in older construction).
    f. A firestopping collar is required where the hot water heater flue penetrates into the attic in order to maintain adequate clearance between the flue and combustible material and to maintain a fire break between living space and attic space.

Item F

[I] [NI] [NP] [D] **E. Walls** *(Interior and Exterior)*

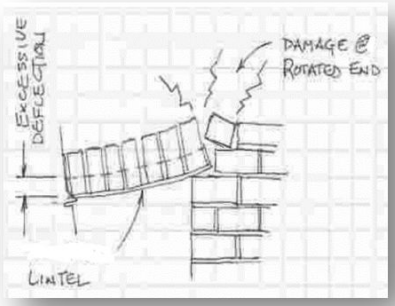
1. Weep holes: ☑ Yes ☐ No ☐ N/A
2. Expansion joints: ☑ Yes ☐ No ☐ N/A
3. Garage common wall (no openings) ☑ Acceptable ☐ Deficient ☐ N/A
4. Evidence of decay: ☐ Yes ☑ No

5. Comments:
   a. No substantial cracking or other evidence that would suggest foundation movement found in exterior or interior walls. Note that it is normal for natural materials such as stucco and masonry walls to have some minor cracking due to thermal expansion and contraction. The amount, size, and type of cracking is a factor in determining if repairs are required.
   b. Flashing not visible above window, door, and garage door openings. Although flashing may be present behind the wall, metal drip flashing should extend from the wall drainage plane out past the face of the window or masonry lintel to divert water away from opening and prevent backdrip into wall cavity.
   c. NOTE - Minor cracking of masonry mortar at several locations. These cracks are typical and do not appear to adversely affect the structure. No action required.
   d. Bottom of wall framing sill plate and sheathing to the environment at the bottom of the chimney enclosure. This gap should be sealed to prevent pest entry, water entry from sprinklers, and air infiltration.
   e. Although not required, it is good practice to seal where the horizontal siding meets the window and door trim to keep wind driven rain, pests, and air infiltration.
   f. A sagging lintel over the garage door has lead to settlement cracking of masonry above the center of the span, as well as stress cracking of the masonry to either side of the header. Further, the masonry atop this lintel appears to be leaning, or rolling, forward. It is theorized that this is due to the lintel being a flat piece of steel rather than an 'L'-shape, and the projection of the brick over the garage door header is causing forward movement. Recommend monitoring condition and repairing if condition worsens.
   g. Recommend caulking gap between window trim and window frame along 2nd level at rear of home to prevent water entry and decay.



Item B


Item D



Item F


Item F (view from below looking up)


Item G

[I] [NI] [NP] [D] F. Ceilings and Floors

1. Comments:
   a. NOTE - the inspector does not look under carpeting, rugs, or move furniture. Damage may be concealed in these areas.
   b. No substantial cracking or other evidence that would suggest foundation movement found in interior ceilings or floors (see cosmetic section for typical stress cracking of drywall and floor tile).

c. A slight crown exists in the flooring of the hallway outside the guest bathroom. It is assumed this is from a bowed floor joist or truss. Repair not recommended but noted for record.

d. A ceiling patch was observed in front of the living room sliding door. It is assumed this is from a past water leak from the bathroom above. Area tested dry during inspection.

[I] [NI] [NP] [D] G. Doors *(Interior and Exterior)*

1. Exterior lock function acceptable? ☐ Yes ☐ No
2. Garage to house door fire rated? ☐ Yes ☐ No ☐ N/A
3. Garage to house door self closing? ☐ Yes ☐ No ☐ N/A
4. Tempered safety glass? ☑ Yes ☐ No ☐ N/A
5. Comments:

a. BUYER NOTE - There is no set code for the width of the gap between a door and the frame. NAHB 10-1 sets a recommended allowance of 3/16" gap. When this gap is observed to be affecting the function of the door, inspector will notate.

b. Pet door in garage passage door compromises the fire rating of the door.

c. Installation of door stops are recommended at laundry room to prevent wall damage.

d. Recommend recaulking around garage overhead door jambs to prevent insect entry or water penetration that would accelerate decay.

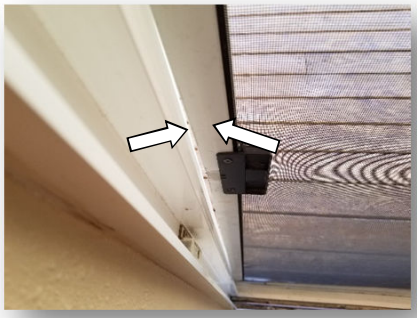
e. Front door sticks against frame during operation. Although this condition will wax and wane with humidity and temperature fluctuations, it is excessive and should be repaired.

f. Closet doors have been removed from both guest bedrooms.

g. Screen door at living room slider is slightly bent and does not close properly.

h. Bottom of garage door leading to laundry room does not form a tight seal at the bottom. Recommend installing a threshold seal or weatherstrip.

Item D



Item G

[I] [NI] [NP] [D] H. Windows

1. Cracks / fogging: ☐ Yes ☑ No
2. Sills positive slope: ☑ Yes ☐ No ☐ N/A
3. Screens missing or damaged: ☑ Yes ☐ No
4. Lintels present at masonry: ☑ Yes ☐ No ☐ N/A
5. Egress in bedrooms: ☑ Yes ☐ No
6. Glazing type: ☐ Single ☑ Double ☐ Triple
7. Frame type: ☐ Vinyl ☐ Wood ☑ Aluminum ☐ Vinyl clad wood
8. Window brand: General Aluminum
9. Comments:

a. NOTE - Often times, broken window seals do not show visible signs of failure and can not be observed unless there is condensation formed as a result of extreme temperature variation between the interior and exterior environment. This is further complicated by dirt or film that typically coats window exteriors. Therefore, only visually fogged windows can be reported.

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b. The insulating seal between the panes of glass is compromised and/or desiccant strip is deficient at the bonus room upper right window and guest bath window as evidenced by fogging and/or condensation.

c. Minor swelling to interior window sills at living room window due to moisture damage. This is common and can be caused by leaving the window open during rain, but may also be caused from condensation ('sweating') accumulating on the inside face of the window. This condensation could be an indication of a broken window seal that does not yet show visual evidence.

d. Screens are missing from west master bedroom, both guest bedrooms, master bath, and kitchen windows.

Item B

Item C

[I] [NI] [NP] [D] **I. Stairways** *(Interior; refer to Section K for deck stairs)*

1. Guardrails
   - Provided where required? ☑ Yes ☐ No ☐ n/a (walls in place)
   - Spacing of balusters? ☐ Acceptable ☑ In need of repair ☐ n/a (walls in place)
   - Secure? ☑ Yes ☐ No ☐ n/a (walls in place)
2. Grippable handrail ☑ Yes ☐ No ☐ N/A
3. Open risers ☐ Yes ☑ No ☐ N/A
4. Comments:

a. Current building standards require that no guardrail or railing opening on stairs permit the passage of a sphere greater than 4". The spacing between balusters is currently 5-1/2".

Item A

[I] [NI] [NP] [D] **J. Fireplaces & Chimneys**

1. Creosote buildup ☐ Substantial ☐ Moderate ☑ Normal ☐ Not present ☐ Sealed unit
2. Hearth extension in place ☐ Yes ☐ No ☑ Non-combustible flooring
3. Damper operable ☑ Yes ☐ No ☑ Locked open (if gas) ☐ Sealed unit
4. Chimney cap / crown / flashing comments: refer to roofing section
5. Fuel type: ☐ Gas only ☑ Gas and/or wood ☐ Wood only ☐ No label
6. Flue type: ☑ Metal flue ☐ Metal flue in masonry ☐ Masonry ☐ Direct vent ☐ Not visible
7. Gas shut off valve under sealed unit: ☐ Yes ☐ No ☑ N/A

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8. Comments:
   a. Monitor creosote buildup in wood burning fireplaces as excessive buildup is a leading cause of house fires.

Fireplace in operation

[I] [NI] [NP] [D] K. Raised Porches, Raised Balconies, Decks, and Attached Carports

1. Evidence of decay: ☐ Yes ☑ No
2. Ledger board secured: ☑ Yes ☐ No ☐ Not visible
3. Railings secure: ☐ Yes ☐ No ☑ N/A
4. Spacing of balusters: ☐ Acceptable ☐ In need of repair ☑ N/A
5. Joist hangers where required: ☑ Yes ☐ No ☐ Steel framed ☐ Ledger support ☐ Not visible
6. Wood to ground contact: ☐ Yes ☑ No ☐ N/A
7. Comments:
   a. Some loose deck boards and twisted posts observed.

[I] [NI] [NP] [D] L. Other

A. Energy Certificate Postings
1. Comments:
   a. An energy insulation certificate was not observed posted near the electrical panel box. The certificate shall list U-factors, SHGC, R-values of insulation installed in ceiling/roof, walls, foundation, ducts, and list the type and efficiency of heating, cooling and service water heating equipment. This certificate is not required in all jurisdictions and was not required until recently.

B. Built-in Cabinetry and Countertops
1. Comments:
   b. Cabinet door to right of microwave and left cabinet door under kitchen sink requires adjustment for proper operation.

II. ELECTRICAL SYSTEMS

[I] [NI] [NP] [D] A. Service Entrance and Panels

1. Service entrance: ☑ lateral ☐ overhead ☐ pole mount
2. Weatherhead / drip loop: ☐ acceptable ☐ in need of repair ☑ N/A
3. Service wire condition: ☑ acceptable ☐ in need of repair
4. Service wiring ☐ copper ☑ aluminum
5. Subpanel feed wiring: ☐ copper ☑ aluminum ☐ n/a
6. Branch wiring (110V): ☑ copper ☐ aluminum Branch wiring (220V:) ☑ copper ☐ aluminum
7. Intersystem bond lug: ☐ acceptable ☑ missing

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8. Electrical panel items:

MAIN PANEL ONLY	Service Panel #1
Panel size rating	125 amps
Main disconnect size	none amps
Wire size matched to breakers	☑ OK ☐ Deficient
Breaker manuf matches panel	☑ OK ☐ Deficient
Ground & neutral bonded to panel	☑ OK ☐ Deficient
No double taps	☑ OK ☐ Deficient
No evidence of overheating	☑ OK ☐ Deficient
Knockouts filled	☑ OK ☐ Deficient
Grommets installed	☑ OK ☐ Deficient
Appropriate clearances	☑ OK ☐ Deficient
Main disconnect (or <6 throws)	☑ OK ☐ Deficient
240V trip ties present	☑ OK ☐ Deficient
Panel sealed to wall	☐ OK ☑ Deficient
Location	(east exterior)
Service panel ground type:	ground rod (termination & rod not visible)

SUBPANEL ONLY	Sub Panel #1
Wire size matched to breakers	☑ OK ☐ Deficient
Breaker manuf matches panel	☑ OK ☐ Deficient
AFCI breakers	☐ Beds ☑ None
Ground bus bonded to panel	☑ OK ☐ Deficient
Neutral bus not bonded to panel	☑ OK ☐ Deficient
Grounds & neutrals separated	☑ OK ☐ Deficient
No double taps	☐ OK ☑ Deficient
No evidence of overheating	☑ OK ☐ Deficient
Limit 3 wires per conduit	☐ OK ☑ Deficient
Grommets installed	☑ OK ☐ Deficient
Appropriate clearances	☑ OK ☐ Deficient
Location	(garage)

9. Comments:

ALL PANELS

a. NOTE - Anti-oxidant/corrosion protection gel has been properly applied to aluminum panel feeds. Check periodically for signs of corrosion.

b. NOTE - According to new standards, all conditioned rooms, not only bedrooms, should be protected with Arc Fault Circuit Interrupters (AFCI's). This was not a requirement unless home was permitted after 2015 and is not typical to see. (Note - AFCI's will not be physically tested.)

c. NOTE - Thermal imaging did not reveal any evidence of overheating breakers or wiring at the panels.

SERVICE (MAIN) PANEL

d. An intersystem bonding lug is required on all new service panel installations for connecting other low voltage wiring boxes (telecom, cable, etc). This is uncommon on older construction.

e. Main service panel cover does not have a blank plate to cover opening left by removed circuit breaker. This is a shock hazard and should be covered with blank plate.

f. Main service panel lacks a single source of disconnect or the ability to shut down all power with less than 6 'throws of the hand' as required by current standards.

g. Exterior service panel should be sealed to wall to prevent water from entering panel.

h. Lower right side breaker (unlabeled) is in tripped position and will not reset. This may be related to the interior bathroom/exterior GFCI breakers that will not reset. Repair required.

i. One neutral (white) wire is being used as hot (black) wiring. While this is permitted, the wires must be marked with black tape to indicate their intended use.

SUBPANEL

j. National electrical code 310.15B allows for up to 3 wires per conduit without reducing the ampacity rating of the wiring. Although running more than 3 wires through a knockout is extremely common and ampacity reduction is minimal, it is noted for record.

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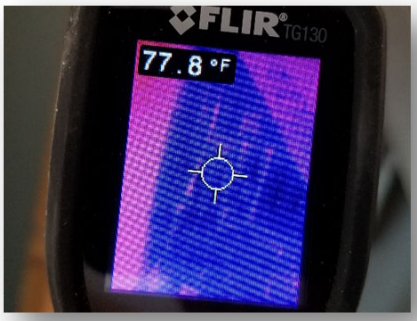
k. Neutral bar in subpanel has doubletaps (i.e. two or more wires share the same screw). While this is acceptable for ground wires, this is against standard practice for neutral wires.

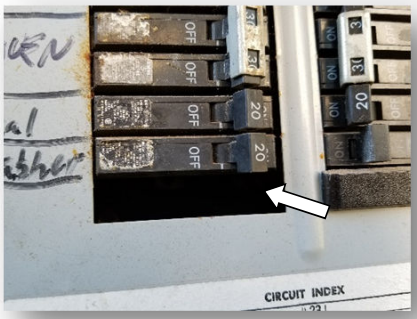
l. A garage shelf has been installed in front of the subpanel cover, preventing access to one cover screw and complete removal of the panel cover. Shelf should be removed.



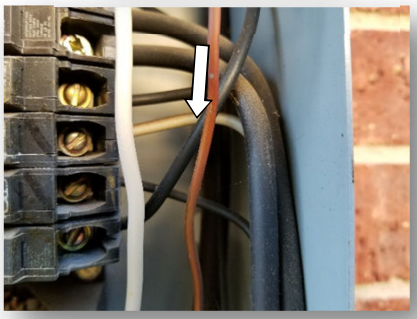
Infrared imaging of panel (OK)

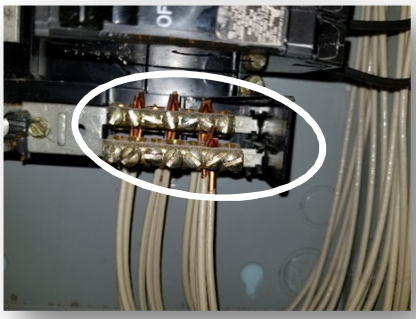

Interior of subpanel (& Item L)


Interior of service panel



Item E


Item K


Item L

[I] [NI] [NP] [D] **B. Branch Circuits, Connected Devices, and Fixtures**

1. Branch wiring: ☑ copper ☐ aluminum *(recommend inspection by electrical professional)*
2. GFCI's present: ☑ bathrooms ☐ kitchen ☑ garage ☑ exterior ☐ laundry
3. All visible junction boxes covered: ☑ Yes ☐ No
4. Ceiling fan operation acceptable: ☑ Yes ☐ No
5. 3-prong (grounding) outlets: ☑ Yes ☐ No *(inspector checks representative accessible sample)*
6. Ext receptacle covers: ☑ Yes ☐ No *(outlets under an overhang are acceptable)*
7. Smoke alarms *(will not test if connected to alarm system)*
   a. (1) each bedroom ☐ Yes ☑ No
   b. (1) each bedroom hall ☑ Yes ☐ No
   c. (1) per floor min ☑ Yes ☐ No
   d. (1) CO detector per floor ☐ Yes ☑ No Location: _____
   e. alarms interconnected ☑ Yes ☐ No
8. Door bell function acceptable: ☐ Yes ☑ No ☐ Not present
9. Comments:

OUTLET NOTES

a. Latest standards require that the exterior GFCI outlets operate independently of the interior GFCI outlets.

b. BUYER NOTE - newer homes are equipped with AFCI (arc-fault circuit interrupting) breakers at all conditioned rooms. While these AFCI's are a safety device to avoid fires, they are prone to nuisance tripping from high amperage devices such as vacuums, large coffee makers, or power tools.

c. Outlets at kitchen are not GFCI protected except those near sink. When this house was built, this was acceptable but under new standards all outlets within the kitchen must be GFCI protected.

d. Outlet at front patio has an open ground.

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e. GFCI outlet in master bath would not reset when tripped. This outlet is linked to all 3 baths and exterior outlets. This MAY also be connected to the malfunctioning breaker in the main service panel, but it is unknown because breaker is not labeled. Further evaluation and repair required.
f. Outlets are loose at kitchen backsplash and should be secured to wall.
g. Outlet under window of east guest bedroom is cracked on the interior and should be replaced.
h. Current clothes dryer outlet is the older 3-pin style. Current building standards require (and new dryers are sold with) a 4-pin outlet.

LIGHT FIXTURE / SWITCH NOTES

i. Light fixture in garage is lacking a protective cover (bare bulb), which is required under current building standards.
j. LIGHT SWITCH NOTES:
- Wall switch at front living room controls lower half of outlets on opposite wall.
- Inspector unable to determine the function of the switch outside the master toilet room. It is assumed this is to control the bath fan, but the fan appears to be hardwired and operated only by pull chain.
- Switch inside master closet operates attic light.

SMOKE DETECTORS

k. Modern requirements call for a carbon monoxide detector to be present on each floor of a home and within the vicinity of the bedrooms when gas appliances or an attached garage are present [IRC R315.1]
l. Current standards require a smoke alarm in each bedroom in addition to a smoke alarm in the hallway outside each bedroom. House currently lacks smoke alarm in bedrooms.

GENERAL ITEMS

m. Doorbell not functioning.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

[I] [NI] [NP] [D] **A. Heating & Cooling Equipment - Inside Unit**

1. Delivery: ☐ Water ☐ Steam ☑ Forced air ☐ Convection air
2. Via: ☐ Radiator ☑ Ducted ☐ Wall unit(s) ☐ Floor unit(s) ☐ Radiant floor ☐ Baseboard
3. Heat energy source: ☐ Electric ☑ Gas ☐ LP ☐ Oil ☐ Other _____
4. Thermostat type: ☑ Digital ☐ Mercury ☐ Nest ☐ EcoBee

4a. Unit #1 location: master closet attic
Unit #1 serves: entire residence
Unit #1 a/c differential: 52-75 degrees *(recommended differential is 16-21 degrees)*
Unit #1 A/C manufacturer: US Alumacoil Model # CSCF4860N6DA Serial # 1605397152
Unit #1 heat manufacturer: Amana Model # AMVC80805CNBC Serial # 1606556819
Unit #1 specs: 80,000 BTU heat 4.0-5.0 tons cooling 2016 Manufacture year

5. Furnace vent flue: ☑ Acceptable ☐ In need of repair ☑ 1" clearance ☐ Electric
6. Gas shut-off valve present: ☑ Yes ☐ No ☐ Electric
7. Visual inspection of blower compartment: ☑ Acceptable ☐ In need of repair ☐ Not visible (sealed)
8. Visual inspection of furnace compartment: ☑ Acceptable ☐ In need of repair ☐ Not visible (sealed)
9. Visual inspection of evaporator coil: ☑ Acceptable ☐ In need of repair ☐ Not visible (sealed)
10. Emergency pan condition: ☐ Vertical unit (no emerg pan) ☑ Acceptable ☐ In need of repair ☑ Safe-T
11. Closet door sealed: ☐ Yes ☐ No ☑ N/A
12. Outside temperature: 81 degrees F

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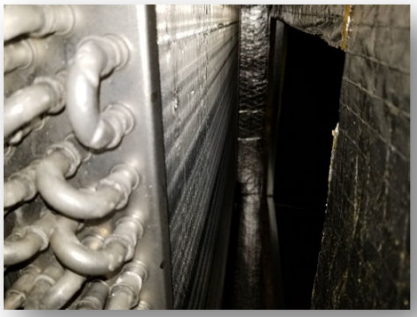
13. Comments:
   a. BUYER TIP - pouring a 1:3 solution of white vinegar (bleach not recommended) and water down the primary drain line twice a year will help prohibit growth of mildew and prevent clogging in drain line.
   b. NOTE - The inspection of an HVAC unit is a visual, non-intrusive inspection and does not employ special means of testing such as pressure gauges, refrigerant testing, and wiring continuity. Inspector will measure the Delta-T at the coil and run the heat and a/c cycles through normal operations to look for indications of deficiencies. This will accompany a visual inspection of furnace, evaporator coil, heat exchanger, and blower unit components (when accessible), ductwork, wiring, flues, etc. Complete evaluation of heat exchanger interior requires dismantling and is beyond the scope of this inspection. Due to fragility and reset delays, float switches are not tested. When signs of deficiencies are noted that require specialized testing, further evaluation by a licensed HVAC technician will be recommended.
   c. BUYER NOTE - The emergency overflow for attic a/c unit is located above the bonus room window. Water dripping from this location will be an indication of a problem with the air conditioning unit.
   d. Interior unit manufactured in 2016 and with the exception of the below, appears to be functioning as intended. Typical life expectancy for this type of equipment is approx 15-20 years but can be extended with proper maintenance.
   e. The temperature differential (23 degrees as taken at the unit after sufficient run time) across the air conditioning coil was above the widely accepted range (16-21 degrees) which can sometimes lead to freezing of the coil. This could be due to several factors including low blower speed, static pressure, a dirty coil or filter, or other issues. A high temperature differential (Delta T) is only used as an indicator of the need for further evaluation. Servicing of unit may result in lower temperature differential and efficiency.



Interior of HVAC unit (OK)

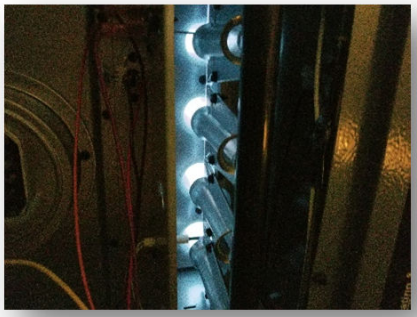


Photo of furnace in operation

[I] [NI] [NP] [D] **B. Heating & Cooling Equipment - Outside Unit**

1. Type: ☑ Condensing unit ☐ Condensing unit w/ heat pump ☐ Evaporative cooler
2. Condensing unit: ☑ Visibly acceptable ☐ In need of repair ☑ Appropriate 12-24"clearance
3. Condensing unit disconnect in sight of unit: ☑ Yes ☐ No *(mark as deficient if behind unit)*
4. Condensing coil fins condition: ☑ Acceptable ☐ In need of repair
5. Refrigerant line insulation condition: ☑ Acceptable ☐ In need of repair
6. Refrigerant type: ☐ HCFC-22 ☐ R-22 ☐ HFC-410a ☑ R-410a

7a. Unit #1 manufacturer: Amana Model # ASX160481FB Serial # 1604270762
Unit #1 serves: entire residence
Unit #1 specs: SEER rating: 16 Size: 4.0 tons Year: 2016
Unit #1 circuit breaker: 40 amp max 40 amp installed

8. Comments:
   a. Exterior condenser manufactured in 2016 and with the exception of the below, appears to be functioning as intended. Typical life expectancy for this type of equipment is approx 15-20 years but can be extended with proper maintenance.
   b. NOTE - The City of Austin and some other jurisdictions have recently begun requiring refrigerant lock caps and refrigerant line insulation UV protection wrap on outside condensers, although both are only sporadically enforced. Unit is not equipped with either. Repair not recommended.

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Item B (locking caps)

[I] [NI] [NP] [D] **C. Duct Systems, Chases, and Vents**

1. Insulation ☑ Acceptable ☐ In need of repair
2. Visible damage: ☐ Yes ☑ No
3. Duct type: ☑ Flex ☐ Metal ☐ Rigid board
4. Filter location: ☐ Wall ☑ Ceiling ☐ At HVAC unit
5. Ancillary duct devices: ☐ Zone dampers ☐ Ionizer ☐ Fresh air intake (setting = n/a)
6. Comments:
   a. MAINTENANCE ITEM - Remember to periodically change HVAC filters to save energy and keep system running efficiently. Standard filters should be changed every 3 months and pleated media filters (at HVAC unit) should be changed every 12 months, or as conditions warrant.
   b. INSPECTION LIMITATION - Inspector could not view all ductwork as some was obscured from view or buried in ceilings, walls, and attic insulation.

IV. PLUMBING SYSTEM

[I] [NI] [NP] [D] **A. Plumbing Supply, Distribution Systems, and Fixtures** *(excludes water softeners, solar, ionization devices)*

1. Location of water meter: front left
2. Location of main water shut-off: at meter - smaller box
3. Static water pressure reading: 90 psi *(40-80 psi acceptable range)*
4. Test functional flow: ☑ Acceptable ☐ In need of repair
5. Previous visible evidence of leaks: see below
6. Operation of exterior hose bibs: ☑ Acceptable ☐ In need of repair
7. Vacuum breakers on exterior hose bibs: ☐ Yes ☑ No
8. Interior piping: ☑ Copper ☐ PEX ☐ PVC ☐ Galv steel ☐ Polybutylene
9. Comments:
   a. NOTE - All interior piping systems capable of becoming energized should be bonded to the grounding system. Connecting the pipes at the water heater piping is a good way to ensure compliance and visibility.
   b. Water pressure at exterior hose bib (90 psi) was greater than the recommended maximum pressure of 80 psi. The pressure reducing valve at the meter may need adjustment or replacement.
   c. No movement at the water meter indicates no leak of the water supply system at the time of the inspection. Underground or in-wall piping is not inspected.
   d. Recommend installation of vacuum breaker on rear hose bib to prevent mistaken cross-contamination of interior water supply.
   e. Kitchen sink porcelain surface is scratched (this is typical).
   f. Drain stopper lever at master bath sinks does not function properly and require adjustment. Drain stopper missing from guest bath sink.
   g. Multiple small chips to surface of guest bath tub.

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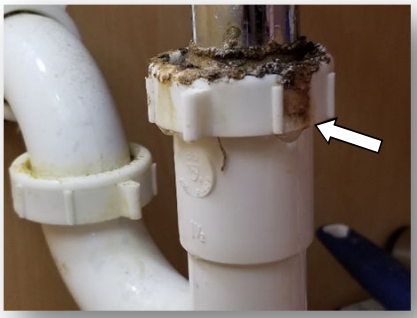
[I] [NI] [NP] [D] B. Drains, Wastes, Vents

1. Overflows on bath sinks: ☑ Yes ☐ No
2. Comments:
   a. NOTE - inspector runs bathroom fixtures for 5-10 minutes in an attempt to discover backups or clogs in the main external sewer lines. Although this is not part of a normal inspection procedure and this is excluded from the scope of this inspection, no backups were observed as part of this limited test.
   b. Master sinks slow to drain. Drain cleaning recommended.
   c. Active leak at p-trap of guest bath sink.



Item C

[I] [NI] [NP] [D] C. Water Heating Equipment

1. Energy Source: ☑ Gas ☐ Electric ☐ Oil ☐ Hybrid
2. Type: ☑ Tanked ☐ Tankless / Instantaneous
3. Add'tl equipment: ☐ Circulation pump ☐ 2 tanks baffled together ☐ Floodstop auto valve
4. Tank #1: 50 gallon 36,000 BTU 2002 Date of manufacture
5. Gas shut-off valve present: ☑ Yes ☐ No ☐ Elec
6. Cold water shutoff present: ☑ Yes ☐ No
7. Corrosion on connections: ☐ Yes ☑ No
8. Visible evidence of damage (backdraft, flame roll-out, dents / cracks): ☑ Yes ☐ No
9. Combustion / exhaust ducts: ☑ Yes ☐ No ☐ N/A (elec or attic/open garage unit)
10. Safety pan present: ☑ Yes ☐ No ☐ N/A ☑ Gasket on overflow line
11. Expansion tank present: ☐ Yes ☑ No ☐ N/A *(recommended on homes with RPZ/check valve)*
12. Flush valves on tankless: ☐ Yes ☐ No ☑ N/A
13. PEX within 18" of top: ☐ Yes ☑ No ☐ N/A
14. Comments:
    a. MAINTENANCE ITEM - water heaters (both tanked and tankless) should be flushed on a yearly basis to remove built-up scale deposits.
    b. Water heater manufactured in 2002 and with the exception of the below, appears to be functioning as intended. Typical life expectancy for this type of equip is approx 10-15 years but can be extended with proper maintenance.
    c. NOTE - Due to fragility, inspector does not physically operate TPR valves.
    d. Combustion chamber showed heavy corrosion. Flame was steady and consistently blue with very little orange hue, which is a sign of complete combustion.
    e. Hot and cold water flex lines at the top of the water heater, although minimal in length, are recommended to be insulated to prevent freezing of lines in winter and for efficiency.
    f. An expansion tank is recommended for water heaters when the incoming water pressure is above 80 psi OR if the main water line is equipped with a backflow preventer, check valve, or pressure reducing valve.
    g. Gas fired water heater closets require a drywall ceiling to act as a 1-hr rated fire barrier to stop the spread of smoke and fire to the attic and rest of home. All voids and holes should be sealed.
    h. Flexible corrugated copper lines on water heater TPR valves effectively reduce the interior diameter of the piping and are not permitted unless upsized. However, this is a minor consideration and repair not

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i. The water heater emergency drain pan is lacking a drain pipe. Should this pan fill with water in the event of a leak, water will leak into garage, but also into adjacent living space.
j. The closet plywood base is sagging under the weight of the water heater and is weakened by a prior water heater leak. This should be replaced when water heater is replaced.
k. Evidence of flame roll-out (flame escaping combustion chamber and staining the exterior of the water heater tank) is evident. Repair recommended.
l. Water heater, although functioning, is near the end of its serviceable life and a budget should be set aside for replacement in the near future.


Item D


Item G


Item I, J

[I] [NI] [NP] [D] **D. Hydro-Massage Therapy Equipment** *(inspector does not determine adequacy of system)*

[I] [NI] [NP] [D] **E. Other / Gas Lines**

1. Gas type: ☐ Propane ☑ Natural Gas
2. Tank on site: ☐ Yes ☑ No
3. Bonding/grounding at meter ☐ Acceptable ☑ In need of repair ☐ N/A (tank)
4. Drip legs at appliance terminations ☐ Yes ☑ No ☐ Partial
5. Comments:

a. NOTE - inspector can not inspect or determine the presence of leaks or proper bonding on gas piping that is in the wall, ceiling, or covered by insulation in the attic.
b. Although rarely seen in practice, current building standards call for a bonding 'jumper' wire on any gas fired appliance between the hard pipe connection of the gas line and the hard pipe connection of the appliance, thereby bypassing the lack of grounding at the flexible gas connector hose. This lack of bonding exists at the water heater, range/oven, and HVAC units.
c. Gas line drip legs/sediment traps were not present at hot water heater. Although uncommon in older construction, drip legs are recommended to trap and prevent sediment and condensation from entering
d. No visible bonding wire on gas line at meter. It is possible that system is grounded inside of a wall or attic, although current standards dictate ground should be visible.

V. APPLIANCES

[I] [NI] [NP] [D] **A. Dishwasher**

1. Backflow prevention: ☐ Air gap ☐ Drain secured under counter ☐ None
2. Secure in opening: ☑ Yes ☐ No
3. Leaks observed: ☐ Yes ☑ No
4. Comments from normal operation cycle: none
5. Comments:

a. Ran dishwasher through quick rinse cycle. No leaks detected when bottom kick plate removed.
b. Most modern dishwashers are equipped with an integral backflow preventer device. However, the drain line must be raised under the counter as high as possible to assist with anti-backflow and to prevent accumulation of unsanitary water in the drain hose during normal sink and garbage disposal operation.
c. Dishwasher lacks a separate disconnect wall switch (required for servicing.)

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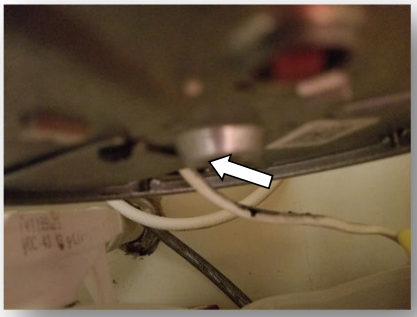
[I] [NI] [NP] [D] B. Food Waste Disposer

1. Elec grommet installed: ☑ Yes ☐ No
2. GFCI protected: ☑ Yes ☐ No
3. Comments:
   a. BUYER TIP - regularly running ice cubes through disposal is a great way to abrasively clean the interior of the disposal unit and remove rust and food particles from blades.
   b. A clamp or grommet is required to prevent damage to wiring where it enters bottom of disposal.



Item B

[I] [NI] [NP] [D] C. Range Hood and Exhaust Systems *(absence of hood is noted as in need of repair)*

1. Type: ☑ Recirculating ☐ External vent ☐ Downdraft
2. Light functioning: ☑ Yes ☐ No ☐ N/A
3. Fan functioning: ☑ Yes ☐ No
4. Comments
   a. Current building standards recommend that when a gas cooktop is installed, the range hood vent to the exterior.

[I] [NI] [NP] [D] D. Ranges, Cooktops, and Ovens

1. Knobs / drip pans / elements intact: ☑ Yes ☐ No
2. Heating elements / flame: ☑ Acceptable ☐ In need of repair
3. Shut off valve present (if gas): ☐ Yes ☑ No ☐ n/a Location: unknown
4. Anti-tip device on range: ☐ Yes ☑ No ☐ n/a

5a. Oven #1 (upper): Setting: 350 deg Actual temp: 355 deg
5b. Warming drawer: Setting: HIGH deg Actual temp: 250 deg

6. Heat delivery:

Cooktop:	☐ Elec	☐ Gas	☑ Not present
Range:	☐ Elec	☑ Gas	☐ Not present
Wall oven:	☐ Elec	☐ Gas	☑ Not present
Warm drawer:	☐ Elec	☑ Gas	☐ Not present

7. Range/cooktop hookups: ☑ 110V elec ☐ 220V elec ☑ gas
8. Manufacturer: Kenmore
8. Comments:
   a. NOTE - self cleaning functions, if equipped, are not tested.
   b. Set oven temperature and tested against inspector's gauge in the center of the oven. Temp differential within 20 degree acceptable variance (NOTE - on many ovens, it is typical for the oven to reach actual temp several minutes after the oven preheat chime goes off.)
   c. Gas shutoff valve could not be located. Shutoff valve is required for maintenance, swap-out of appliance, and for shutdown in the event of emergency.
   d. Range is not equipped with an anti-tip strap. Required to keep oven from pinning a child should oven tip when door is opened and used as a step.

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E. Microwave Ovens (Built-In)

1. Knobs / panel / door seal / light intact: ☑ Yes ☐ No
2. Adequately heated water sample: ☑ Yes ☐ No Start temp: 68 deg @ 60 sec: 169 deg
3. Turntable operating: ☑ Yes ☐ No ☐ Not present
4. Manufacturer: Whirlpool
5. Comments:
   a. Heated 1 cup of water to proper temperature increase (70-120 degrees) within one minute.
   b. NOTE - Whirlpool unit was manufactured in 2010.
   c. Control panel noted filter replacement was necessary.

F. Mechanical Exhaust Vents & Bathroom Heaters

1. Vented to exterior: ☑ Yes ☐ No
2. Comments:
   a. No deficiencies noted.

G. Garage Door Operators

1. Pressure reverse functional: ☐ Yes ☑ No
2. Infrared beam reverse functional: ☑ Yes ☐ No
3. Door locks removed / disabled: ☐ Yes ☑ No
4. Comments:
   a. Garage doors with motorized openers should have the door lock disabled to prevent damage to unit.
   b. Garage door pressure reverse takes excessive force to reverse and should be adjusted. Pressure reverse is to prevent damage to vehicles if parked in the door opening while closing.
   c. Garage door lacks remote controls (per seller disclosure).

H. Dryer Exhaust Systems

1. Screened opening: ☑ Clear ☐ Screened (deficient)
2. Exiting via: ☑ Wall ☐ Roof
3. Comments:
   a. NOTE - When present, inspector does not move and detach dryers to inspect vents.

I. Other Built-in Appliances

1. Whole house vacuum systems

2. Refrigerator

1. Tested ☑ OK ☐ Deficient
2. Comments:
   a. Icemaker and water dispenser functioning as intended.
   b. NOTE - GE Profile unit was manufactured in 2012.

	Req'd	Setting	Tested
Fridge:	37	35	34 degrees
Freezer:	0	0	-2 degrees

3. Wine fridge / undercounter fridge

4. Standalone icemaker

5. Trash compactor

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[I] [NI] [NP] [D] **6. Washer & Dryer hookups**

1. Dryer: ☐ Gas only ☐ Electric only ☑ Both gas & elec
2. Dryer outlet: ☑ 3 pin ☐ 4 pin ☑ std 110V
3. Comments:
   a. BUYER TIP - Modern dryers are fitted with a 4-pin plug while older models are fitted with a 3-pin plug. Modern building requirements call for a 4-pin outlet in the laundry room. Be sure to check your dryer and investigate if it is necessary to update the home's receptacle and/or your appliance plug.
   b. BUYER TIP - Deteriorated washer hoses are a leading cause of leaks in a home. Hoses should be replaced regularly or when signs of wear are present.
   c. NOTE - washers and dryers, if present, are not tested.

VI. OPTIONAL SYSTEMS (Not required by TREC to be inspected)

[I] [NI] [NP] [D] **A. Landscape Irrigation (Sprinkler) Systems**

[I] [NI] [NP] [D] **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

[I] [NI] [NP] [D] **C. Outbuildings**

[I] [NI] [NP] [D] **D. Private Water Wells** *(A coliform analysis is recommended)*

[I] [NI] [NP] [D] **E. Private Sewage Disposal (Septic) Systems**

[I] [NI] [NP] [D] **F1. Other - Security Systems**

1. Alarm service panel location: master closet
2. Comments:
   a. Security alarm system inspection is not part of this report. The following observations were made during a cursory review of the home and is not intended to be a thorough reporting.
   b. Alarm panel was not powered. Suggest further evaluation and repair.

[I] [NI] [NP] [D] **F2. Other - Fire Protection Equipment**

[I] [NI] [NP] [D] **F3. Other - Water Softener**

1. Comments:
   a. Plumbing loop has been installed for potential future water softening system.

[I] [NI] [NP] [D] **F4. Other - Water Filtration System**

[I] [NI] [NP] [D] **F5. Other - Built In BBQ / Outdoor Kitchen**

[I] [NI] [NP] [D] **F6. Other - Landscaping / Fences**

1. Fence types: ☐ Vinyl ☑ Wood ☐ Iron ☐ Other
2. Post types: ☑ Treated 4x4 ☐ Landscape timbers ☐ Other
3. Comments:
   a. BUYER NOTE - Wood fence posts are typically constructed of one of the following 3 materials: landscape timbers (lasting 5-10 years), treated 4x4 posts (lasting 10-20 years), and metal posts (lasting 20-40 years).
   b. Some pickets along fence line are loose and decayed. Due to the nature of wood to ground contact, replacement of posts and pickets is a continual maintenance item on wood fencing.
   c. Fencing gate requires adjustment for proper operation.

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[I] [NI] [NP] [D] F7. Other - Pest Activity

1. Comments:
   a. Active wasp nests discovered in soffits and at a/c condenser.
   b. Fire ant mounds observed in yard. Spot treatment recommended as they are discovered.
   c. Signs of minor rodent activity in attic (droppings).
   d. BUYER TIP - Sealing of exterior rodent entry points along roof (typically where lower roof slopes meet upper roof soffits) and at unscreened attic and exhaust vents is recommended to prevent rodent entry into attic.
   e. BUYER TIP - in the future, shrubs and trees should be kept trimmed back at least 12" from the structure to prevent the transfer of nuisance and carpenter ants. Mulch should be kept at least 6" from siding to discourage termite movement.
   f. BUYER TIP - Recommend sealing plumbing line penetrations under sinks to prevent pest entry from in walls or below ground.
   g. BUYER TIP - Sealing the gap between the garage door jamb and the door at the concrete slab will help keep pests out of garage. A non-steel scouring pad (or other mtl) stuffed in the gap works well.
   h. BUYER TIP - installing mesh at masonry weep holes will help keep pests and wasps from entering wall cavity while still allowing water to drain
   i. BUYER TIP - wooden expansion joints placed against the foundation in driveways, patios, and walkways attract wood destroying insects. When possible, these should be removed and replaced with caulking or fibrous joint fillers.
   j. See attached Wood Destroying Insect (termite) report. No signs of current activity or prior treatment was discovered. A quotation for a pest control program is attached.

[I] [NI] [NP] [D] F8. Other - Low Voltage

1. Pull panel (ON-Q panel) location: none
2. Comments:
   a. Inspector does not inspect low voltage systems as this requires equipment hookups and therefore is outside the scope of inspection. This includes cable, phone, internet, and audio / speaker systems.

[I] [NI] [NP] [D] F9. Other - Boat Docks

[I] [NI] [NP] [D] F10. Other - Lead Paint / Asbestos

1. House constructed prior to 1978 ☐ Yes ☑ No
2. Lead paint testing performed: ☐ Yes ☑ No
3. Asbestos testing performed: ☐ Yes ☑ No
4. Comments:
   a. No items to report; home was constructed after 1978/1980 when the majority of these products were no longer in use.

[I] [NI] [NP] [D] F11. Other - Cosmetics

1. Comments:
   COSMETICS:
   a. NOTE - TREC does not require inspectors to comment on aesthetics. Any comments included below are purely for the client's information and is not a comprehensive listing.
   b. Minor stress cracking of drywall noted at master bed ceiling, master bath ceiling, at ceiling above front door, and throughout garage (typical in an unconditioned room). Cracks should be monitored for worsening condition; otherwise, no action required.
   c. Minor stress cracking of floor tile noted at guest bath behind door. Cracks should be monitored for worsening condition; otherwise, no action required.
   d. Recommend caulking baseboard at stairs landing and upstairs floor level.
   e. Window blind string is damaged at center guest bedroom.
   f. Guest bath mirror surface is corroded at edges.

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Item F

[I] [NI] [NP] [D] F12. Other - General Comments

1. Comments:
   a. Prior to leaving the site, inspector shut off all lights and locked all windows and doors. Returned the thermostat to its previous setting of Cool 78.
   b. Inspector removed shoes while inside home.
   c. NOTE - as home is currently furnished, some belongings may have obstructed a complete and full view of all wall and floor areas.

SECTION 4: HELPFUL TERMS & DIAGRAMS

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SECTION 4 - HELPFUL TERMS

GLOSSARY OF TERMS

1) **AFCI** (Arc Fault Circuit Interrupter) - a circuit breaker in the electrical panel that shuts off power when it detects a dangerous electrical arc. Its primary purpose is to prevent electrical fires.
2) **Bonding** - the practice of connecting several devices or pieces of equipment with wiring to the home's grounding system.
3) **Branch circuit / wiring** - wiring that runs from the electrical panel throughout the home.
4) **Differential settlement** - cracking to concrete that produces vertical separation. This is commonly due to failure of the reinforcement or lack of support and is typically cause for repair.
5) **Drip leg** - also called a sediment trap. An extra piece of piping on a gas line, mounted below the lowest point of connection. Used to collect sediment or condensation that may enter gas piping.
6) **Electrical service panel** - also called 'main electrical panel'. Main point of distribution for the electrical service from the meter. Typically found on the exterior of the house and typically contains breakers for 220V appliances.
7) **Electrical sub panel** - point of distribution for branch wiring. Typically located in a garage or utility room and contains breakers for 110V circuits.
8) **Flue pipe** - a double-walled pipe that vents hot gases or smoke from a gas fired appliance (water heater, furnace, fireplace, etc) to the exterior of the residence.
9) **GFCI** (Ground Fault Circuit Interrupter) - a fast acting device (typically an outlet or circuit breaker) that shuts off power when it detects the current flowing along an unintended path, such as through water or a person. Its primary purpose is to prevent electric shock.
10) **Grounding** - the practice of connecting the home's electrical system to an exterior connection with the ground. The purpose is to carry an inadvertent and dangerous electrical charge to the ground outside the home.
11) **Hose bib** - also called a spigot, hose valve, hose shutoff, hose handle, garden hose valve, etc
12) **RPZ valve** (Reduced Pressure Zone valve) - a type of backflow prevention device used to protect water supplies from contamination.
13) **TPR valve** (Temperature & Pressure Relief valve) - a safety device designed to protect a pressurized container (typically found on water heaters) during an overheating or overpressure failure. Valve will open if temperature or pressure exceeds maximum setting.
14) **TREC** (Texas Real Estate Commission) - the governing body that regulates and licenses home inspectors.

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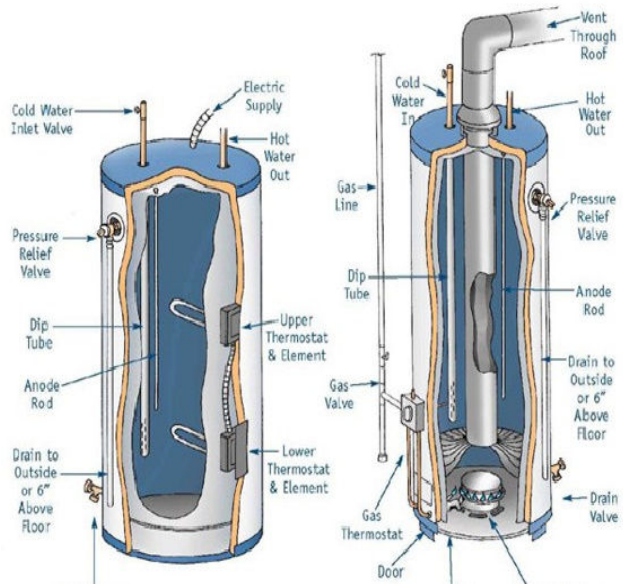
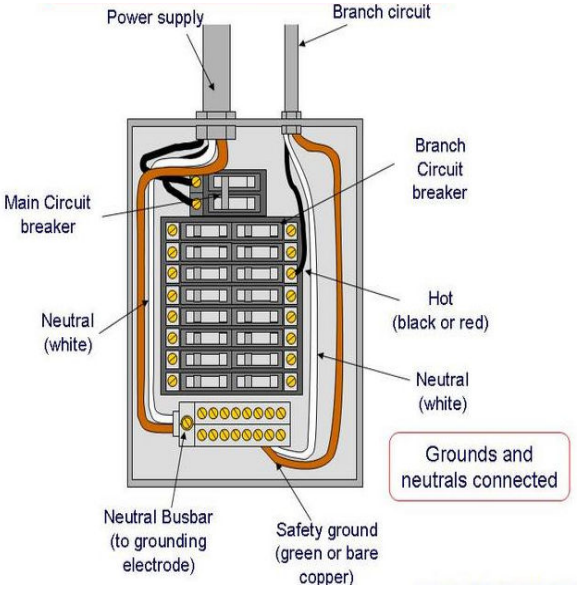
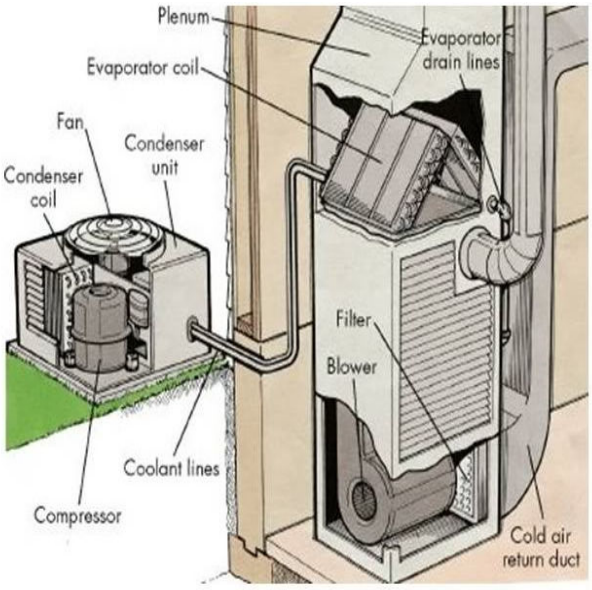
SECTION 4 - REFERENCE DIAGRAMS



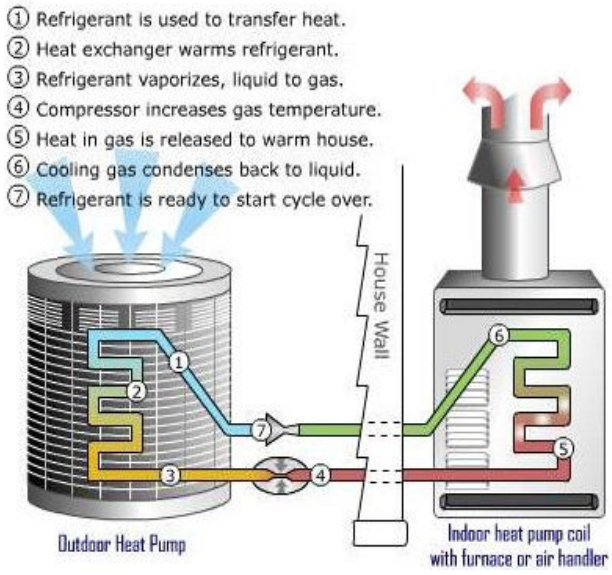
ELECTRIC (left) & GAS (right) WATER HEATERS



MAIN ELECTRIC PANEL PARTS



HVAC SYSTEM



HOW A HEAT PUMP WORKS

ARMADILLO INSPECTION
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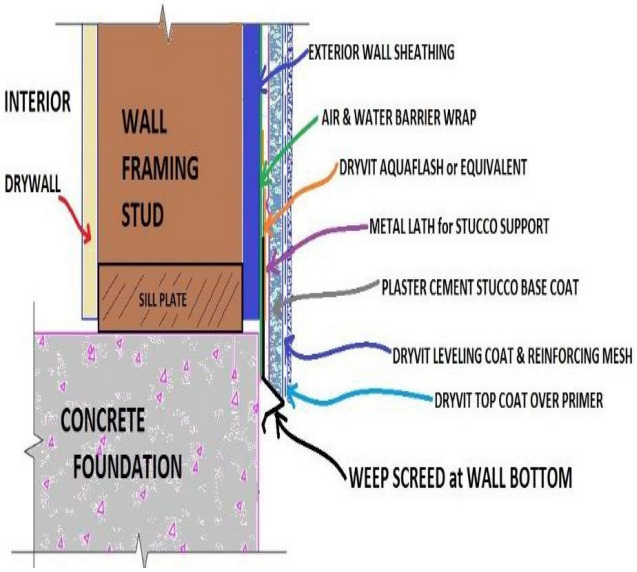
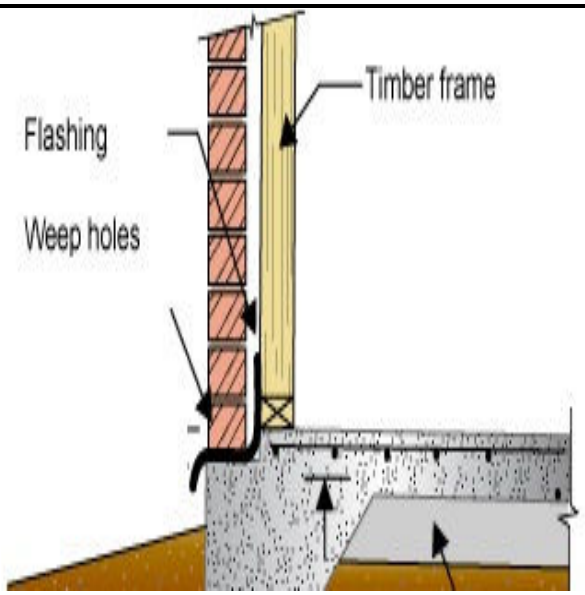
512.903.3093
Leander, TX

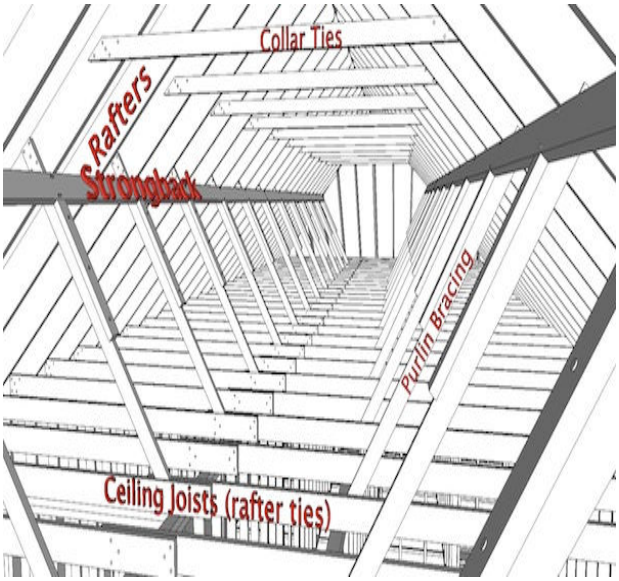
Property Location:	123 Main St, Austin	**Inspected By:**	Matthew Kenny	**Insp Date:**	January 1, 2017
Prepared For:	John and Jane Doe	**TREC License:**	#09997	**Time:**	2:00 PM



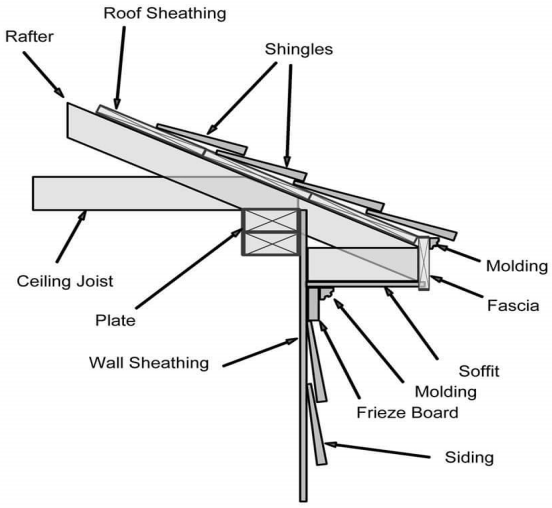
STUCCO WALL



MASONRY WALL



ATTIC FRAMING



ROOFING COMPONENTS

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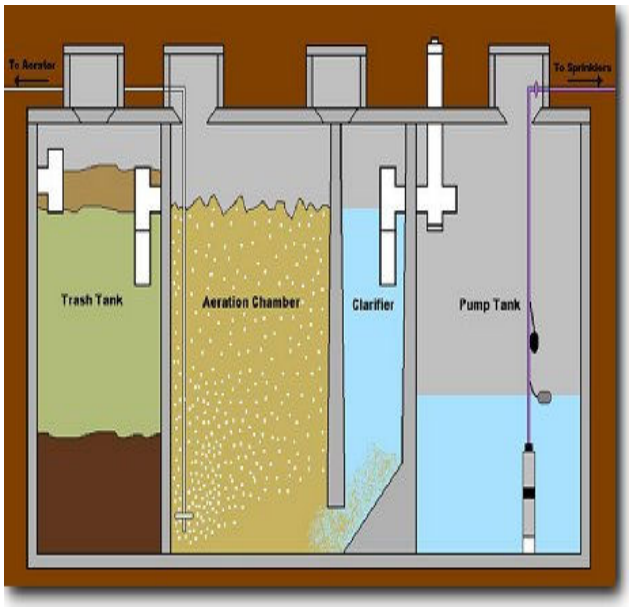
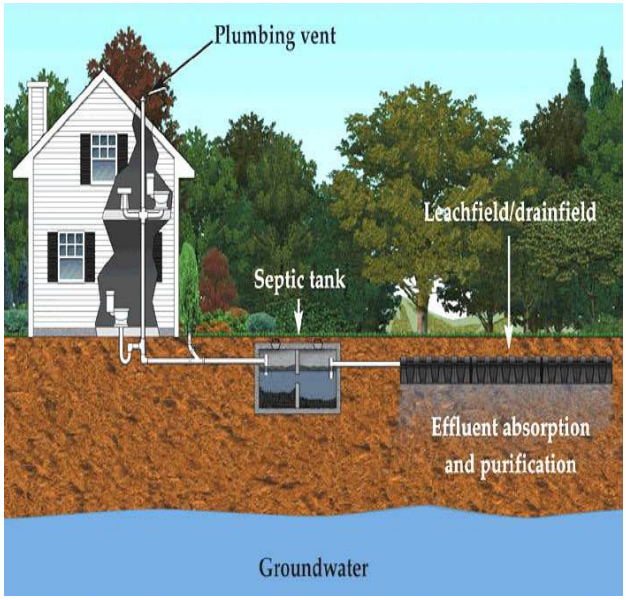
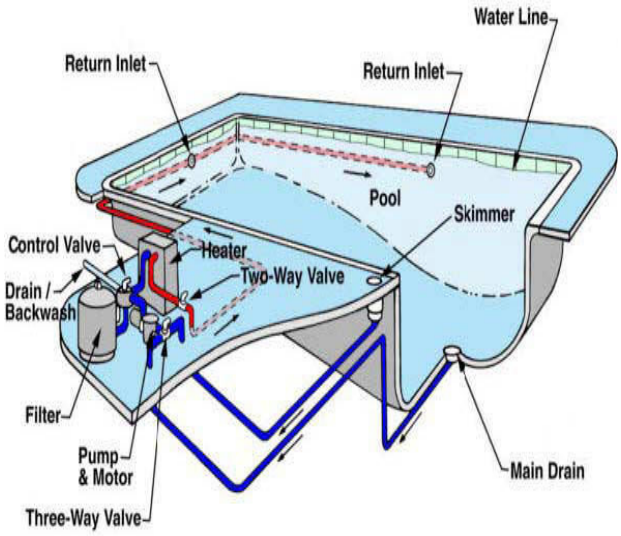


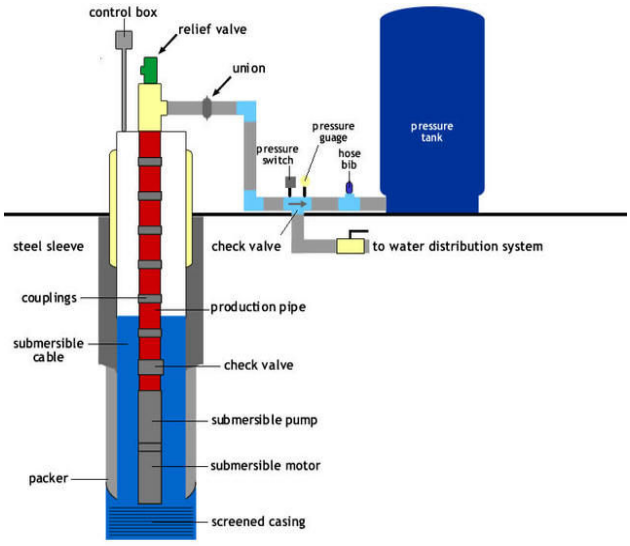
SEPTIC SYSTEM - AEROBIC SYSTEM (typical)



SEPTIC SYSTEM - LEACH FIELD SYSTEM (typical)



INGROUND POOL SYSTEM



WELL WATER SYSTEM (submersible pump)

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SECTION 4 - TYPICAL LIFE EXPECTANCIES

(Adjusted for Central Texas area)

MECHANICAL	
HVAC unit	15-20 years
Water heater	10-15 years
Electrical panels	60 years
Light bulbs – incandescent	1-2,000 hrs
Light bulbs – CFL	8-10,000 hrs
Light bulbs – LED	30-50,000 hrs
APPLIANCES	
Refrigerator	10 years
Range oven	15 years
Washer/dryer	10-15 years
Dishwasher	10 years
ROOFING	
Composite shingles	15-20 years
Clay or concrete tile	40-60 years
Metal roof	40-80 years
EXTERIOR WALL CLADDING	
Vinyl siding	30-50 years
Wood or fiberboard siding	40-60 years
Stucco	50-60 years
Cement (hardie) siding	75-100 years
Masonry	75-100 years
WINDOWS	
Aluminum	20-30 years
Vinyl or fiberglass	30-40 years
Wood	20-30 years
Wood clad	30-40 years

SECTION 5: WDI REPORT