Local Lane

Houston, TX

February 24, 2010

This Limited, Visual Inspection Report is prepared exclusively for

Ms. Warranty

The front door faces north while the back patio is on the south side. The garage is on the west side of the house and the kitchen on the east 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 inspec-tion 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 Yeary 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 Yeary Inspection & Services, LLC and is not transferable to anyone else in any form. Yeary 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 evalua-tions.

Yeary 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 Yeary Inspection & Services, LLC within seven (7) days of the time of discovery to give Yeary 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 Yeary Inspection & Services, LLC liability, if any, shall be limited to the amount of the inspection fee paid.

INDEMNITY
The client agrees to indemnify, defend and hold harmless; the inspector all officers and subcontractors to Yeary Inspection & Services, LLC, attorneys or agents, in any action brought against any such party with respect to any and all claims, demands, causes of action, debts or liabilities, including reasonable attorneys fees rising out of or relating to this agreement or property inspection whether or not resulting from the negligence of any party so indemnified, unless the cause is proved to be gross negligent action or intentional misconduct of the inspector.

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:

Property address:

Today's Inspection Fee: $530.00

Make Check payable to: Yeary Inspection & Services, LLC

CK # PAID AT INSPECTION

Client Signature(s):

_____ Date: _____/_____/ 2010

_____ Date: _____/_____/ 2010

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 vie 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: 2/24/2010

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
P.O. BOX 12188, AUSTIN, TX 78711-2188

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 is available on the TREC website at www.trec.state.tx.us

Yeary Inspection

14419 Hartshill Dr., Houston, TX 77044
Phone: (281)454-4663 Email: yearyinspection@sbcglobal.net

PROPERTY INSPECTION REPORT

Report #: KY20100701-06

Prepared For: Local med. Warranty
(Name of Client)

Concerning: TX -
(Address of Inspected Property)

By: Kyle Yeary, #9819 07/01/2010
(Name and License Number of Inspector) **(Date)**

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

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

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.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: ¨ Buyer ¨ Selling Agent ¨ Listing Agent þ Occupant ¨ Builder
Building Status: ¨ Vacant þ Owner Occupied ¨ Tenant Occupied ¨ Other
Weather Conditions: þ Fair ¨ Cloudy ¨ Rain
The outside temperature was around 58 F in the shade upon the 10:30 AM start time and around 38 F at the 6:30 PM departure. A laser thermometer is used so is not an accurate ambient temperature check.
Utilities On: ¨ No Water ¨ No Electricity ¨ No Gas
Special Notes: WARRANTY INSPECTION

INACCESSIBLE OR OBSTRUCTED AREAS

¨ Sub Flooring
þ Attic Space is Limited - Viewed from Accessible Areas
þ Floors Covered
þ Plumbing Areas - Only Visible Plumbing Inspected
þ Walls/Ceilings Covered;Freshly Painted inside and/or vines covering wall outside
¨ Siding Over Older Existing Siding
þ Behind/Under Furniture and/or Stored Items
þ Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion, is recommended that a professional investigation be obtained.
þ Some homes may be located in high wind areas and some municipalities or Insurance providers may require a Windstorm Certificate. Recommend for client to further investigate if this home requires a certificate and a Texas website is provided to help with this process***;tdi.state.tx.us/windstormsearch;***
þ This report does not verify nor is inspected to identify the Country of origin,manufacturing type, plant,durability,insurability of any product,lumber and including and not limited to dry wall sheet rock.

Report Identification: _____

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

þ ¨ ¨ þ **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
þ Cracks in sidewalks, driveway, patio or garage which is very common;back porch,

¨ 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;

þ Nails or metal is exposed (only couple noticed) which 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;

þ 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;

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.*

þ The foundation appears to be performing the function intended;

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.*

þ ¨ ¨ þ **B. Grading & Drainage** - *Comments*

þ Improper drainage from foundation and not a decline at all locations away from slab and/or a 6 inch decline at 10 feet away;back appears could pond.


þ Erosion or ponding next to foundation/driveway or in yard;under water heater drain lines,

¨ Gutters draining too close to the structure;
¨ Plumbing/Hose Bibb(s)/Sprinkler System leakage
¨ Trees/heavy foliage too close to the structure
¨ A/C condensation line terminates too close to structure
¨ Planter(s) adjoining the structure;
þ Inadequate grading clearance (high soil) to exterior wall surface;high mulch in front bed,

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.

þ Could consider adding a gutter system in all locations to divert the water away;back and side,

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. If any wall is Portland Plaster Cement it must be protected from water run off.

þ ¨ ¨ þ **C. Roof Covering Materials**

Type(s) of Roof Covering: Shingles - Asphault
Viewed From: walked roof
Comments:

þ Shingles;hanging over in back over balcony,1 tear noticed,



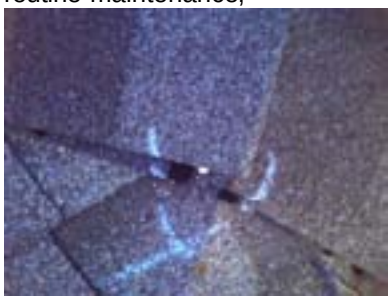
¨ Observed less than a 4 fastener minimum nailing pattern or staples in use if shingle could be lifted without damaging;

þ Roof decking raised;over garage side,

¨ Roofing covering installed over older roof covering

¨ Inappropriate roof covering for slope of the roof;

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



þ Trim, soffit, fascia boards are in need of repair;gap over master,

¨ Roof covering is in contact with siding;

¨ 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
¨ Drain,waste vents missing, deteriorated (some have been chewed and/or cracks around boot where water can enter around) or improper installation (less than 6 inches above roof or 10ft horiz or 2ft above openings) or not protected with latex paint observed;
¨ Loose, missing and/or damaged gutters or downspouts;
¨ Felt should be over the drip edge flashing at the front and back eves and be tucked under at the sides or rack 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 drip edge flashing (poor starter course);
þ Debris, nails on the roof that must be kept clean so that it does not damage the roof;hanger around front gutter,


¨ 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
þ Storm collars are not caulked completely on furnace/water heater flues and/or could view daylight from attic access;left water heater and up furnace,


þ Flashing in need of repair;raise over chimney,front ridge,gap on front overhang over sitting room that could be blocked,



¨ Missing/damaged rain caps on metal fireplace flues

þ Step flashing is not in use (about 10 inch sheets) where a roof intersects at exterior wall which is the type approved per most manufactures (GAF) and J or L-flashing (long continuous sheet, which if water enters could run continuous) is in use;

¨ *The roof covering is in need of repairs or replacement, 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.

þ ¨ ¨ þ **D. Roof Structure & Attic**

Viewed From: Entered attic access
Approximate Average Depth of Insulation: 13 to 17
Approximate Average Thickness of Vertical Insulation: sheathing board
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:

¨ This house does not have a radiant barrier installed and most new homes have for energy efficiency
¨ Damaged and/or missing vent screens;
¨ Damaged and/or missing roof sheathing
¨ Openings observed around corners of attic that should be blocked;
¨ 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;
¨ Roof support from rafters, bracing, purlins, collar ties may not adequate;
¨ Bath/Kitchen vents terminating in attic;
¨ Evidence of moisture penetration

o 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;

o 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.

o Roof sag due to the decking should have more support. May try to add the h clips or fasteners

o 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;

þ Observed storage too close to furnace and access was open on both units and were moved and re-attached after checked,

¨ 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;

o Current regulation 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.

o Observed an exhaust vent that is in contact with a combustible material

o 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

þ 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:

þ Lack of foam board insulation inside the steps;

¨ 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

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

þ 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 12 fasteners now;

Insulation:

Type: ¨ Batts þ Blown-in

¨ Noticed an area that should have insulation added or extra layers throughout

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.

þ ¨ ¨ þ **E. Walls (Interior & Exterior)** - *Comments*

Interior Walls:

¨ Signs of Structural Settling;

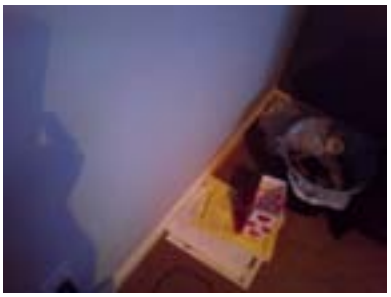
¨ Signs of water stains or water penetration - measured with a moisture meter set on gypsum for sheet rock and registered _% moisture content which is dry and may want to repair past damage at:

¨ Signs of water stains or water penetration - measured with a moisture meter set on wood for trim work and registered _% moisture content which is dry and may want to repair the past damage at:

þ Freshly Painted

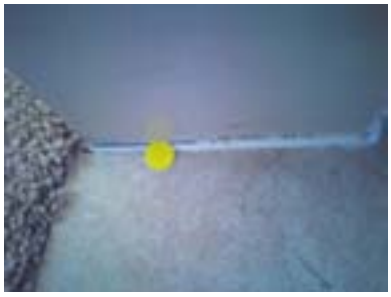
¨ Holes in walls;may be behind doors because lack of door stops.

þ Observed walls or structure is out of square or bowed in areas:up boys room,



¨ Nail pops observed that could be repaired
¨ Gaps or cracks underneath sinks around pipes,outlets, etc.;
¨ Past water damage underneath sinks;
þ Cabinets,counter,mirror or drawer issues:loose at hinges,missing,several want close properly etc.;loose hinges marked in kitchen,

þ Caulking/sealant is separated or missing in some areas;around kitchen backsplash,minor,both sides of master tub,top of tub,corner wall over tub,master windows,bottom of stairs,office at trim,around game room sink to name some,



þ Trim boards, shelves/racks or ***hardware is damaged/loose*** at several areas;
¨ Observed several paint discolorations and scuff marks throughout the house;
þ Observed several paint chips or sheet rock cracks throughout; some marked,over all tubs,corner of up bathroom,over entry by media room door to name some,




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

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): þ Brick þ Cement Board ¨ Wood ¨ Stone ¨ Portland Plaster Cement
¨ May be asbestos siding;
þ Fascia/trim boards are damaged at several areas;gaps around balcony,2 cracks around master trim,



þ Mortar is separated or missing in some areas;between some bricks at corners,around windows,around east side windows,


þ Caulking/sealant is separated or missing in some areas and should block/seal any and all openings between the wall and trim work, back corner,front corner,over garage and front room,


¨ Some cracks at the brick, stone, or stucco siding
¨ Wood siding is water damaged in several areas;
þ Siding shingles;chip on balcony under door,paint chips around,


þ Observed walls or structure is out of square, bowed or warped in areas:over master bath window,

þ Some siding fasteners are backing out, overdriven nails or metal exposed around;high on east and west side at seems,


¨ 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;
þ Flashing over window trim;turned in back,

¨ One or more areas were obstructed by foliage and/or other items;all around should be cut back,

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.back faucet is loose in wall.


þ ¨ ¨ þ **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.

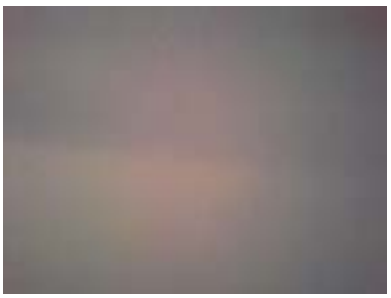
Ceilings:

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

þ Ceiling cracks or imperfections in some areas(very common in vaulted ceilings) at;breakfast area,half bath,around front dinning column,around girls detector,up girls room,up boys front room,couple of places game room,media room to name some,

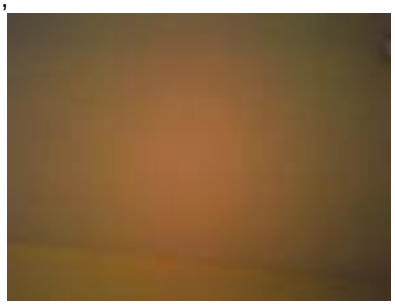







¨ Water stains on ceiling - measured with a moisture meter set on gypsum for sheet rock and registered .1% moisture content which is dry and past damage could be repaired;
¨ Paint discolorations;
þ Freshly painted
þ Nail pops in ceiling which could be addressed;4 or more along wall in master,up middle bedroom,boys room to name some,


¨ Caulk or trim pull away from the ceiling which should be addressed
¨ Substance on ceiling
¨ Observed ceilings are out of square or bowed in areas:

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;
¨ Paint stains on floor;
¨ Linoleum or floor covering is torn and/or some carpet trim is exposed or needed,
¨ Carpet and floor covering is stained and dirty throughout the house

¨ Freshly painted or stained floor
þ Floors were uneven or creaked when walked across or warped/bowed in areas:between hall and guest room is raised,creeks in media 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 __ or more in the front entry, __ or more in the kitchen, __ or more in laundry, __ or more in bathroom and __ or more in other open areas.

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

Interior Doors
¨ Damaged doors at:
¨ Doors do not latch properly and/or striker plates need adjusting at:
¨ Doors are loose at the hinges at:
þ Doors rub, stick, *swing independently* or hit the frames at:middle room,boys front room is loose in frame when closed,
¨ Closet doors slide poorly, off of their rails or missing at;
¨ Doorknobs are in need or repair or loose throughout at:

Exterior Doors
¨ Sliding glass door slides poorly or improperly installed at:
¨ Sliding glass door does not latch/lock properly at:
o Sliding or other screen door is missing/damaged at:
¨ Damaged doors at:
¨ Safety glass logo not present at:
¨ Doors sealed poorly or add foam weather stripping (even when metal is around exterior doors) and/or bottom for increased energy efficiency at:
¨ Doors do not latch properly at:
¨ Doors are loose at the hinges at:
o Doors rub, stick, swing independently or hit the frames at:
¨ Door locks or doorknobs are in need of repair or loose at;
Most prudent homeowners replace all exterior locks prior to move in. Most new construction keys are re programmed to change locks for buyers.
¨ 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.
þ Deadbolt locks, do not extend to properly lock the doors at: should adjust up balcony lock,
¨ 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;
þ 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 and to ensure always fire blocked.

¨ 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:

Garage Doors **Type of Door(s):** þ Metal ¨ Wood o 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

þ ¨ ¨ þ **H. Windows** - *Comments*

þ Some windows are difficult to open or close at: right dinning is tight in frame,middle room hangs,White lithium grease should be applied to all window springs for ease of opening and longer life protection.
¨ Some glass panes are loose, damaged/broken or missing at:
¨ Some window lift supports are loose, damaged, (popped out) or missing at:
þ Some latches at:left of fireplace out of square,however does latch,

¨ Some missing and/or damaged screens at:
¨ 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;
o 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: The windows are double paned and most latches were operational at the time of the inspection.

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.

þ ¨ ¨ þ **I. Stairways (Interior & Exterior)** - *Comments*

Interior/Exterior Steps, Railings, Stairways and Balconies

¨ Hand railing is loose/missing at one or more locations;
þ Vertical railing decorative trim is loose at bottom,only a few.

¨ 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;

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.

Some 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.

þ ¨ ¨ ¨ **J. Fireplace/Chimney** - *Comments*

Type of Fireplace:

¨ ***Brick/Stone*** þ ***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
¨ 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

¨ No gas valve access panel
¨ Starter wand is damaged or some closed holes;
¨ 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;
¨ 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
Since this is a remote operated heatilator or/ direct air draft system it is not tested as part of the inspection other than wall switch or remote activated. This is not a wood burning unit, however is very nice.

þ ¨ ¨ þ **K. Porches, Balconies, Decks and Carports** - *Comments*

¨ Vertical railing spacing is greater than 4"
¨ Railing height is less than 36"
þ Some decking fasteners are backing out;3 are loose on corners,

¨ Railing is loose or missing at one or more areas
¨ Some decking boards are loose or damaged
¨ Inadequate structural support members;
¨ 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.

þ ¨ ¨ ¨ **L. Other** - *Comments*

¨ Fence is showing signs of wood rot or pickets are warped, leaning or falling off:
¨ 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:
¨ Some mailbox or flag issues were observed:
¨ Some other safety or tripping hazards exits around house:

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 is always recommended on pre-owned homes and most lenders require.

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

þ ¨ ¨ þ **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 þ 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
¨ One or more knockouts are missing
þ 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
þ Incorrect wire on breakers/fuses;*observed white wires used for hot current attached to a breaker and not identified*,green for other than a ground and/or red and black for other than hot current;

þ Lack of anti-oxidant grease on the aluminum service entrance conductors from the power company;3 leads in main,

A/C condensing unit specifies a max amp breaker of 40 and a 40 amp breaker is in use;
A/C upstairs condensing unit specifies a max amp breaker of 40 and a 40 amp breaker is in use
þ 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 cannot be sure this panel could hold the proper amount needed; Confirmed that 12 were in place and protected all of the above rooms except the front sitting room not is protected.

¨ Panel(s) are not caulked and/or missing silicon around the outside of the Panel or inside the openings;

¨ This is a Federal Pacific Stab breaker panel 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;

Note: This panel is a 150 Main lug coming in from the City through an underground lateral. Both panels are CUTLER HAMMER brand rated for a 200 max AMP and 125 for sub and is a copper/aluminum conductor coming in from the power company and copper throughout the house located INSIDE THE GARAGE.

Note: The panel is taken off and observed to ensure the conductors (wire gauge size) are proper for 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 and 40 or 45 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.

Sub Panels/A/C Disconnect **Type of Wire:** þ Copper ¨ Aluminum

¨ Panel(s) are not labeled properly
¨ Panel(s) installed at improper location or disconnect behind condenser unit
¨ Panel cover(s) are loose at the wall
¨ Inadequate service space for sub panel
¨ Double lugged breakers/fuses in use
þ One or more breakers are loose and need tightening,

¨ Incorrect size of breakers/fuses

þ Grounds and neutrals on same bus bar or connected;remove silver connecting strap,

¨ Observed the A/C disconnect(s) over the A/C unit has the line load reversed. The line side (this panel is the _ wires per the diagram) should always be the hot wire and load should be neutral and this one is reversed.

Observed the A/C disconnect(s) over the A/C unit has the line load consistent. The line side (this panel is the TOP wires) should always be the hot wire and load should be neutral and both are consistent.

þ ¨ ¨ þ **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;

¨ Wires lying on the ground, roof, under or around house;

¨ Branch circuits not correctly attached to panel;

Outlet and Switches **Type of Wire:** þ Copper ¨ Aluminum

þ Observed one or more outlets, switches or electrical device installed through combustible material that are not flush mounted as required by code or is missing a plastic box (spark ring) at:may be under cooktop and under sink as seen above range 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.
þ 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 were marked;
þ 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
þ 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;office fan switch, Concealed connections of aluminum and copper wire was not inspected;

Ground Fault Circuit Interrupt (GFCI) Safety Protection; ***(time line of regulation in blue)***

Kitchen: þ Yes ¨ No o N/A 8 trip and reset to kitchen and should be one behind bar, ;*required in 1987 within 6 ft of sink,1996 was all that serve counter top outlets;*

Bathrooms: þ Yes ¨ No o N/A all trip to master;*required since 1975*;
Exterior: þ Yes ¨ No o N/A all trip and reset to garage;*required since 1973, 1978 was direct grade access and defined in 1987 as 6 feet 6 inches or less above grade, and all exterior in 1996.*
Garage: þ Yes ¨ No o N/A 3 trip out of 3;*required in 1978 for all except not readily accessible(6 feet 8 inches or higher and a freezer etc.);2008 all including the overhead;*
Boathouse/Barn: ¨ Yes o No þ N/A ;*1987 to present;*
A/C Unit: þ Yes o No ¨ N/A ;*same as exterior;*
Pool/Spa: o Yes o No þ N/A ;*1971 within 15 feet of water,1984 within 20 feet of water in any direction;1981 for motor and electrical equipment,1987 indoor within 10 feet for pump or motor;*

Wet Bar / Laundry room: þ Yes ¨ No ¨ N/A 2 at that location;*1993 within 6 feet of sink to serve as counter top outlets*;
Hydro/Whirlpool tub: ¨ Yes ¨ No þ N/A ;*1987 for motor and equipment,and 1999 receptacles within 5 feet.*

¨ No GFCI protection at one or more locations in the above areas. This is considered a recognized safety hazard and in need of repair
¨ GFCI circuit not inspected at: _____

Electrical Fixtures

þ Some light fixtures and/or bulbs did not function and could be either;1 in back,
o Closet light fixture does not have proper clearance
¨ Some light fixture covers are damaged/missing;
¨ Some light fixture globes are missing from the clothes closets which must be present per NEC standards;
o Some light fixture covers are missing over sinks and tubs which must be present per NEC standards;
o Ceiling Fans and/or light fixtures wobble or vibrate;

Smoke and Fire Alarms; *2003 IRC (313.1 and 2)*

o Alarm(s) are loose at the ceiling/walls
o No alarms installed - Safety Hazard
¨ Alarm(s) did not function - Safety Hazard;
¨ No alarms installed in each bedroom
¨ Alarm(s) are not hard-wired or connected
o No alarms in hallways
o Batteries are chirping

Smoke Alarms:

Smoke detectors are always tested if a vacant residence or can confirm that the system is not being monitored at the time and if not sure may not test. 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 2 smoke detectors downstairs and 7 upstairs which all were checked and sounded, however not a true smoke detector check and not 100% sure that all upstairs and downstairs are interconnected, however sounded like at the time with only one person. Always recommend to replace batteries upon move in.

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 4-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 provided for dryer);

¨ Because of the above checked issues on both Electrical sections could be evaluated by a professional electrician for a more in depth cost analysis of these or any other discovered; needed repairs.

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

þ ¨ ¨ þ **A. Heating Equipment**

Type of System: Central
Energy Source: Gas
Comments:

¨ Floor or wall furnaces in use may be hazardous;
¨ Flue is loose, not angled properly or not properly connected to the unit;not vented to exterior,
o Flue termination is an open cpvc pipe on roof vs. having a J cover to prevent water entry on high efficiency units;
o Inadequate ventilation for combustible air
þ Access panel not properly attached;BOTH were open on units and placed back,
þ Flue is in contact and/or too close to combustibles;wire on up unit,

o Rust at the burner and/or burner compartment
o Improper clearance between door and unit
o Combustible material under or touching the furnace
o Unit's blower fan and/or motor assembly vibrates;
o No shut-off switch located at filter door opening or a separate switch
o No data plate present or verified;
o Flex gas line observed inside the unit
o No gas cutoff valve and/or improper gas valve
o Return air filter needs cleaning and/or replacement
¨ Gas is turned off and/or no pilot flame,however attempted to ignite when turned on
o Unit not properly grounded to outlet
o Gas leaks detected at: _____
¨ System(s) shows (show) signs of unit not working or very dirty. Recommend cleaning, servicing, and further evaluation by a licensed professional.

This/These unit(s) is/are a Split level CARRIER brand model # and serial # and determined was/were manufactured in AUG 2008 by analyzing the data plate. The upstairs is back furnace and down is over game room and OCT. 2008.

WHAT COULD BE DONE IF FUNCTIONING PROPERLY;

Note: The panel was removed and the heat was ignited. 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 ***120 to 136F up with media room the highest read and may adjust and 112 to 117F downstairs except 1 in master bed around 105F and bat 94F*** using an infrared thermometer and

testing each register. Over 105 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.

þ ¨ ¨ ¨

B. Cooling Equipment:

Type of System: Central - Air Conditioning

Comments:

Attic check with Duct thermometer - **Supply Air Temp:** ***53.9 for downstairs unit and 56.3 on upstairs*** - **Return Air Temp:** ***73.4 for downstairs unit and 71.6 on upstairs*** - **Temp. Differential: 19.5** ***for downstairs unit and 15.3 on upstairs*** - Degrees F;by checking the supply and return air in the duct or plenum with a duct thermometer in the attic. This is referred to as a Delta T.

o Temperature differential is not within range of 15-20 degrees Fahrenheit)

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: o Condenser(s) o Air Handler(s) ¨ In Attic
o Condenser unit(s) coils dirty
¨ Condenser unit(s) are not level
o No data plate present or verified;
o No electrical cut-off within view of condenser unit
o Condenser coil(s) fins are damaged
o Air handler plenum is not properly sealed
¨ Condenser airflow is restricted by foliage;
o No drain pan and/or drain line under the air handler
o Rust, debris and or water 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;
þ Debris and insulation was found in the overflow pan and should always be kept clean in case condensation occurs or primary drain line clogs. The secondary drain pan and line must be free of debris so will not clog which could result to water damage to the house.

¨ 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",
þ Cooling system could not be operated or for a long period or properly inspected due to outside air temperature being less than or around 60 degrees Fahrenheit at time of inspection. Operation at or

below 60 degrees for a long period could cause damage to the unit and is not an accurate check since will not confirm proper cooling on a cool day in the Houston area.

¨ System(s) shows (show) signs of not working properly, rust or water in emergency overflow pan and/or an out of range read. Recommend cleaning, servicing and/or further evaluation by a licensed professional;

Type-HONEY WELL-Thermostat located in upstairs hall for upstairs and master hall for down.

Type:CARRIER-EVAPORATOR COIL(S) IN ATTIC ARE - Model # and Serial # is below;UP IS BACK UNIT AND DOWN IS OVER GAME ROOM.

Type:CARRIER-CONDENSER UNIT for downstairs which is back unit - Model # and Serial # is below with a min of 25 AMPS and max circuit breaker of 40 AMPS and is 3.5 ton unit manufactured in FEB. 2009 by analyzing this data plate.

Type:_CONDENSER UNIT for upstairs which is front unit- Model # and Serial # is below with a min of 25 AMPS and max circuit breaker of 40 AMPS and is 3.5 ton unit manufactured in Feb. 2009 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 combined ***7 ton*** unit should cool between ***4,200 to 4,550*** square feet or more without

any issues.

Observed the secondary drain line terminates over the ***WEST/GARAGE SIDE*** 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.

þ ¨ ¨ þ **C. Duct System, Chases, and Vents** - *Comment*

Type of Ducting: þ Flex Ducting o Duct Board ¨ Metal Ducting

þ 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:The heat was set on high as would go and ran for about 10 to 15 minutes and registered from ***120 to 136F up with media room the highest read and may adjust and 112 to 117F downstairs except 1 in master bed around 105F and bat 94F*** using an infrared thermometer and testing each register.

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

o There is no central airflow to the room addition(s) and/or garage conversions;

o Some supply registers have a heavy debris,rust or mildew buildup on the outside grates and/or very dirty return chase;

o 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.

þ Ducting is lying on the attic floor or resting against each other throughout the attic which should be well suspended throughout the attic;should be separated by insulation or strapped apart,

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

þ 12x12x1-media room, þ 12x24x1-master þ 16x25x1-down hall,game room and hall upstairs ¨ 20x25x1 ¨ 20x30x1; ¨ 20x25x4-in line/attic

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 exists.

¨ 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

þ ¨ ¨ þ **A. Water Supply System and Fixtures**

Location of water meter: Front yard
Location of main water supply valve: front of house-outside east corner
Static water pressure reading: 80 PSI
Comments:
Water Source: þ Public o Private **Sewer Type:** þ Public o Private

WHEN OPERABLE AND WATER IS ON;

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 should slowly drip and be filled and drained at large amounts while inspecting that room.

Sinks

o Leakage around sink(s) at:
o Faucets have low water pressure
¨ Drain stop inoperable,and not properly holding water or draining,
o Hot and Cold water reversed
þ Loose/damaged faucet handles and/or a constant drip;hot faucet loose in up boys sink,

o Finish on sink is damaged
o No shut-off valves under sink
o Drains have no visible P-trap
o Water hammering noted
o Caulking or grout in need of repair
¨ Vegetable spray inoperable/leaking
o Overflow not working
o Porcelain/counter chip;

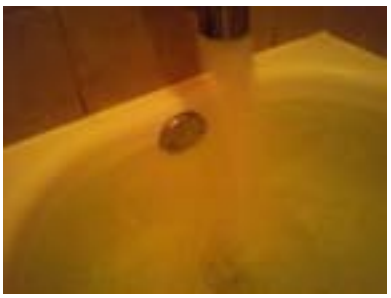
Bathtubs and Showers

o Leakage around tub(s)
o Faucets have low water pressure
o Water hammering noted
o Leakage around shower(s)
o Absence of safety glass enclosure
o Shower head is leaking;
þ Shower head or tub diverter is loose on wall;

¨ Shower or tub has rust behind drains/faucets,
¨ Hot and cold water reversed;
o Loose/damaged faucet handles
o Improper slope of shower floor
¨ Tile loose and/or missing;
o Shower diverter valve not operating
¨ Shower diverter valve allowing water from tub faucet when shower is in operation;
¨ Enclosure needs to be sealed;or bottom drip guard damaged;
¨ 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);
þ Caulking or grout in need of repair;top of boys bath,

o Drain stop inoperable or missing
o Soap dish missing
o Porcelain chip
þ Access panel is missing behind hall shower overflow and faucets;all are missing,
o Access panel is loose on the wall, screws are not holding panel snug to wall or not secured properly;
o 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. Yeary Inspection has viewed many homes that leak from the tub overflow on older homes and checks when an access panel is present.



Commodes

o Leakage around commodes
o Seal leaking between tank & bowl
¨ Loose at floor mounting and may need reseating;
o Bowl or tank is cracked/damaged
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
¨ Commode seat is loose/missing;
o Porcelain chip observed

Washing Machine Connections

þ Washing machine connected at this time - faucets, drains not tested for proper operation
¨ Leakage at plumbing connections ¨ Dryer vented into attic or garage

¨ Washing machine is missing a pan and/or drain line if on the 2nd or 3rd floor;

Exterior/Attic Plumbing

Outside Water Pressure: 80 PSI in the front by garage, 80 PSI in the back, 80 PSI on the shut off side 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.

¨ No backflow prevention at hose bibb(s):
þ Faucet handles are loose, damaged, missing or just leak/drip at the nut or handle when the psi gauge is attached;side by garage. This could be as simple as tightening,however not certain.

¨ Leakage or corrosion observed at:
¨ Insulation missing and/or needs reattaching;
¨ 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);

Main water pipes are ¨ Plastic þ *CPVC*-PVC and PVC is not recommended as a water supply line inside the house ¨ Copper ¨ Galvanized and cast iron;
Main sewer clean out is located þ Front beds ¨ Back corner

Must remember that galvanized pipping will corrode from the inside out and an older property could have potential past,present or future leaks. Cast Iron is recommended to perform a water static test if over 40 years old and may be nearing the end of its life cycle.
¨ Because of the above and below checked issues on all Plumbing sections could be evaluated by a professional plumber for a more in depth cost analysis of these or any other discovered; needed repairs.

þ ¨ ¨ ¨ **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:
¨ Drain not connected properly and/or some corrosion present throughout under sinks/attic,

þ ¨ ¨ þ **C. Water Heating Equipment**

Energy Source: Gas
Capacity: 2/40 Gallons
Approx. age: 1 Year Manufactured was EK=OCTOBER 2008

Hot water temp. is:108 to 116 Degrees Fahrenheit (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;
¨ 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
þ Unit drain pan has debris in pan,

¨ Leakage around bottom of unit
¨ Leakage around connections
¨ Leakage around storm collar or flue
þ Flue is loose, damaged or poorly connected;right not strapped,

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

Type:BRADFORD WHITE and the info in below picture. The TRP valve is NOT tested (except for new construction and warranty) WAS TESTED-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.

¨ ¨ þ ¨

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
- ¨ Deficiencies in ports, valves, grates and covers
- ¨ Electric motor not bonded
- ¨ Vacuum switch does not operate
- ¨ Improper location of unit switch
- ¨ 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.

V. APPLIANCES

þ ¨ ¨ ¨

A. Dishwasher - *Comments*
- ¨ Unit leaking
- ¨ Unit hardwired (should be plug device)

¨ Anti-siphon loop at the drain line is missing and/or the 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;racks,
¨ Door seal damaged or door is off hinge and/or damaged;
¨ Heater does not work for drying
¨ Water not draining;

Note: Operated the dishwasher and appears to function properly. This unit is a GE brand and model/serial # is below.

þ ¨ ¨ ¨ **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;
¨ Corrosion present on or inside unit;
¨ Splash guard damaged
¨ Unit drain below P-Trap
¨ Unit is very loud or vibrating during use
Operated during inspection and appeared to function properly at the time.

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

þ ¨ ¨ ¨ **D. Ranges, Cooktops, and Ovens** - *Comments*
Range Type: Checked below when present or operable;

þ Gas-The unit is gas and was tested for consistency of flame and viewed in low, med and high functions to ensure it held a consistent flame during the time viewed. The unit registered around 191 TO 258 F when checked with a laser thermometer on low and appeared consistent which was only on for a minute or so for each setting.

¨ 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
¨ Improper materials used for gas connections
¨ Absence of anti-tilt device or should be tightened and secure;
¨ Deficiencies in the operation of the gas flame

Oven(s) ¨ Electric þ Gas

Unit was tested at 350 degrees (35) Degrees Variance (max 25 degrees)

¨ Control knobs are loose and/or missing
¨ Gas leaks were detected around unit
¨ Unit not securely mounted
¨ Broiler/heating element does not operate
¨ Deficiencies in door seal / tightness of closure
¨ Thermostat sensing element not properly supported
¨ Inadequate clearance from combustibles
¨ Deficiencies in the operation of the gas flame
¨ Deficiencies in operation of timer and thermostat
¨ Interior light does not function

The oven is a GE unit and was tested by placing on 350F and checked two or more times with a Laser thermometer. Registered 398 on upper and 378 F on lower after the 10 minute timer was set and sounded.

The Broil (usually between 500 to 550 F) HI function was tested and registered 517 F on upper and 494 F on lower in the center with laser thermometer after several minutes which is a good read.

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

þ ¨ ¨ ¨ **E. Microwave Oven** - *Comments*

¨ Deficiencies in door seal / tightness of closure
¨ Does not operate by heating a container of water
¨ Interior light does not function
¨ Timer does not function
¨ Loose in cabinet

Operated on manual and 1 minute express mode and heated water.

¨ ¨ þ ¨ **F. Trash Compactor** - *Comments*

¨ Key is missing and/or door does not lock
¨ Ram does not operate
¨ Unit not securely mounted
¨ Excessive noise and vibration

þ ¨ ¨ ¨ **G. Mechanical Exhaust Vents and Bathroom Heaters** - *Comments*

¨ Units are loose at ceiling and/or wall
¨ Heat lamp timer does not work
¨ Unit motors and/or fans are noisy
¨ Missing covers on unit(s)
¨ Unvented gas wall heaters are considered a fire and safety hazard and are no longer recommended
¨ One or more not vented to exterior;
¨ One or more grates need vacuuming;

Most appear to vent and extend to exterior;

þ ¨ ¨ ¨ **H. Garage Door Operator(s)** - *Comments*

¨ Auto safety reverse does not work - Safety Hazard;failed the block test twice,
¨ 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; all should range between 4 to 6 inches from the ground.
¨ 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;

þ ¨ ¨ ¨ **I. Doorbell and Chimes** - *Comments*

¨ Doorbell did not function
¨ Doorbell switch is loose or damaged
þ Doorbell light appeared to be dim, painted over or out

þ ¨ ¨ ¨ **J. Dryer Vents** - *Comments*

¨ Dryer vent cover is loose, damaged and/or missing
¨ Dryer vent is not vented to the exterior wall or roof;or did not view/confirm,
¨ The dryer hose is too long and seems to be bunched/kinked or clogged. 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

þ ¨ ¨ þ **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 HUNTER PRO-C system with 6 posted zones. Discovered a total of about 60 heads at the time of inspection. The anti-siphon is 43 inches tall and not winterized.

- The anti-siphon was not discovered and or appeared to be less than 6 inches above the tallest head at _ inches, which is the code;

STATION 1:

Observed about 12 total heads at; front beds and several spray the wall which should be adjusted;



STATION 2:

Observed about 12 total heads at;front yard;

STATION 3:

Observed about 16 total heads at; kitchen side and back by the house and several (about 3) spray the wall which should be adjusted;



STATION 4:

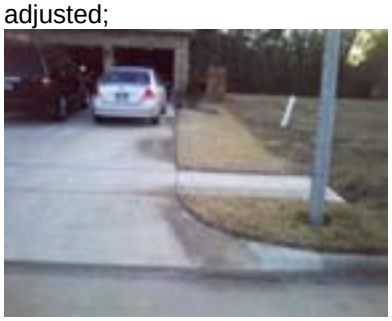
Observed about 4 total heads at; rotating heads in back center yard and 1 sprays the columns which should be adjusted;


STATION 5:

Observed about 4 total heads at;very back and several spray the fence which should be adjusted;

STATION 6:

Observed about 12 total heads at; garage side and several (1 to 2) spray the wall which should be adjusted;




Foundations
Cracks in sidewalks, driveway, patio or garage which is very common;back porch

Nails or metal is exposed (only couple noticed) which could be removed and covered

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

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;back appears could pond

Erosion or ponding next to foundation/driveway or in yard;under water heater drain lines

Inadequate grading clearance (high soil) to exterior wall surface;high mulch in front bed

Could consider adding a gutter system in all locations to divert the water away;back and side

Roof Covering Materials
Shingles;hanging over in back over balcony,1 tear noticed

Roof decking raised;over garage side

Observed an 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;gap over master

Debris, nails on the roof that must be kept clean so that it does not damage the roof;hanger around front gutter

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

Flashing in need of repair;raise over chimney,front ridge,gap on front overhang over sitting room that could be blocked

Roof Structure & Attic
Observed storage too close to furnace and access was open on both units and were moved and re-attached after checked

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

Lack of foam board insulation inside 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 12 fasteners now

Walls (Interior and Exterior)
Observed walls or structure is out of square or bowed in areas:up boys room

Cabinets,counter,mirror or drawer issues:loose at hinges,missing,several want close properly etc.;loose hinges marked in kitchen

Caulking/sealant is separated or missing in some areas;around kitchen backsplash,minor,both sides of master tub,top of tub,corner wall over tub,master windows,bottom of stairs,office at trim,around game room sink to name some

Observed several paint chips or sheet rock cracks throughout; some marked,over all tubs,corner of up bathroom,over entry by media room door to name some

Fascia/trim boards are damaged at several areas;gaps around balcony,2 cracks around master trim

Mortar is separated or missing in some areas;between some bricks at corners,around windows,around east side windows

Caulking/sealant is separated or missing in some areas and should block/seal any and all openings between the wall and trim work, back corner,front corner,over garage and front room

Siding shingles;chip on balcony under door,paint chips around

Observed walls or structure is out of square, bowed or warped in areas:over master bath window

Some siding fasteners are backing out, overdriven nails or metal exposed around;high on east and west side at seems

Flashing over window trim;turned in back

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.back faucet is loose in wall

Ceilings & Floors

Ceiling cracks or imperfections in some areas(very common in vaulted ceilings) at;breakfast area,half bath,around front dinning column,around girls detector,up girls room,up boys front room,couple of places game room,media room to name some

Nail pops in ceiling which could be addressed;4 or more along wall in master,up middle bedroom,boys room to name some

Floors were uneven or creaked when walked across or warped/bowed in areas:between hall and guest room is raised,creeks in media room

Doors (Interior & Exterior)

Doors rub, stick, *swing independently* or hit the frames at:middle room,boys front room is loose in frame when closed

Deadbolt locks, do not extend to properly lock the doors at: should adjust up balcony lock

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 and to ensure always fire blocked

Windows

Some windows are difficult to open or close at: right dinning is tight in frame,middle room hangs,White lithium grease should be applied to all window springs for ease of opening and longer life protection

Some latches at:left of fireplace out of square,however does latch

Stairways (Interior & Exterior)

Vertical railing decorative trim is loose at bottom,only a few

Porches, Balconies, Decks and Carports

Some decking fasteners are backing out;3 are loose on corners

Service Entrance and Panels

Ground wire/rod could not be verified or buried in ground

Lack of anti-oxidant grease on the aluminum service entrance conductors from the power company;3 leads in main

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 cannot be sure this panel could hold the proper amount needed; Confirmed that 12 were in place and protected all of the above rooms except the front sitting room not is protected

One or more breakers are loose and need tightening

Grounds and neutrals on same bus bar or connected;remove silver connecting strap

Branch Circuits, Connected Devices, and Fixtures
Observed one or more outlets, switches or electrical device installed through combustible material that are not flush mounted as required by code or is missing a plastic box (spark ring) at:may be under cooktop and under sink as seen above range and should be like Island;2nd picture

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 were 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;office fan switch

Some light fixtures and/or bulbs did not function and could be either;1 in back

Heating Equipment
Flue is in contact and/or too close to combustibles;wire on up unit

Cooling Equipment
Debris and insulation was found in the overflow pan and should always be kept clean in case condensation occurs or primary drain line clogs. The secondary drain pan and line must be free of debris so will not clog which could result to water damage to the house

Operation at or below 60 degreesis not an accurate check since will not confirm proper cooling on a cool day in the Houston area

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:The heat was set on high as would go and ran for about 10 to 15 minutes and registered from ***120 to 136F up with media room the highest read and may adjust and 112 to 117F downstairs except 1 in master bed around 105F and bat 94F*** using an infrared thermometer and testing each register

Ducting is lying on the attic floor or resting against each other throughout the attic which should be well suspended throughout the attic;should be separated by insulation or strapped apart

Water Supply System and Fixtures
Loose/damaged faucet handles and/or a constant drip;hot faucet loose in up boys sink

Shower head or tub diverter is loose on wall

Caulking or grout in need of repair;top of boys bath

Access panel is missing behind hall shower overflow and faucets;all are missing

Faucet handles are loose, damaged, missing or just leak/drip at the nut or handle when the psi gauge is attached;side by garage. This could be as simple as tightening,however not certain

Water Heating Equipment
Hot water temp. is:108 to 116 Degrees Fahrenheit (Water temp above 110 degrees F is a safety hazard)

Unit drain pan has debris in pan

Flue is loose, damaged or poorly connected;right not strapped

Doorbell and Chimes
Doorbell light appeared to be dim, painted over or out

Lawn and Garden Sprinkler Systems
STATION 1:
Observed about 12 total heads at; front beds and several spray the wall which should be adjusted

STATION 3:
Observed about 16 total heads at; kitchen side and back by the house and several (about 3) spray the wall which should be adjusted

STATION 4:
Observed about 4 total heads at; rotating heads in back center yard and 1 sprays the columns which should be adjusted