



**Sitting Empty in Neighborhood**

**Address**

**December 7, 2009**

**This Limited, Visual Inspection Report is prepared exclusively for**

**Mr. Investor**

*The front door faces south while the back patio is on the north side. The garage is on the east side of the house and the living room is on the west side for reference to this report.*

# Real Estate Inspection Service Agreement

**The reason for this service agreement is to help you, our client(s), understand what an inspection is and what it can and cannot do for you.**

## **INTENT OF INSPECTION:**

The expressed intent and purpose of this report is to inform our client(s) of visual observations and opinions made on the day of the inspection by your inspector. The opinions given are as to whether or not the mechanical, electrical, plumbing and structural components of this property are performing their intended function or are in need of repair. It is not the intent, nor within scope, of this inspection and report to determine if the property is warrantable, insurable, habitable, or to determine the economic life span. The client is advised to solicit information, advice, and cost estimates from licensed professionals in the appropriate trades for all areas of concern prior to the closing process.

## **SCOPE, METHOD OF INSPECTION AND LIMITATIONS:**

The content of this report is based solely upon visual observations and the perceived performance of the different components and not engineering fact. The inspector's opinion is based on his or her personal knowledge, experience, and training, and not upon any code requirements or performance standards. The inspection will be conducted under the standards set forth by the Texas Real Estate Commission. The inspector is not a code compliance officer. Any federal, state or local codes, and / or other legal requirements are not within the scope or intent of this report. The inspector may reference common building code violation for information purposes.

The inspection methodology is limited to openly visible areas of the property. Observations are made on both the inside and outside of the structure. Observations were limited to only those areas open to view without disassembling any component or moving any items which are obstructing the view. The inspector may use basic tools or instruments to aid in the inspection process. Note: stored items, furnishings, recent updating and or repairs may mask typical signs of distress. Because the inspection procedure is visual only and was not intended to be diagnostic and or technically exhaustive some inherent risk remains that undiscovered problems exist and or future problems will develop. There is no guarantee or warranty stated or implied that **all** defects or problems have been found or that Yearly Inspection & Services, LLC will pay for the repair of, or be liable for, any defect not discovered. The report is prepared for the exclusive use for client(s) and Yearly Inspection & Services, LLC and is not transferable to anyone else in any form. Yearly Inspection & Services, LLC assumes no responsibility for its use and / or misinterpretations by third parties.

Recent concerns have included the adverse effects on indoor air quality and the potential of inherent health risks. The client(s) should understand that high moisture conditions for whatever reason may cause various forms of mildew, and / or mold, to flourish. If the client has concerns with such environmental issues, we recommend they contact a qualified professional for further evaluations of this property. Note: houses built prior to 1978 may contain lead based paint. This company does not inspect for lead, mold or any other environmental health hazards. The inspector is not qualified or certified for such evaluations.

Yearly Inspection & Services, LLC will conduct re-inspection services for a reasonable fee. However we do not certify workmanship or warrant another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs.

## **DISPUTE RESOLUTION**

In the event a dispute arises regarding an inspection that has been performed client(s) agrees to notify Yearly Inspection & Services, LLC within seven (7) days of the time of discovery to give Yearly Inspection & Services, LLC a reasonable opportunity to reinspect the property and resolved the dispute amicably. Any unresolved disputes relating to this agreement shall be submitted for mediation and then neither party shall have a right to bring suit in court. This provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney's fees. The client(s) agrees that Yearly Inspection & Services, LLC liability, if any, shall be limited to the amount of the inspection fee paid.

## **ACCEPTANCE OF THE REPORT**

In the absence of a client signature on this service agreement prior to or at the time of the inspection, this contract shall be included and become part of the report. Acceptance of the report, and or payment for the inspection is an acknowledgment, acceptance, and agreement by the client(s) to the terms and conditions of this service agreement. Including the limitations listed in the report, and an acknowledgment that the inspection includes only those items listed as inspected in the inspection report.

Client Name: Mr. opportunity

Property address: Need some love

Today's Inspection Fee: \$450.00

Make Check payable to: Yeary Inspection & Services, LLC

CK # PAID AT INSPECTION

Client Signature(s):

\_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/ 2009  
\_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/ 2009

By signing I confirm that I have read, understand, and agree to the above pre-inspection service agreement and that I agree to be bound by these terms and conditions.

We will be sending the report out over the internet via E-mail, most of our clients want a copy sent to their realtor. We will gladly provide a copy to your realtor as long as you provide us with an E-mail address for them.

Your E-mail addresses:

Your Realtors E-mail address:

\_\_\_\_\_ Do not send the report to my realtor.

We will gladly send a copy to the seller, seller's realtor, or any other party that you direct us to:

E-mail addresses of other report recipients:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Inspector: Kyle Yeary TREC Professional Inspector License #9819 Date: 12/7/2009

## **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:

- .... improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- .... improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- .... ordinary glass in locations where modern construction techniques call for safety glass;
- .... the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- .... excessive spacing between balusters on stairways and porches;
- .... improperly installed appliances;
- .... improperly installed or defective safety devices; and
- .... lack of electrical bonding and grounding.

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

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

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

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)

TREC Form No. OP-1

This form is available on the TREC website at [www.trec.state.tx.us](http://www.trec.state.tx.us)

# Yeary Inspection

14419 Hartshill Dr., Houston, TX 77044

Phone: (281)454-4663 Email: yearyinspection@sbcglobal.net

## PROPERTY INSPECTION REPORT

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**Report #:** KY20091217-04

**Prepared For:** Sample Late 70's Typical Foreclouser  
(Name of Client)

**Concerning:** TX -  
(Address of Inspected Property)

**By:** Kyle Yeary, #9819 12/17/2009  
(Name and License Number of Inspector) (Date)

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

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

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

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

Items identified in the report do not obligate any party to make repairs or take other action, 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.



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I NI NP D

## I. STRUCTURAL SYSTEMS

⌋ " " ⌋

### A. Foundations

Type of Foundation(s): Slab

Comments:

#### Signs of Structural Movement or Settling

.. Cracks in wall(s) and/or ceiling

.. Floors visibly not level

.. Cracks in brick, stone, or stucco

.. Cracks in exposed concrete floors

⌋ Door and/or window frames out of square, did observe a sag over garage door;

⌋ Cracks in sidewalks, driveway, patio or garage which is very common; if large uneven areas in driveway could cause tripping hazards;



.. Cracks in slab on outside edge;

.. Beam/Rafter condition and/or Pier Condition which if rafters have pulled away from the ridge board or split should be blocked or repaired.

.. Excessive or improper shims

.. Wood form strips or other wood observed next to the slab which are conducive to wood destroying insects, which could be removed and replaced along with all cracks sealed with blown in foam covered with a thick layer of caulking;

.. Post tension live end tips are exposed and should be covered;

.. Nails or metal is exposed which could be a hazard and could be removed and covered;

⌋ Soil is high and should be removed away from the brick so that there is a 6 inch decline at 10 feet away from the foundation which is a cause of foundation settlement;

.. Observed typical spalling (crumbling of slab) or honey combing. This can be epoxied or touched up and usually happens around the corner/edges of the slab because the stress will break the slab.

⌋ Low spots around house allowing water to pond against the slab - recommend placing a gutter system with downspouts and splash pads if not present and repair the drainage issues;



.. Observed trees are very close to the structure in areas which tend to pull water from underneath the slab and may cause heaving or foundation issues:

Should always seal any opening between concrete sections with blown in foam covered with a thick layer of caulking;

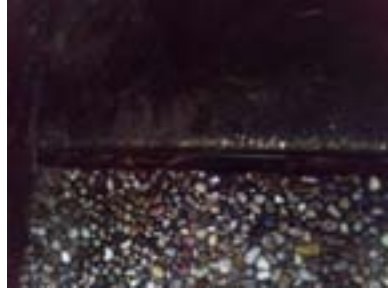
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**Performance Opinion:**

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

⌋ Structural movement and/or settling noted, however, the foundation is supporting the structure at this time;

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

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**B. Grading & Drainage - Comments**

⌋ Improper drainage from foundation and not a decline at all locations away from slab and/or a 6 inch decline at 10 feet away;all around;



⌋ Erosion or ponding next to foundation/driveway or in yard;very muddy all around the back and should add a drain system on the sides and back because a lot of water is standing;



- ⋮ Gutters draining too close to the structure
- ⋮ Plumbing/Hose Bibb(s)/Sprinkler System leakage

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I	NI	NP	D

- .. Trees/heavy foliage too close to the structure
- .. A/C condensation line terminates too close to structure
- .. Planter(s) adjoining the structure
- ⌋ Inadequate grading clearance (high soil) to exterior wall surface;back is mud and high mulch in front,



- .. French or corrugated drain system that should be monitored for leaks so that water does not seep into the ground and work under the slab
  - .. Downspout is missing the splash blocks at several locations causing water to sit against the house
  - .. Observed the foundation elevation was less than 12 inches + 2% above the street drain.
  - ⌋ Could consider adding a gutter system in all locations to divert the water away;
- Note: A regular watering plan should be imposed in order to keep the moisture level stable around the entire foundation. Determining the correct amount of water to place next to the foundation without undermining the grade beams can be difficult, and varies widely depending on the type of soil the house was built on. Also need to consider the gutter system must be clear of debris and attached properly to divert water from the foundation, which is the overall design. Gutters and water diverting systems are a good way to keep water from ponding against the house and please consider that a 6 inch decline is required 10 feet away from the house to ensure that water will not pond against the house.

⌋ .. ⌋

**C. Roof Covering Materials**

Type(s) of Roof Covering: Shingles - Asphalt

Viewed From: walked entire roof

Comments:

- ⌋ Some damaged,missing or raised shingles;1 or more missing shingles in front,a few tears around,feathered or worn and nearing the end of its life expectancy;



- .. Observed less than a 4 fastener minimum nailing pattern or staples in use if shingle could be lifted

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without damaging;

⌋ Roof decking deflection, raised and/or sagging; back at edge,



⌋ Roofing covering installed over older roof covering; cedar shakes on bottom,



⌋ Inappropriate roof covering for slope of the roof;

⌋ Observed some exposed nails and/or staples showing that should be covered or caulked as part of routine maintenance;



⌋ Trim, soffit, fascia boards are in need of repair; front fascia and some soffit damage, missing trim in front and drip edge loose over garage,



⌋ Roof covering is in contact with siding;

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⌋ Leaves/debris in the gutters and downspouts;



⌋ Tree branches are too close to the roof structure

⌋ Roof ventilation system damaged and in need of repair;cracks on fan vent;



⌋ Vent roof jacks missing, deteriorated or improper installation observed.



⌋ Loose, missing and/or damaged gutters or downspouts;

⌋ Lack of felt when checked under the shingles edge. The felt should cover the flashing and be glued down to the flashing so rain water will not get between the flashing and wood and cause water penetration;

⌋ Observed the shingles are loose or not-glued down properly to the edge of the flashing,a few places or the valley;

⌋ Debris, nails, straw, and/or leaves on the roof that must be kept clean so that it does not damage the roof;

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- .. Roof penetration(s) or flashing not properly secure, flashed/sealed;
- .. Brick chimney not properly flashed and counter-flashed;
- .. Skylight covers not secured and/or flashed properly
- .. Chimney cricket/saddle is missing if 30+ inches wide;
- .. Missing rain skirts on metal fireplace or furnace flues
- ⌋ Missing/damaged rain caps on furnace/water heater flues;all are rusted and not the proper type;



- ⌋ Storm collars are not caulked completely on furnace/water heater flues and/or could view daylight from attic access;



- ⌋ Valley/step or counter flashing in need of repair or replacement;some rusted around and some missing along roof/wall,



- .. Missing/damaged rain caps on metal fireplace flues
- ⌋ Missing step flashing (about 8 inch sheets) where a roof intersects at exterior wall which is the type approved per most manufactures and/or J-flashing (long continuous sheet, which if water enters could run continuous) is in use;front of house;some not present along wall/roof intersection,

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⌋ The roof covering is in need of replacement or extensive repairs, a Certified Roofing Company should be consulted

Caulking is recommended around all flashing, all roof jacks, air vents, and vent pipes as part of routine maintenance

Note: This is not a Windstorm Inspection. If Windstorm Certification is required in your area you should obtain any available certification that might be required for windstorm insurance, or contact State of Texas Department of Insurance.

Attempt to lift shingles to analyze the nailing pattern when loose or determine that is safe to do so without damaging the overall integrity of the covering, however cannot always view and at minimum confirmed nail usage vs. staples from the attic access.

⌋ " " ⌋

**D. Roof Structure & Attic**

*Viewed From:* Entered attic access-both  
*Approximate Average Depth of Insulation:* 4 to 6 inches  
*Approximate Average Thickness of Vertical Insulation:* none  
*Comments:*

**Attic Issues:**

⌋ Insufficient attic ventilation or fans/vents not working properly. The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300 provided at least 50 percent and not more than 80 percent of the required ventilating:did not get fan on,



⌋ This house does not have a radiant barrier installed and most new homes have for energy efficiency  
 ⌋ Damaged and/or missing vent screens:gable screens,

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.. Damaged and/or missing roof sheathing

⌋ Openings observed around corners of attic that should be blocked;over back porch,over garage roof/wall intersection,west wall has a couple,



.. Roof support and/or failed members; observed 1 or more rafters that are not fully flush against the ridge board, split or that do not meet or align on both sides which could be blocked, metal joist hangers added, another rafter next too, other methods or just monitored;appears some craftsmanship cuts.

⌋ Roof support from rafters, bracing, purlins, ties may not be adequate;missing braces under purlins in back east and far west side overhead in house and garage, and collar ties over garage and front of house,



⌋ Bath/Kitchen vents terminating in attic

⌋ Evidence of moisture penetration;where lack of flashing at front wall intersection,



○ Open raceway from the garage to the house which should be blocked at the garage with a fire rated material. This creates an open chimney if a fire occurred and should be fire blocked

⌋ Open chase should be fire blocked every 10 feet horizontally or vertically including around duct penetrations, between floors, and other openings and currently if a fire occurred could serve as a chimney.

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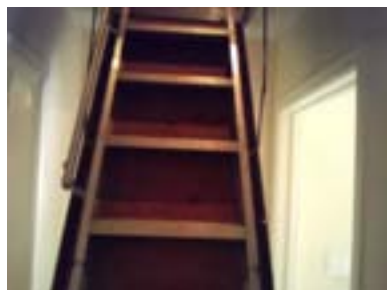
- Roof sag due to the decking should have more support. May try to add the h clips or fasteners
- Observed exposed and hot wires throughout the attic;
- Observed exposed gas or drain/water pipes that are loose or out in the walkway and should be blocked or strapped throughout;
- ↳ Observed debris,lumber,trash throughout the attic that should be removed.
- Observed an inadequate walkway or platform to mechanical equipment in the attic. Current code requires 30 inches of head clearance, a 24 inch solid walkway with no obstructions and a 30 inch deep solid platform in front of the equipment and must be flat flush secure surface;
- ↳ Current code requires all wires within 6 feet of the attic opening to be protected and observed unprotected electrical wires near the opening. This could lead to wire damage and possible electrical shock or potential fire hazard;should adjust and tuck in better.



- Observed an exhaust vent that is in contact with a combustible material
- Observed an inadequate access opening of less than 22x30 inches when equipment is in attic and/or not a fire rated door.
- Add or adjust soffit vent blocks so that the soffit air flow is not restricted
- The recessed lights should be Insulated ceiling lights since insulation or combustible material is touching the canister or closer than 3 inches. Even when these lights are air-tight or IC lights it is a good idea to pull all insulation away from the canisters because they can shut off due to getting too hot.

**Attic Door:**

- ↳ Lack of foam board insulation inside the steps;needs in house,



- ↳ Lack of insulation around the edge of the attic trim;
- ↳ Lack of or did not appear to be a fire rated door;
- ∴ Gap in door when closed that should be adjusted so air does not escape

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○ Stairs should be trimmed so that it rests flush against the floor. The strain could eventually break the steps

⌋ The attic door frame require 16D (penny) nails or 1/4 x 3" or equivalent screws through the hinges and around the frame and should have 16 fasteners attached unless the door manufacture lists or requires a different pattern. This door has about 8 fasteners in garage and 7 nails 2 screws in house now;

**Insulation:**

Type: ⌋ Batts-garage ⌋ Blown-in-in overhead house

⌋ Noticed an area that should have insulation added or extra layers throughout;some and only 1 layer in garage,about 4 to 6 inches over house,



Note: The attic was entered and walked around the mechanical equipment if accessible and toward the bath/exhaust fans, however portions of the roof structure and attic could not be inspected due to accessibility. It is recommended to have 11 inches or more insulation for the best efficiency. Above are some specific items that may need attention.

⌋ " " ⌋ **E. Walls (Interior & Exterior) - Comments**

**Interior Walls:**

⌋ Signs of Structural Settling;stairwell,



⌋ Signs of water stains or water penetration - measured with a moisture meter set on gypsum for sheet rock and registered 1% moisture content which is damp and may want to repair past damage at:between garage and laundry wall under substance area and 1.5% at bottom which may be from water coming in from roof, leaking at shut off under kitchen sink,laundry drip and water heater and back wall of garage is wet,



⌋ Signs of water stains or water penetration - measured with a moisture meter set on wood for trim

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work and registered 16% moisture content which is damp and may want to repair the past damage at:some window sills may be from water sprinklers,next to chimney at bottom which may be wood rot on exterior,



- .. Freshly Painted
- .. Holes in walls;may be behind doors because lack of door stops.
- ⌋ Observed walls or structure is out of square or bowed in areas:paneling is loose and bowed downstairs,
- .. Nail pops observed that could be repaired
- ⌋ Gaps or cracks underneath sinks around pipes,outlets, etc.;
- .. Past water damage underneath sinks
- .. Cabinets,counter or drawer issues:
- .. Caulking/sealant is separated or missing in some areas,;
- ⌋ Trim boards, shelves/racks or hardware is damaged/loose at several areas;many cabinet knobs,bath racks are missing,most baseboard is loose downstairs,pulling around front door,refinish some window sills,some paneling loose throughout,



- ⌋ Observed several paint discolorations and scuff marks throughout the house;
- ⌋ Observed several paint chips or sheet rock cracks;



Note: Due to fresh paint in several rooms it is hard to notice what is behind the walls in each situation.

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Note: All trim work, window sills, bathrooms, commodes, cabinets, floors, water pipes and other penetrations around the interior should be examined and improved as needed to provide a solid seal (caulk) against water penetration.

**Exterior Walls**

Type(s):   ⊆ Brick            ⋄ Cement Board   ⊆ Wood           ⋄ Stone  
              ⋄ Vinyl           ⋄ Aluminum       ⋄ Portland Plaster Cement   ⋄ Asbestos

⊆ Fascia/trim boards are damaged at several areas;front door,back porch trim,



⊆ Mortar is separated or missing in some areas;between some bricks at corners,around windows,front porch is very loose and a few more corners;



⊆ Caulking/sealant is separated or missing in some areas and should block/seal any and all openings between the wall and trim work;expansion joints;



○ Some cracks at the brick, stone, or stucco siding  
⊆ Wood siding is water damaged in several areas;front wall,back and both sides. Should consider replacing all and salvage any that's not totally wood rot.

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- .. Siding shingles are cracked, loose or missing
- ⌋ Observed walls or structure is out of square, bowed or warped in areas:all around.
- .. Some siding fasteners are backing out, overdriven nails or metal exposed around;
- .. Some above door and window lentils are rusted and should be sanded and painted.
- .. Weep holes not open and/or improper spacing of over 33" on center;
- ⌋ Flashing missing over windows or window trim;



- .. One or more areas were obstructed by foliage and/or other items

**Note:** All openings and penetrations around the exterior should be examined and improved as needed to provide a solid seal (caulk) against water penetration. This includes all trim, plumbing water and gas pipes, electrical boxes and air conditioning flashings that break the wall.

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**F. Ceilings & Floors - Comments**

Note: All trim work, window sills, bathrooms, commodes, cabinets and other penetrations around the interior should be examined and improved as needed to provide a solid seal (caulk) against water penetration.

**Ceilings:**

Note: Due to fresh paint in several rooms it is hard to notice what is behind the ceilings and floors in each situation.

⋮ Ceiling cracks or imperfections in some areas at;

⌋ Water stains on ceiling - measured with a moisture meter set on gypsum for sheet rock and registered 5% to 3% moisture content which is wet and all past damage should be repaired; laundry room, garage over entry door,

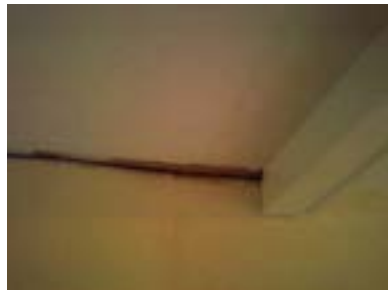


⌋ Paint discolorations; throughout.

⋮ Freshly painted

⋮ Nail pops in ceiling which could be addressed;

⌋ Caulk or trim pull away from the ceiling which should be addressed; living room,



⌋ Substance on ceiling; garage,

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D
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⌋ Observed ceilings are out of square or bowed in areas:bowed in up hallway,



**Floors:**

Note: Due to all the carpet and floor coverings all imperfections, cracks and other issues may not be discovered after one visit.

⌋ Floor cracks, scratches, or grout/seal openings in some areas which may have been marked;missing along wall in living room,front entry door gaps between tile and between door threshold,broken in master,



.. Paint stains on floor;

.. Linoleum or floor covering is torn

⌋ Carpet and floor covering is stained and dirty throughout the house;

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I NI NP D



∴ Freshly painted or stained floor

⌋ Floors were uneven or creaked when walked across or warped/bowed in areas:up slopes a little toward front west room,

⌋ Observed tiles that sounded hollow when tapped with a hard object which is a result of lack of adhesive spread evenly underneath tile, loose tile, air pockets or water has penetrated underneath the tile. Discovered 2 or more in the front entry, 5 or more in the kitchen or more in bathroom and 2 or more in other open areas in kitchen eating area.



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**G. Doors (Interior & Exterior) - Comments**

**Interior Doors**

∴ Damaged doors at:

⌋ Doors do not latch properly at:should lock under stairwell door,

∴ Doors are loose at the hinges at:

⌋ Doors rub, stick, *swing independently* or hit the frames at:both master closets,

∴ Closet doors slide poorly, off of their rails or missing at;

⌋ Doorknobs are in need or repair at:loose and missing knobs throughout,



**Exterior Doors**

∴ Sliding glass door slides poorly or improperly installed at:

∴ Sliding glass door does not latch/lock properly at:

⌋ Sliding or other screen door is missing/damaged at:back spring is broken and porch screens are damaged;

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- ⌋ Damaged doors at:front door trim and threshold is loose from the mortar and loose in frame;
- ⌋ Safety glass logo not present at:back door,



- ⌋ Doors sealed poorly or add foam weather stripping around and/or bottom for increased energy efficiency at:back is missing most,
- Doors do not latch properly at:
  - ⋄ Doors are loose at the hinges at:
  - Doors rub, stick, swing independently or hit the frames at:
    - ⋄ Door locks or doorknobs are in need of repair at:
    - ⋄ All Inside key locked deadbolt locks must be thumb latched or openable from the side without the use of a key or special knowledge by IRC standards, (311.4.4) for emergency egress reasons.
    - ⋄ Deadbolt locks, do not extend to properly lock the doors at:
    - ⋄ Exit door not side hinged, not less than 3 feet in width and 6 feet 8 inches in height or a direct access to exterior at;
- ⌋ Observed that the automatic self closing device/hinge required by current IBC (International Building Code) on the door between the house and the garage needs adjustment to operate properly or is not present which is recommended to help prevent fumes in the garage from entering the living area.
- ⌋ Noticed door stops are missing or broken throughout the house which all must be added either on bottom wall trim, wall or on the door hinge. Should not have any doors hitting a wall or another door:

[Most prudent homeowners replace all exterior locks prior to move in. Most new construction keys are re programmed to change locks for buyers.](#)

- Garage Doors**      **Type of Door(s):**      ⌋ Metal   ⋄ Wood   ○ Fiberglass
- ⋄ Some fastening hardware loose;
  - ⋄ Door locking hardware is loose and/or missing
  - ⋄ Doors and/or panels are bent or damaged
  - ⋄ Tension springs are not safely secured

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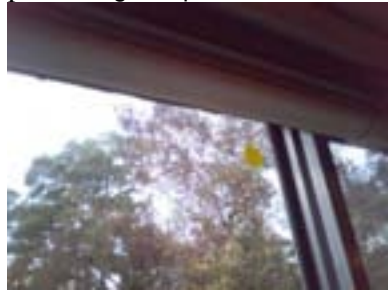
**H. Windows - Comments**

- ⌋ Some windows are difficult to open or close at:right of fireplace is bent in frame and catching;

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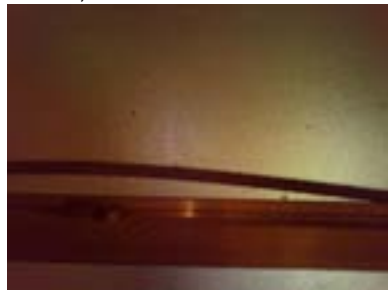


⌋ Some glass panes are loose, damaged/broken or missing at:chip/crack in west bedroom upstairs,



⋮ Some window lift supports are loose, damaged, (popped out) or missing at:

⌋ Some missing or damaged trim or latches at:some hanging trim,broken latch in front living room and formal,



⌋ Some missing and/or damaged screens at: most.

⌋ Some missing and/or damaged blinds at:

⋮ Some windows have been drilled through for alarm sensors which will void the manufacturer's warranty unless the builder received approval and has the approval on file. These drill holes must have a good caulk seal so that water will not penetrate into the wood and some need sealing;

○ Some absence of safety glass logo which should be present in all swinging doors, fixed or sliding doors,storm,unframed swinging doors,all door enclosures for tubs/showers and/or less than 60 inches on all windows above any standing, walking,water surface area and 3 feet horizontal from stairwells:

⋮ Windows in sleeping areas are of inadequate size for egress at:

⋮ Thermal pain window seals have failed and moisture has penetrated at:

⋮ Inspection of the windows was limited due to furniture, window covers and/or stored items

○ Burglar bars, clamps or blocked windows installed are a safety hazard. They do not provide adequate egress (escape) in the event of fire

⋮ Storm windows installed are a safety hazard, if they do not provide adequate egress in the event of a fire

⌋ Windows are single paned at:

Note: All trim work, window sills, bathrooms, commodes, cabinets and other penetrations around the interior should be examined and improved as needed to provide a solid seal (caulk) against water penetration.

White lithium grease should be applied to all window springs for ease of opening and longer life protection.

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**I. Stairways (Interior & Exterior) - Comments**  
**Interior/Exterior Steps, Railings, Stairways and Balconies**

- ⋮ Hand railing is loose/missing at one or more locations;
- ⌋ Vertical railing spacing is greater than 4";about 5,however low to ground;



- ⋮ Hand railing is not terminated properly;
- ⋮ Improper dimensions of stair raisers and over 7 3/4";
- ⋮ Hand railing or guardrail not at proper height between 34" to 38" or guardrail less than 36";
- ⋮ Improper dimensions of stair treads and under 10";
- ⌋ Improper dimensions of stair treads or risers of more than 3/8 inch adjustment between;
- ⌋ Head clearance less than 6 foot 8 inches at any part of stairway;about 6 feet 1 inch at bottom,



Note: Seems no two stairs are built alike and by code the risers should be a max of 73/4" and the tread should be a minimum of 10" with no more than a 3/8 adjustment between the tallest and shortest riser or largest and shortest tread run. Some were viewed for proper range.

All banisters where viewed to ensure they were close to range of 4" or and all were pulled to check the security of each. The triangular openings formed by the riser, tread and bottom is less than 6 inches or 4 inches if on a flat surface. The handrail was measured to ensure it is within the min of 34" to a max of 38" IRC range at the nosing and the minimum guardrail height is 36 inches. The minimum stairway width above a handrail must be 36" and must have a handrail if 4 or more risers and a light at the bottom and top of stairs if 6 or more risers.

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

- ⌋ **Brick/Stone**      ⋮ **Factory or Gas**      ⋮ **Free Standing**
- ⋮ Mantle is loose
- ⋮ Firebox hearth inadequate size of less than 16" deep and 8 in to sides if opening <6sq ft or 20 in deep and 12 in to sides if opening >6sq ft;
- ⋮ Firebox hearth extension is less than 2 inches thick and/or hearth less than 4 inches;
- ⌋ Some brick mortar is loose and/or missing;front,

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- .. Creosote build-up in firebox or flue
- .. Damper is in need of repair
- .. No rain cap and/or spark screen in place is missing or damaged;
- .. Hairline cracks in the firebox
- .. Clean-out cover is loose and/or damaged
- ⌋ No firebox screen; laying down,

- .. No gas valve access panel
- ⌋ Starter wand is damaged or some closed holes; missing along with rack and fake logs or wood burning;



- ⌋ Improper installation of gas log system
- ⌋ Damper is missing a clamp or bolt or is not blocked open and should be present in case of a gas leak, the damper must not be completely closed when a gas starter valve is present.
- ⌋ Starter wand is missing the air-mixer valve;
- .. Currently the chimney flue is inaccessible. Building insulation in contact with a metal chimney can cause hot spots that can burn out over time. Contact the chimney manufacturer for exact requirements. In the absence of the manufacturer's requirements, a free space of at least 2" is recommended to all construction materials and insulation should be remedied for safety against the possibility of damage that can lead to a fire if determined the chimney is in contact.
- ⌋ No gas key located

Note: Chimneys should be cleaned by a professional chimney sweep on a regular basis if used often.  
 Note: This firebox is a gas wood burning unit which requires a damper clamp so that it cannot close completely and an air/gas mixer valve. The gas starter wand was lit and appeared to function properly except issues mentioned above.



- ⌋ .. .. ⌋ **K. Porches, Balconies, Decks and Carports - Comments**
  - .. Vertical railing spacing is greater than 4"
  - .. Railing height is less than 36"

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- .. Some decking fasteners are backing out
- .. Railing is loose or missing at one or more areas
- .. Some decking boards are loose or damaged
- ⌋ Structural support members;some wood rot and debris at bottom;



- .. Deck/porch/carport is not properly attached to main structure
- IF an outdoor porch or deck is less than 30 inches from the ground the above does not apply, however may implement for safety.

⌋ .. ⌋

**L. Other - Comments**

- ⌋ Fence is showing signs of wood rot or pickets are warped, leaning or falling off:leaning in back;



- .. Gaps underneath the fence that should be addressed:
- .. Observed a dead tree which should be removed or monitored to ensure does not fall on house:
- .. Address not visible from the street or road:

- ⌋ Observed gate locks do not latch properly and should be adjusted:

- .. Some debris or bricks are leaning against the house:

- ⌋ Some wasps nests, insects or ant beds were observed at:appears to be wdi tunnels in master and possible wood rot and past wdi damage in back,



- ⌋ Some mailbox or flag issues were observed:missing latch,



- ⌋ Some other safety or tripping hazards exits around house:back sog,holes on side,driveway tripping

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hazard,

Yeary Inspection does not perform Wood Destroying Insect (WDI) Inspections, however can or has recommended a good service provider to complete this portion of the inspection which may have left on counter.

## II. ELECTRICAL SYSTEMS

⌋ " " ⌋

### A. Service Entrance and Panels - Comments

- ⌋ Service drop is loose and/or pulling away
- ⌋ Service line is less than 10 feet above the ground

#### Main Disconnect Panel

Type of Wire: ⌋ Copper ⌋ Aluminum

- ⌋ Panel(s) are not labeled properly
- ⌋ Panel has more than 6 main disconnects
- ⌋ Panel(s) are loose at the wall, missing screws or pointed screws.
- ⌋ Improper cable bundling;all wires are clamped together vs. spread which is a new regulation;
- ⌋ Panel inner safety cover is loose or missing;on ground and entire panel is rusted;



- ⌋ One or more knockouts are missing
- ⌋ Ground wire/rod could not be verified or buried in ground;
- ⌋ Double lugged breakers/fuses
- ⌋ Ground wire not connected correctly to grounding rod or a loose clamp that should be tightened.



- ⌋ Incorrect size of breakers/fuses
- ⌋ Incorrect wire on breakers/fuses;observed white wires used for hot current attached to a breaker,green for other than a ground and/or red and black for other than hot current;



- ⌋ Lack of anti-oxidant grease on the aluminum service entrance conductors from the power company;

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A/C condensing unit specifies a max amp breaker of 50 and a 50 amp breaker is in use  
⌋ Arc-Fault circuit breakers not observed or improperly installed for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. This is a new regulation as of slab poured after September 2008 and homes built prior to this were not required to have arc fault protection except for bedrooms only and prior to mid 2,000's was not required at all and now current industry requires and most likely this panel could hold the proper amount needed;  
⌋ Panel(s) are not caulked and/or missing silicon around the outside of the Panel or inside the openings;debris inside,



⌋ This is a Federal Pacific Stab breaker panel with wire hanging out and improperly terminated that should be evaluated by a professional electrician and please refer to the Federal Pacific clause below that is recommended to add by Inspector Association;



**Safety Warning\*\*\*** I have observed a Federal Pacific Electric "Stab-Lok" service panel in the house. This panel is a latent fire hazard: its circuit breakers may fail to trip in response to an over current or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Simply replacing the circuit breakers is not a reliable repair. The panel should be replaced, and significant expense may be involved. Additional information about the fire and shock hazards associated with this equipment can be read on the internet at <http://www.inspect-ny.com/fpe/fpepanel.htm>

Note: This panel is a 100 Main lug coming in from the City through an underground lateral. This panel is a FEDERAL PACIFIC STAB-LOK brand and is an aluminum conductor coming in from the power company and copper throughout the house located OUTSIDE LIVING ROOM.

Note: The panel is taken off and observed to ensure the conductors (wire gauge size) are proper for

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the size circuit breaker. If all circuit breakers are available the 15 AMP circuits are attached to 14AWG or larger, 20 to 12 AWG or larger, 30AMP to a 10AWG or larger, 40 and 50 AMP to 8AWG or larger, which is within NEC regulation. The labeling is viewed, (not confirmed to be correct except for the AC), along with making sure there are not two wires under one circuit breaker. The grounding electrode should always be tight and rust free so that it holds a good ground.

Panel or Breaker	Branch Circuits or Feeders Wire Size		Service Conductors Wire Size	
	Copper	Aluminum	Copper	Aluminum
1	14	12		
2	14	12		
3	14	12		
4	14	12		
5	14	12		
6	14	12		
7	14	12		
8	14	12		
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98	14	12		
99	14	12		
100	14	12		

**Sub Panels/A/C Disconnect      Type of Wire:**    Ⓟ Copper      Ⓜ Aluminum

Ⓟ Because of the above checked issues could be evaluated by a professional electrician for a more in depth cost analysis of these or any other discovered needed repairs.

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

*Type of Wiring:* Copper  
*Comments:*

Ⓟ One or more junction boxes do not have covers or rain protective/weather resistant boxes for exterior locations in all damp or wet receptacle areas;(2008 NEC 406.8)

Ⓟ One or more wiring connections or wire splices are not in junction boxes or fully enclosed conduit;front rooms where missing fixtures,attic,ac wire outside not in conduit,



Ⓟ Wires lying on the ground, roof, under or around house;low voltage wires all over,



Ⓜ Branch circuits not correctly attached to panel

**Outlet and Switches      Type of Wire:**    Ⓟ Copper      Ⓜ Aluminum

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- .. Observed one or more outlets, switches or electrical device installed through combustibile material that are not flush mounted as required by code or is missing a plastic box (spark ring) at:may be under range and sink and should be like Island;2nd picture.
- ⊔ Observed one or more outlets are not listed as tamper resistant receptacles (2008 NEC 406.11 which is current 08 regulation),and are for all 15A and 20A, 125V receptacles installed in all dwelling units with exception to over range and is recommended upgrading when children will be in the house.
- .. Observed a receptacle more than 12 inches under Island counter.
- .. Observed a receptacle on an Island counter with more than a 6 inch overhang.
- .. No receptacle on an Island counter that is 24+ inches long and 12 + inches wide, not present in a bathroom within 3 feet of each basin, more then 24 inches apart in kitchen, more than 6 feet apart in other rooms or over 6' 6" high on exterior.
- .. Observed a receptacle more than 12 inches under Island counter.
- ⊔ Observed and touched many loose outlets throughout the house that must be tightened by removing the front cover if present and tightening the inside screws and replacing the covers:some loose,broken,not flush to the wall may have been marked;
- .. Inspection of outlets, switches and accessory connections was limited due to concealment and all outlets are checked except ones plugged into phones, computers, TV 's or those behind heavy furniture.
- .. Most or all the outlets are not grounded or are not the grounded type (typical of older homes with two wire systems)
- .. Aluminum wiring being used in outlets/switches not approved for aluminum wiring
- .. Aluminum wiring connections are missing antioxidant compound
- ⊔ Concealed connections of aluminum and copper wire was not inspected
- ⊔ Voltage tester indicated that some of the switch(s) are not properly grounded. Current industry standard is to ground all non-grounded switches to reduce risk of electric shock;fan chains,up front bedrooms,

**Ground Fault Circuit Interrupt (GFCI) Safety Protection**

Kitchen: ⊔ Yes ⊔ No ○ N/A 3 trip and reset to 2 locations,and current regulation may require desk area to be protected since part of same counter,2 trip in front formal as well,  
 Bathrooms: ⊔ Yes ○ No ○ N/A all trip and reset independently,and turn off lights in that room,along with 1 in front east bedroom and 3 or so in master trip into the master bath reset,all in front west room,  
 Exterior: .. Yes ⊔ No ○ N/A all 3 should trip and reset and are not protected,



Garage: ⊔ Yes ⊔ No ○ N/A 1 trips and reset to half bath which are now required on both along wall and the overhead.  
 Basement: .. Yes ○ No ⊔ N/A  
 A/C Unit: .. Yes ○ No ⊔ N/A  
 Pool/Spa: ○ Yes ○ No ⊔ N/A  
 Wet Bar / Laundry room: ⊔ Yes .. No .. N/A along with 1 under outside bar in living room,

⊔ No GFCI protection at one or more locations. This is considered a recognized safety hazard and in need of repair  
 .. GFCI circuit not inspected at: \_\_\_\_\_

**Electrical Fixtures**

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- ⌋ Some light fixtures and/or bulbs did not function;throughout interior and exterior,
- Closet light fixture does not have proper clearance
- ⌋ Some light fixture covers are damaged/missing;kitchen is loose,missing in front entry,formal room to name some,



- ⌋ Some light fixture globes are missing from the clothes closets which must be present per NEC standards;



- ⌋ Ceiling Fans and/or light fixtures wobble or vibrate;master,

#### Smoke and Fire Alarms

- Alarm(s) are loose at the ceiling/walls
- No alarms installed - Safety Hazard
- ⌋ Alarm(s) did not function - Safety Hazard;kitchen eating area,both in up hallway
- No alarms installed in each bedroom
- ⌋ Alarm(s) are not hard-wired or connected
- No alarms in hallways

#### Smoke Alarms:

Smoke detectors are not usually tested because it cannot be determined whether the system is being monitored at the time. All detectors should be interconnected such that the actuation of one alarm will actuate all the alarms in the individual unit and should provide an alarm that will be audible in all sleeping areas. Smoke detectors should be checked by the alarm monitoring company for proper operation.

Noticed 1 smoke detectors downstairs and 5 upstairs and 1 carbon detector which all were checked and sounded except hall and kitchen, however not a true smoke detector check.

#### Other Electrical System Components

We DO NOT inspect security systems, Brinks Home Security will provide a free inspection for which we are paid a processing fee. Brinks Home Security will contact you at a later date at the phone numbers you have provided with a special offer and/or may have left a written inspection of sensors etc. on site.

Note: The clothes dryer outlet has a 3-prong connection and was checked to ensure it reached 240AMPS. Newer dryers use a 4-prong connection while older dryers use the 3-prong type which are out of code. (Gas outlet is also provided)

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

⌋ " " ⌋

#### A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments:

- Floor furnaces in use may be hazardous
- Flue is loose or not properly connected to the unit
- Inadequate ventilation for combustible air
- Access panel bent, not properly attached or openings allowing debris to enter;
- Flue is in contact and/or too close to combustibles
- Rust at the burner and/or burner compartment
- Improper clearance between door and unit
- Combustible material under or touching the furnace
- Unit's blower fan and/or motor assembly vibrates;
- No shut-off switch located at filter door opening or a separate switch
- No data plate present or verified;
- Flex gas line observed inside the unit
- No gas cutoff valve and/or improper gas valve
- Return air filter needs cleaning and/or replacement
- Unit not properly grounded to outlet
- Gas leaks detected at: \_\_\_\_\_
- ⌋ System(s) shows (show) signs of unit not working or gas is turned off and/or no pilot flame. Recommend cleaning, servicing, and further evaluation by a licensed professional.

This unit is a Split level DUNCAN brand model # and serial # and determined it was manufactured in 1998 by analyzing the data plate. Replaced batteries in thermostat to set on heat and allowed display to come on.



#### WHAT COULD BE INSPECTED WHEN REPAIRED;

Note: The heat displayed a nice blue flame and did not see any rust buildup. The heat was set on high as would go and ran for about 10 to 15 minutes and registered from **110 to 130F** using an infrared thermometer and testing each register. Over 110 F is a good read for this amount of time and this type of check helps to ensure the ductwork is connected to the register vent.

Note: Any temperature check with a laser or any instrument will vary during the check, however is still a consistent check.

⌋ " " ⌋

#### B. Cooling Equipment:

Type of System: Central - Air Conditioning

Comments:

House check with Laser - Supply Air Temp: 45 to 48 F - Return Air Temp: 60 to 62 - Temp. Differential: 15 - Degrees F which is within the range and was checked by taking an average of the supply air vents and subtracting the return air vent using an infrared thermometer.

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Attic check with Duct thermometer - Supply Air Temp: 51.1 - Return Air Temp: 65.1 - Temp. Differential: 14 - Degrees F;by checking in the duct or plenum with a duct thermometer in the attic. This is referred to as a Delta T.

⌋ Temperature differential is not within range of 15-20 degrees Fahrenheit);close to range.

Note: Any temperature check with a laser or any instrument will vary during the check, however is still a good differential check.

- Freon lines not properly insulated at: ○ Condenser(s) ○ Air Handler(s) ○ In Attic
- Condenser unit(s) coils dirty
- Condenser unit(s) are not level
- No data plate present or verified;
- No electrical cut-off within view of condenser unit
- Condenser coil(s) fins are damaged
- Air handler plenum is not properly sealed
- Condenser airflow is restricted by foliage
- No drain pan and/or drain line under the air handler

⌋ Rust and debris was found in the overflow pan like it may have overflowed in the past and should be cleaned or replaced to ensure it does not leak;



- Condenser(s) installed too close to structure < 18"
  - Termination of secondary condensate line is inadequate and will drip on wall.
  - Condenser pad missing or inadequate height of 3"
  - Cooling system could not be operated or properly inspected due to outside air temperature being less than 60 degrees Fahrenheit at time of inspection. Operation at or below 60 degrees could cause damage to the unit.
- ⌋ System(s) shows (show) signs of rust in emergency overflow pan and/or a slightly out of range read. Recommend cleaning, servicing and/or further evaluation by a licensed professional;

Type:RUDD Model # and Serial # is below with a min of 35 AMPS and max circuit breaker of 50 AMPS. This is a 4 ton unit and was manufactured in SEPT. 1999 by analyzing this data plate.

One ton should cool 550 to 600 square feet of house and if a newer energy efficient house between 600 to 700 and this **4 ton** unit should cool between **2,200 to 2,400** square feet or more without any issues which is almost too small for this size house.

Observed the secondary drain line terminates over the **back windows** which if water is ever noticed dripping from that downspout would indicate the primary line is clogged and water will be in the attic pan and attention is needed. The primary drain line could not be inspected, due to being covered with insulation,catwalk, and or/ lack of accessibility and cannot always be certain that a pipe is not broken or connected properly.

⌋ " " ⌋ **C. Duct System, Chases, and Vents - Comment**

Type of Ducting: ⌋ Flex Ducting ○ Duct Board ○ Metal Ducting

⌋ Ducting is kinked or restricted in one or more places which may be affecting airflow or found a heat

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differential less than 8 degrees per room at:46 to 48 downstairs throughout except 2 in living area by fireplace was 55 to 58F and upstairs was 45 to 48 except both in master bathroom were around 64 to 66 F

- ⌒ Some ducting moisture barrier or plenum is damaged, missing and/or deteriorated or not sealed properly at the connections or unit.
- There is no central airflow to the room addition(s) and/or garage conversions
- Some supply registers have a heavy soot buildup on the outside grates;
- Some registers are loose or not flush against the wall/ceiling;
- ⌒ Return air plenum is open inside and/or wires, plumbing pipes which may be allowing air to escape and could be enclosed with duct board for increased efficiency and cover wires/pipes even when on an interior wall.



- ⌒ Ducting is lying on the attic floor throughout the attic which should be well suspended throughout the attic
- ⌒ Return air filters are present throughout the house and should be replaced because are dirty or torn at:
  - 12x12x1 ○ 12x24x1 ○ 16x25x1 ⌒ 20x25x1 " 20x30x1;



Each return air filter is checked for proper installation or for dirty filters and the chase is viewed inside to ensure the above issues do not exist. If a heavy buildup on grates, substance inside return or supply vents are observed would recommend to clean and/or replace the duct system.

#### IV. PLUMBING SYSTEM

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

*Location of water meter:* Front yard

*Location of main water supply valve:* side of house-west

*Static water pressure reading:* 60 PSI

*Comments:*

**Water Source:** ⌒ Public ○ Private

**Sewer Type:** ⌒ Public ○ Private

*Note:* Checked all faucets for hot/cold labeling, drain leaks, slow draining, and leaks throughout each room. Checked each tub and shower for shower head leaks, drain pan leaks and insured all stoppers held water. The water slowly dripped and was filled and drained at large amounts while inspecting that room.

##### Sinks

- ⌒ Leakage around sink(s) at:hot and appears cold water shut off in kitchen and should be addressed,

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I NI NP D



⌒ Faucets have low water pressure;cold in master;both in hall,



⌒ Drain stop inoperable, needs adjusting to hold water or missing in upstairs hall,  
○ Hot and Cold water reversed  
⌒ Loose/damaged faucet handles and or constant drip;half missing,



⌒ Finish on sink is damaged;underneath in master very rusted and not aligned properly in cabinet,some on hall,



⌒ Shut-off valves under sink broken or half not turning on,  
○ Drains have no visible P-trap  
○ Water hammering noted  
○ Caulking or grout in need of repair  
○ Vegetable spray inoperable/leaking  
○ Overflow not working  
○ Porcelain/counter chip;

**Bathtubs and Showers**

- Leakage around tub(s)
- Faucets have low water pressure
- Water hammering noted
- Leakage around shower(s)
- Absence of safety glass enclosure

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I	NI	NP	D

- ⌋ Shower head is leaking or spraying wall;
- Shower head is loose;
- .. Hot and cold water reversed;
- ⌋ Loose/damaged faucet handles;tub faucets are discolored;
- Improper slope of shower floor
- Tile loose and/or missing
- Shower diverter valve not operating
- .. Shower diverter valve allowing water from tub faucet when shower is in operation;
- ⌋ Enclosure needs to be sealed;loose glass in frame in hall shower,
- .. Shower walls with installed shower heads shall be finished with a nonabsorbent surface (tile, fiberglass, etc.) not less than 6 feet above the floor,(R307.2);
- .. Caulking or grout in need of repair;
- ⌋ Drain stop inoperable or missing;master,
- Soap dish missing
- Porcelain chip
- .. Access panel is missing behind tub overflow and faucets;all are missing.
- Access panel is loose on the wall, screws are not holding panel snug to wall or not secured properly;
- Leakage from overflow

The tubs are not filled to the overflow (except on new construction or 1 year warranty) when cannot view the overflow drain underneath because would not want to damage a downstairs ceiling or interior wall, however should check and monitor the overflow drains to ensure the gaskets are tight and not deteriorated and do not leak. Yearly Inspection has viewed many homes that leak from the tub overflow on older homes and checks when an access panel is present. Both were run to the overflow,



**Commodes**

- ⌋ Leakage around commodes
- ⌋ Seal leaking between tank & bowl;in master,



- ⌋ Loose at floor mounting and may need reseating;half bath,very loose in master,up hall slightly loose;
- ⌋ Bowl or tank is loose,leaning against wall in half,

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I	NI	NP	D
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- o Flush mechanism inoperable
- o Tank water level is too high
- o Tank lid broken or missing
- o Bowl refill tube is missing
- o Flapper valves are faulty
- o Commode seat is loose
- o Porcelain chip observed

**Washing Machine Connections**

- o Washing machine connected at this time - faucets, drains not tested for proper operation
- o Leakage/corrosion at plumbing connections; may replace both,



- o Dryer vented into attic or under house
- o Washing machine is missing a pan and/or drain line if on the 2nd or 3rd floor;

Note: Checked the laundry tub with a small hose to ensure that hot was on the left and that cold was on the right and made sure that leaks were not prevalent at the time of inspection. The water was operated for about 15 minutes and seemed to drain fine.



**Exterior/Attic Plumbing**

Outside Water Pressure: 60 PSI in the front by garage, 60 PSI in the back, 60 PSI on the side on both was observed when checked with a PSI Water gauge. The standard water pressure should be between 40 to 80 PSI and if over 80 PSI is considered out of range.

- o No backflow prevention at hose bibb(s):all
- o Faucet handles are loose, damaged, missing or just leak/drip at the nut or handle when the psi gauge is attached; both by ac and 1 on house drips constantly. This could be as simple as tightening, however not certain.

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



- ⌋ Leakage or corrosion observed at:side by ac,
- ⌋ Insulation missing and/or needs reattaching;all pvc including sprinkler pipes.
- ⌋ Sprinkler Anti-siphon is secure in ground or wall,however could/should be strapped to the wall or supported better.
- ⌋ Missing gas drip leg or sediment P-trap downstream of the equipment shut off valve as close to the inlet of the equipment on gas line, (G2419.4);both water heater and heat exchanger.

**Main water pipes are** " Plastic " CPVC-PVC " Copper ⌋ Galvanized " copper/cpvc mix " Other mix

Must remember that galvanized pipping will corrode from the inside out and an older property could have potential past,present or future leaks.

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

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. It would be wise to contact your insurance carrier to determine if damage caused by possible leaks beneath the house will be covered under your Home Owner's Policy. The only sure way to determine the true integrity of a vent and waste system is to perform a static test and inspection. If elected, a licensed plumbing contractor or leak detection expert would perform this service.

- ⌋ Drain not draining quickly or takes a while for sink or tub to drain and may be clogged or blocked at: backs up a little when running in master and tub a little slow,



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**C. Water Heating Equipment**

*Energy Source:* Gas  
*Capacity:* 50 Gallons

**Approx. age:** 11 Year Manufactured was Jan. 1998

Hot water temp. is:87 to 99 Degrees Fahrenheit at kitchen sink (Water temp above 110 degrees F is a safety hazard)

- ⌋ Corrosion and/or signs of an intermittent leak at isolation valve, and/or plumbing connections or underneath unit;top,some corrosion inside,

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I NI NP D



- .. Unit is located in a Garage or adjacent area and is not elevated so that its ignition source is 18" above the floor
- .. Unit was not in operation at the time of inspection. Hot water temperature was not checked, inspection limited
- ⌋ Unit has no drain pan and/or drain line installed under the unit if on second floor, attic or next to an inside wall;



- .. Unit drain pan has debris in pan,
  - .. Leakage around bottom of unit
  - .. Leakage around connections
  - .. Leakage around storm collar or flue
  - .. Flue is loose, damaged or poorly connected
  - .. Hot and cold water lines reversed
  - .. Unit is not properly vented for combustion air
  - .. Cold water shut-off inoperable and/or missing
  - .. Flue is in contact or too close to combustibles
  - .. Gas shut-off valve inoperable and/or wrong type
  - .. Did not view a disconnect in line of site on electric unit
  - .. Unit is not enclosed or protected from damage
  - .. Gas leaks detected around unit
  - .. One or more covers are missing/damaged
  - .. Improper gas line materials
  - .. Mineral deposit noises can be heard in the unit
- ⌋ This appliance is missing the drip leg or sediment trap on the gas lines as explained in the water section.
- ⌋ This appliance is not bonded and or grounded at the water heater which is required if copper piping is used
- .. No data plate present or verified;

**Water Heater Temperature and Pressure Relief Valve**

- .. T/P valve has no drain line and/or less than 3/4 inches
  - .. Drain line is not plumbed to exterior
  - .. T/P valve not installed at designated location
- ⌋ Drain line runs uphill at some point;

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I	NI	NP	D



- .. Corrosion and/or leakage at connections
- .. Drain line is threaded at termination point

Type: RHEEM and the info in below picture. The TRP valve is NOT tested (except for new construction and warranty) or operated at the time of inspection due to sometimes if has not been tested in the past year or so may not close properly leaving a constant water drip from the TRP line, however should always keep the pan clean and wiped down and test the TRP valve each year as to keep the rust and sediment buildup to a minimum.



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

- .. Access panel is inaccessible
- .. Leakage around and/or under unit
- .. Unit does not operate
- .. Lack of ground fault circuit interrupter
- .. The motor for the hydrotherapy tub was not accessible, thus not visible for inspection. Proper grounding/bonding could not be verified. Ideally a readily operable inspection door should be provided in order to access the whirlpool motor.
- .. Deficiencies in ports, valves, grates and covers
- .. Electric motor not bonded
- .. Vacuum switch does not operate
- .. Improper location of unit switch

**V. APPLIANCES**

p .. .. p

**A. Dishwasher - Comments**

- .. Unit leaking
- .. Unit hardwired (should be plug device)
- p Anti-siphon loop; loop is not tacked high enough to keep the waste water from backing into the dishwasher;
- .. Soap dispenser not functioning properly, missing rack rollers or sprayer parts missing.
- .. Unit is loose in cabinet and most likely needs screws added or tightened;
- .. Rust present in interior of unit
- .. Door seal damaged or in need of repair
- .. Heater does not work for drying
- .. Water not draining;

Note: Operated the dishwasher through all cycles and checked for leaks around outside and underneath. This unit is a KENMORE brand and model/serial # is below.

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I	NI	NP	D



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**B. Food Waste Disposer - Comments**

- ⌋ Unit leaking
  - ⌋ Unit hardwired (should be plug device)
  - ⌋ Electrical cord is not properly secured, not fully enclosed in conduit or missing the clamp;exposed wire as enters wall,
  - ⌋ Corrosion present on unit
  - ⌋ Splash guard damaged
  - ⌋ Unit drain below P-Trap
  - ⌋ Unit is very loud or vibrating during use
- This unit operated at the time of inspection and was secure after sticks were removed and dislodged.

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**C. Range Exhaust Vent - Comments**

- ⌋ Filter is dirty/greasy
- ⌋ Light not functioning
- ⌋ Vent pipe terminates improperly or does not completely vent all air to the exterior. The range is not the best system because it circulates the air back into the kitchen vs. to the exterior, however appeared to function at the time of inspection. Prefer the type system that takes the air to the exterior vs. recycling inside the house.
- ⌋ Fan/Motor assembly vibrates and/or is noisy
- ⌋ Control knobs/switches defective and not working,turning on,



⌋ Fan and/or blower does not operate properly or air is leaking/escaping around the flue that needs attention

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

- Range Type: Checked below when present or operable;**
- ⌋ Electric-Cook top was set on Low, Medium and High and checked with a laser thermometer and determined that low (1) was between 208 to 368 F, medium (5) ranged from 388 to 566F and high were all over or around 800 F which is a consistent read at the time of inspection.
  - ⌋ Control knobs are loose and/or missing
  - ⌋ Gas leaks were detected around unit
  - ⌋ Burners do not operate at high and low settings
  - ⌋ Absence of gas shut-off valve or improper location
  - ⌋ Inadequate clearance from combustibles



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- .. Switch is installed within reach of children
- .. Springs need greasing/oiling or parts may be loose because was very loud during operation.
- .. Missing safety wire inside door springs
- .. Switch is loose or too damaged to operate opener
- .. Electronic sensors not installed at proper heights
- .. Unit(s) are loose or not properly secured to ceiling
- .. Electronic sensors do not operate
- .. No safety quick release rope to disable opener

⌋ Latch device is not secured properly so that cannot be latched which is a must with automatic door openers;



- ⌋ Remote door opener not observed or present
- .. Missing the support shield on the top of the door which is required unless the manufacture states otherwise,

Note: **Automatic Use:** The garage door should be checked for anti-reverse using a block to reverse the door when it is touched and should be tested for motion sensors by waving a foot in front and should be within 6 inches to the floor. Should have a support shield on the back of the door, and the springs and rails should be working properly. The latch should be secured properly which is a must with automatic doors.

All these above requirements should be met;

⌋ .. ..

**I. Doorbell and Chimes - Comments**

- .. Doorbell did not function
  - .. Doorbell switch is loose or damaged
  - ⌋ Doorbell light appeared to be dim, painted over or out
- The doorbell sounded at the time of inspection.

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**J. Dryer Vents - Comments**

- .. Dryer vent cover is loose, damaged and/or missing
- ⌋ Dryer vent is not vented to the exterior wall or roof;in garage,

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I	NI	NP	D
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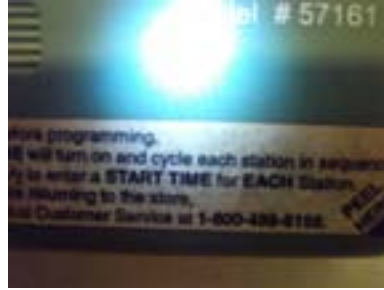
- The dryer hose is too long and seems to be bunched/kinked. May want to shorten.
- The dryer hose is over 25 feet to termination
- The dryer vent is missing the blower, access to the plug outlet or disconnect;

## VI. OPTIONAL SYSTEMS

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### A. Lawn and Garden Sprinkler Systems - Comments

**Note:** Tested all zones for proper spraying and functioning heads. The items in the summary are areas of concern. This is a WATER MASTER system with 6 posted zones. The anti-siphon is 17 inches tall and a lot of loose wires may be causing not to work and the model # is listed below.



#### Foundations

Door and/or window frames out of square,did observe a sag over garage door

Cracks in sidewalks, driveway, patio or garage which is very common;if large uneven areas in driveway could cause tripping hazards

Low spots around house allowing water to pond against the slab - recommend placing a gutter system with downspouts and splash pads if not present and repair the drainage issues

#### Grading & Drainage

Improper drainage from foundation and not a decline at all locations away from slab and/or a 6 inch decline at 10 feet away;all around

Erosion or ponding next to foundation/driveway or in yard;very muddy all around the back and should add a drain system on the sides and back because a lot of water is standing

Inadequate grading clearance (high soil) to exterior wall surface;back is mud and high mulch in front

#### Roof Covering Materials

Some damaged,missing or raised shingles;1 or more missing shingles in front,a few tears around,feathered or worn and nearing the end of its life expectancy

Roof decking deflection,raised and/or sagging;back at edge

Roofing covering installed over older roof covering;cedar shakes on bottom

Observed some exposed nails and/or staples showing that should be covered or caulked as part of routine maintenance

Trim, soffit, fascia boards are in need of repair;front fascia and some soffit damage,missing trim in front and drip edge loose over garage

Roof covering is in contact with siding

Leaves/debris in the gutters and downspouts

Roof ventilation system damaged and in need of repair;cracks on fan vent

Vent roof jacks missing, deteriorated or improper installation observed

Debris, nails, straw, and/or leaves on the roof that must be kept clean so that it does not damage the roof

Missing/damaged rain caps on furnace/water heater flues;all are rusted and not the proper type

Storm collars are not caulked completely on furnace/water heater flues and/or could view daylight from attic access

Valley/step or counter flashing in need of repair or replacement;some rusted around and some missing along roof/wall

Missing step flashing (about 8 inch sheets) where a roof intersects at exterior wall which is the type approved per most manufactures and/or J-flashing (long continuous sheet, which if water enters could run continuous) is in use;front of house;some not present along wall/roof intersection

*The roof covering is in need of replacement or extensive repairs, a Certified Roofing Company should be consulted*

#### Roof Structure & Attic

Insufficient attic ventilation or fans/vents not working properly.did not get fan on

Damaged and/or missing vent screens;gable screens

Openings observed around corners of attic that should be blocked;over back porch,over garage roof/wall intersection,west wall has a couple

Roof support from rafters, bracing, purlins, ties may not be adequate;missing braces under purlins in back east and far west side overhead in house and garage, and collar ties over garage and front of house

Bath/Kitchen vents terminating in attic

Evidence of moisture penetration;where lack of flashing at front wall intersection

Open chase should be fire blocked every 10 feet horizontally or vertically including around duct penetrations, between floors, and other openings and currently if a fire occurred could serve as a chimney

Current code requires all wires within 6 feet of the attic opening to be protected and observed unprotected electrical wires near the opening. This could lead to wire damage and possible electrical shock or potential fire hazard;should adjust and tuck in better

Lack of foam board insulation inside the steps;needs in house

Lack of or did not appear to be a fire rated door

The attic door frame require 16D (penny) nails or 1/4 x 3" or equivalent screws through the hinges and around the frame and should have 16 fasteners attached unless the door manufacture lists or requires a different pattern. This door has about 8 fasteners in garage and 7 nails 2 screws in house now

Noticed an area that should have insulation added or extra layers throughout;some and only 1 layer in garage,about 4 to 6 inches over house

Walls (Interior and Exterior)

Signs of Structural Settling;stairwell

Signs of water stains or water penetration - measured with a moisture meter set on gypsum for sheet rock and registered 1% moisture content which is damp and may want to repair past damage at:between garage and laundry wall under substance area and 1.5% at bottom which may be from water coming in from roof, leaking at shut off under kitchen sink,laundry drip and water heater and back wall of garage is wet

Signs of water stains or water penetration - measured with a moisture meter set on wood for trim work and registered 16% moisture content which is damp and may want to repair the past damage at:some window sills may be from water sprinklers,next to chimney at bottom which may be wood rot on exterior

Observed walls or structure is out of square or bowed in areas:paneling is loose and bowed downstairs

Gaps or cracks underneath sinks around pipes,outlets, etc

Trim boards, shelves/racks or hardware is damaged/loose at several areas;many cabinet knobs,bath racks are missing,most baseboard is loose downstairs,pulling around front door,refinish some window sills,some paneling loose throughout

Observed several paint discolorations and scuff marks throughout the house

Observed several paint chips or sheet rock cracks

Fascia/trim boards are damaged at several areas;front door,back porch trim

Mortar is separated or missing in some areas;between some bricks at corners,around windows,front porch is very loose and a few more corners

Caulking/sealant is separated or missing in some areas and should block/seal any and all openings between the wall and trim work;expansion joints

Wood siding is water damaged in several areas;front wall,back and both sides. Should consider replacing all and salvage any that's not totally wood rot

Observed walls or structure is out of square, bowed or warped in areas:all around

Flashing missing over windows or window trim

[All openings and penetrations around the exterior should be examined and improved as needed to provide a solid seal \(caulk\) against water penetration.](#) This includes all trim, plumbing water and gas pipes, electrical boxes and air conditioning flashings that

break the wall

#### Ceilings & Floors

Water stains on ceiling - measured with a moisture meter set on gypsum for sheet rock and registered 5% to 3% moisture content which is wet and all past damage should be repaired;laundry room,garage over entry door

Paint discolorations;throughout

Caulk or trim pull away from the ceiling which should be addressed;living room

Substance on ceiling;garage

Observed ceilings are out of square or bowed in areas:bowed in up hallway

Floor cracks, scratches, or grout/seal openings in some areas which may have been marked;missing along wall in living room,front entry door gaps between tile and between door threshold,broken in master

Carpet and floor covering is stained and dirty throughout the house

Floors were uneven or creaked when walked across or warped/bowed in areas:up slopes a little toward front west room

Observed tiles that sounded hollow when tapped with a hard object which is a result of lack of adhesive spread evenly underneath tile, loose tile, air pockets or water has penetrated underneath the tile. Discovered 2 or more in the front entry, 5 or more in the kitchen or more in bathroom and 2 or more in other open areas in kitchen eating area

#### Doors (Interior & Exterior)

Doors do not latch properly at:should lock under stairwell door

Doors rub, stick, swing independently or hit the frames at:both master closets

Doorknobs are in need or repair at:loose and missing knobs throughout

Sliding or other screen door is missing/damaged at:back spring is broken and porch screens are damaged

Damaged doors at:front door trim and threshold is loose from the mortar and loose in frame

Safety glass logo not present at:back door

Doors sealed poorly or add foam weather stripping around and/or bottom for increased energy efficiency at:back is missing most

Observed that the automatic self closing device/hinge required by current IBC (International Building Code) on the door between the house and the garage needs adjustment to operate properly or is not present which is recommended to help prevent fumes in the garage from entering the living area

Noticed door stops are missing or broken throughout the house which all must be added either on bottom wall trim, wall or on the door hinge. Should not have any doors hitting a wall or another door

#### Windows

Some windows are difficult to open or close at:right of fireplace is bent in frame and catching

Some glass panes are loose, damaged/broken or missing at:chip/crack in west bedroom upstairs

Some missing or damaged trim or latches at:some hanging trim,broken latch in front living room and formal

Some missing and/or damaged screens at: most

Some missing and/or damaged blinds at

Windows are single paned at

#### Stairways (Interior & Exterior)

Vertical railing spacing is greater than 4";about 5,however low to ground

#### Fireplace/Chimney

Some brick mortar is loose and/or missing;front

No firebox screen; laying down

Starter wand is damaged or some closed holes; missing along with rack and fake logs or wood burning

Improper installation of gas log system

Damper is missing a clamp or bolt or is not blocked open and should be present in case of a gas leak, the damper must not be completely closed when a gas starter valve is present

Stater wand is missing the air-mixer valve

Other Structural Systems

Fence is showing signs of wood rot or pickets are warped, leaning or falling off: leaning in back

Observed gate locks do not latch properly and should be adjusted

Some wasps nests, insects or ant beds were observed at: appears to be wdi tunnels in master and possible wood rot and past wdi damage in back

Some mailbox or flag issues were observed: missing latch

Some other safety or tripping hazards exits around house: back sog, holes on side, driveway tripping hazard

Service Entrance and Panels

Panel(s) are not labeled properly

Panel inner safety cover is loose or missing; on ground and entire panel is rusted

Ground wire not connected correctly to grounding rod or a loose clamp that should be tightened

Lack of anti-oxidant grease on the aluminum service entrance conductors from the power company

Arc-Fault circuit breakers not observed and most likely this panel could hold the proper amount needed

This is a Federal Pacific Stab breaker panel with wire hanging out and improperly terminated that should be evaluated by a professional electrician and please refer to the Federal Pacific clause below that is recommended to add by Inspector Association

Because of the above checked issues could be evaluated by a professional electrician for a more in depth cost analysis of these or any other discovered needed repairs

Branch Circuits, Connected Devices, and Fixtures

One or more junction boxes do not have covers or rain protective/weather resistant boxes for exterior locations in all damp or wet receptacle areas; (2008 NEC 406.8)

One or more wiring connections or wire splices are not in junction boxes or fully enclosed conduit; front rooms where missing fixtures, attic, ac wire outside not in conduit

Wires lying on the ground, roof, under or around house; low voltage wires all over

Observed and touched many loose outlets throughout the house that must be tightened by removing the front cover if present and tightening the inside screws and replacing the covers: some loose, broken, not flush to the wall may have been marked

Voltage tester indicated that some of the switch(s) are not properly grounded. Current industry standard is to ground all non-grounded switches to reduce risk of electric shock; fan chains, up front bedrooms

Kitchen:  Yes  No  N/A 3 trip and reset to 2 locations, and current regulation may require desk area to be protected since part of same counter, 2 trip in front formal as well

Exterior:  Yes  No  N/A all 3 should trip and reset and are not protected

Garage:  Yes  No  N/A 1 trips and reset to half bath which are now required on both along wall and the overhead

Some light fixtures and/or bulbs did not function; throughout interior and exterior

Some light fixture covers are damaged/missing; kitchen is loose, missing in front entry, formal room to name some

Some light fixture globes are missing from the clothes closets which must be present per NEC standards

Ceiling Fans and/or light fixtures wobble or vibrate;master

Alarm(s) did not function - Safety Hazard;kitchen eating area,both in up hallway

Alarm(s) are not hard-wired or connected

The clothes dryer outlet has a 3-prong connection and was checked to ensure it reached 240AMPS. Newer dryers use a 4-prong connection while older dryers use the 3-prong type which are out of code. (Gas outlet is also provided)

#### Heating Equipment

System(s) shows (show) signs of unit not working or gas is turned off and/or no pilot flameRecommend cleaning, servicing, and further evaluation by a licensed professional.

#### Cooling Equipment

Rust and debris was found in the overflow pan

System(s) shows (show) signs of rust in emergency overflow pan and/or a slightly out of range read. Recommend cleaning, servicing and/or further evaluation by a licensed professional

#### Duct System, Chases, and Vents

Ducting is kinked or restricted in one or more places which may be affecting airflow or found a heat differential less than 8 degrees per room at:46 to 48 downstairs throughout except 2 in living area by fireplace was 55 to 58F and upstairs was 45 to 48 except both in master bathroom were around 64 to 66 F

Some ducting moisture barrier or plenum is damaged, missing and/or deteriorated or not sealed properly at the connections or unit

Return air plenum is open inside and/or wires, plumbing pipes which may be allowing air to escape and could be enclosed with duct board for increased efficiency and cover wires/pipes even when on an interior wall

Ducting is lying on the attic floor throughout the attic which should be well suspended throughout the attic

Return air filters are present throughout the house and should be replaced because are dirty or torn at

p 20x25x1

#### Water Supply System and Fixtures

Leakage around sink(s) at:hot and appears cold water shut off in kitchen and should be addressed

Faucets have low water pressure;cold in master;both in hall

Drain stop inoperable, needs adjusting to hold water or missing in upstairs hall

Loose/damaged faucet handles and or constant drip;half missing

Finish on sink is damaged;underneath in master very rusted and not aligned properly in cabinet,some on hall

Shut-off valves under sink broken or half not turning on

Shower head is leaking or spraying wall

Loose/damaged faucet handles;tub faucets are discolored

Enclosure needs to be sealed;loose glass in frame in hall shower

Drain stop inoperable or missing;master

Leakage around commodes

Seal leaking between tank & bowl;in master

Loose at floor mounting and may need reseating;half bath,very loose in master,up hall slightly loose

Bowl or tank is loose,leaning against wall in half

Leakage/corrosion at plumbing connections;may replace both

No backflow prevention at hose bibb(s):all

Faucet handles are loose, damaged, missing or just leak/drip at the nut or handle when the psi gauge is attached;both by ac and 1

on house drips constantly. [This could be as simple as tightening,however not certain](#)

Leakage or corrosion observed at:side by ac  
Insulation missing and/or needs reattaching;all pvc including sprinkler pipes

Missing gas drip leg or sediment P-trap downstream of the equipment shut off valve as close to the inlet of the equipment on gas line, (G2419.4);both water heater and heat exchanger

[Must remember that galvanized pipping will corrode from the inside out and an older property could have potential past,present or future leaks](#)

#### Drains, Wastes, and Vents

Drain not draining quickly or takes a while for sink or tub to drain and may be clogged or blocked at: backs up a little when running in master and tub a little slow

#### Water Heating Equipment

Corrosion and/or signs of an intermittent leak at isolation valve, and/or plumbing connections or underneath unit;top,some corrosion inside

Unit has no drain pan and/or drain line installed under the unit if on second floor, attic or next to an inside wall

This appliance is missing the drip leg or sediment trap on the gas lines as explained in the water section

Drain line runs uphill at some point

#### Dishwasher

Anti-siphon loop; loop is not tacked high enough to keep the waste water from backing into the dishwasher

#### Food Waste Disposer

Electrical cord is not properly secured, not fully enclosed in conduit or missing the clamp;exposed wire as enters wall

#### Range Exhaust Vent

Filter is dirty/greasy

Control knobs/switches defective and not working,turning on

Fan and/or blower does not operate properly or air is leaking/escaping around the flue that needs attention

#### Ranges, Cooktops, and Ovens

Control knobs are loose and/or missing;timer

Deficiencies in oven racks,2 are missing

Deficiencies in operation of timer and thermostat;timer will not turn off easily

#### Mechanical Exhaust Vents and Bathroom Heaters

One or more hoses are missing and not connected in hall and master and half are missing

#### Garage Door Operator(s)

Auto safety reverse does not work - Safety Hazard;and would not stop trying to close on block so must be adjusted

Latch device is not secured properly so that cannot be latched which is a must with automatic door openers

#### Doorbell and Chimes

Doorbell light appeared to be dim, painted over or out

#### Dryer Vents

Dryer vent is not vented to the exterior wall or roof;in garage

#### Lawn and Garden Sprinkler Systems

[The anti-siphon is 17 inches tall and a lot of loose wires may be causing not to work and the model # is listed below](#)