

Insight Inspections

Property Inspection Report



16301 Fincastle Dr. , Austin , TX 78717
Inspection prepared for: Qiu Shan
Date of Inspection: 10/10/2015 Time: 9:30 am
Age of Home: Built in 2005 Size: 2,472 sq/ft.
Weather: 75 Degrees

Inspector: Scott Swayze
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www.austinhomesinsight.com



PROPERTY INSPECTION REPORT

Prepared For: Qiu Shan
(Name of Client)

Concerning: 16301 Fincastle Dr. , Austin TX, 78717
(Address or Other Identification of Inspected Property)

By: Scott Swayze, License # 21271 10/10/2015
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
(<http://www.trec.texas.gov>).

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; 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 require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS



A. Foundations

Type of Foundation(s):

- Slab Foundation
- Performance of foundation: In my opinion the foundation was performing as intended at the time of the inspection. Signs of settlement were observed to interior walls at the back and right side of the home. Recommend monitoring for any future structural movement.

Comments:

- Observed cracking to the skin (parge) coat. The skin coat is the cometic layer applied to the surface of the foundation.



Observed cracking to the skin (parge) coat. The skin coat is the cometic layer applied to the surface of the foundation.



B. Grading and Drainage

Comments:

- Recommendation: Adding gutters to divert water away from the structure.
- Hail damage observed to downspouts and gutters throughout the home.
- Wood located directly against structure. Evidence of wood destroying insects (Termites) present in wood.
- Excessive moisture preset at the right side of the home. Possible underground plumbing leak.
- Leaves present in gutters at the front side of the home.

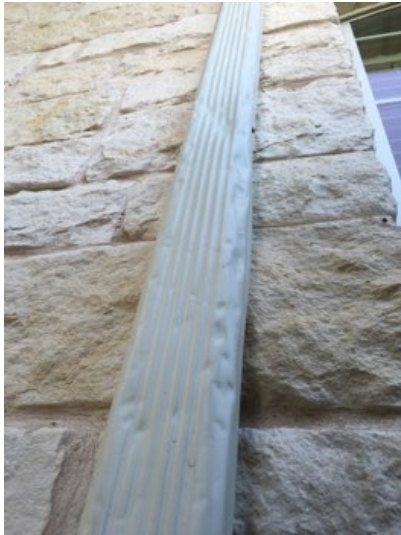
I=Inspected

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I	NI	NP	D
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Hail damage observed to downspouts at the front side of the home.



Wood located directly against structure. Recommend storing unused wood away from the home. Evidence of wood destroying insects present in wood.



Wood located directly against structure. Evidence of wood destroying insects (Termites) present in wood.



Wood located directly against home.

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I	NI	NP	D
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Leaves present in gutters at the front side of the home.

X			X
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Composition shingles noted.

Viewed From:

- Roof

Comments:

- Missing drip edge flashing.



Missing drip edge flashing.

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I NI NP D

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D. Roof Structure and Attics

Viewed From:

- Attic

Approximate Average Depth of Insulation:

- Insulation is 12-14" deep.

Comments:

- Attic stairway hatch is not properly insulated. Top stair is missing insulation.



Attic stairway hatch is not properly insulated. Top stair is missing insulation.

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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls are made of fiber cement
- Exterior walls are made of stone
- Interior walls are made of drywall

Comments:

- Exterior hose bib at the back right corner of the home is not properly sealed. Recommend sealing to prevent pest and water intrusion.
- Exterior garage trim is not properly sealed. Recommend sealing to prevent pest and water intrusion.
- Vegetation / Trees in direct contact with siding materials at the front side of the home.
- Crack observed to interior wall above french doors leading to front living area.
- Crack observed above master bedroom entry door.
- Crack observed to interior walls above master bathroom entry door.
- Crack observed to interior wall above master bedroom closet door.
- Crack observed to interior wall in breakfast nook.
- Previous repair observed to interior wall in garage.
- Exterior gas line on the right side of the home is not properly sealed with siding materials.
- Recommend adding a nipple (cap) to exterior gas line at the back side of the home.

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Exterior gas line on the right side of the home is not properly sealed with siding materials.



Exterior garage trim is not properly sealed. Recommend sealing to prevent pest and water intrusion.



Vegetation / Trees in direct contact with siding materials at the front side of the home.



Crack observed to interior wall above french doors leading to front living area.

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I	NI	NP	D



Crack observed to interior wall in breakfast nook.



Recommend adding a nipple (cap) to exterior gas line at the back side of the home.

X			X
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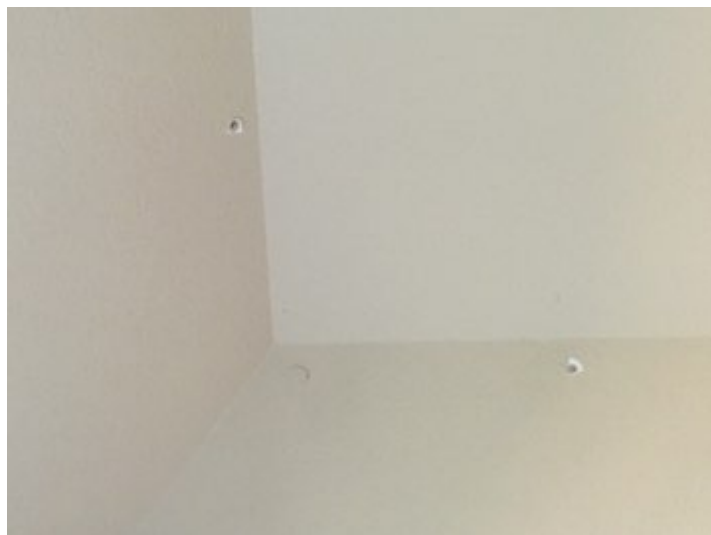
F. Ceilings and Floors

Ceiling and Floor Materials:

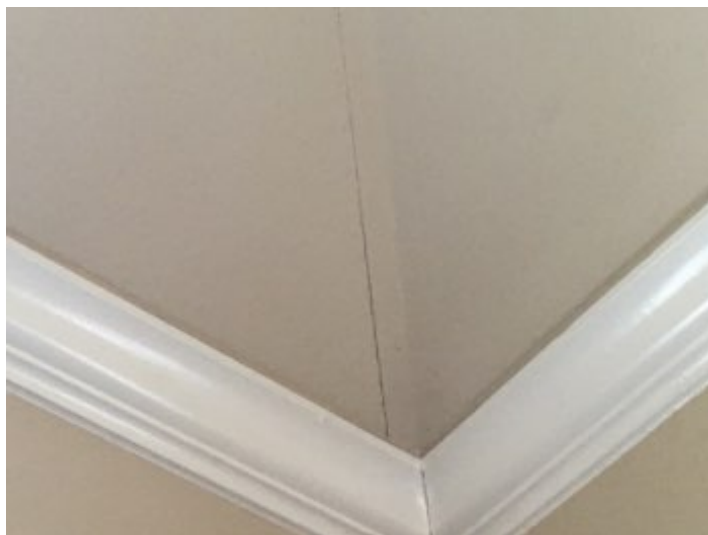
- Ceiling materials: Drywall
- Floor materials: Tile / Carpet

Comments:

- Nail pops observed to ceiling in dining area.
- Crack observed to ceiling at front right corner of home.
- Nail pops observed to ceiling in master bedroom.
- Large crack observed to ceiling in master bedroom.
- Tear observed to carpet at master bedroom.
- Crack observed to ceiling in living room.
- Crack observed to interior wall above back patio access door.



Nail pops observed to ceiling in dining area.



Crack observed to ceiling at front right corner of home.

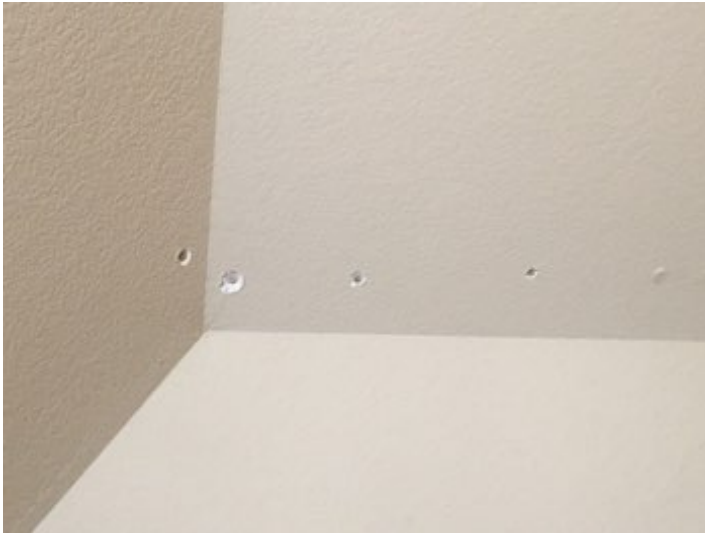
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I	NI	NP	D
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Nail pops observed to ceiling I master bedroom.



Crack observed to ceiling in master bedroom.



Tear observed to carpet at master bedroom.

X			X
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G. Doors (Interior and Exterior)

Comments:

- Door stop missing from master bathroom entry door.
- Damaged door leading into master bathroom commode.
- Daylight present at back patio access door. Recommend improving weather stripping.

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I	NI	NP	D
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Damaged door leading into master bathroom commode.

X			X
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H. Windows

Window Types:

- Windows are made of alluminum

Comments:

- Missing window screen to left side window in master bedroom.
- Missing screen to right side window in living room.

X			X
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I. Stairways (Interior and Exterior)

Comments:

- Deterioration observed to wooden joint at front entry stairs. Recommend sealing to prevent water penetration.



Deterioration observed to wooden joint at front entry stairs. Recommend sealing to prevent water penetration.

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I NI NP D

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J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the living room

Types:

- Gas fireplace

Comments:

- Air intake vent cover is damaged at the chimney.



Air intake vent cover is damaged at the chimney.

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K. Porches, Balconies, Decks, and Carports

Comments:

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L. Other

Materials:

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Panel Locations:

- Electrical panel is located on the left side of the building

Materials and Amp Rating:

- Copper wiring
- 150 amp service

Comments:

- Double tapped breaker observed at exterior service panel.

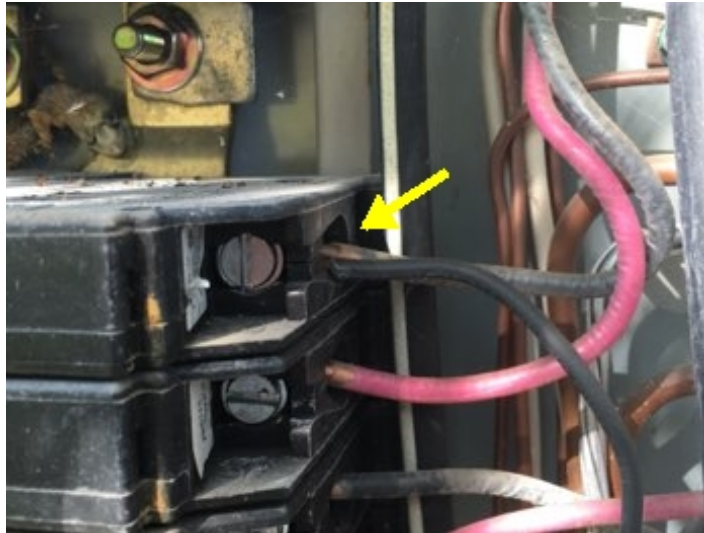
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I	NI	NP	D
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Double tapped breaker observed at exterior service panel.

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

Type of Wiring:

- Copper wiring

Comments:

- Exterior outlet at back patio missing cover
- Damaged faceplate present at outlet in breakfast nook.
- Ceiling fan in living area is not properly secured. Units lights are moving when fan is engaged.



Exterior outlet at back patio missing cover



Damaged faceplate present at outlet in breakfast nook.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
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Type of Systems:

- The home has a split system.

Energy Sources:

- The furnace is gas powered

Comments:

- Limitation: Did not inspect heating equipment due to outside temperature at the time of the inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Cooling Equipment
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Type of Systems:

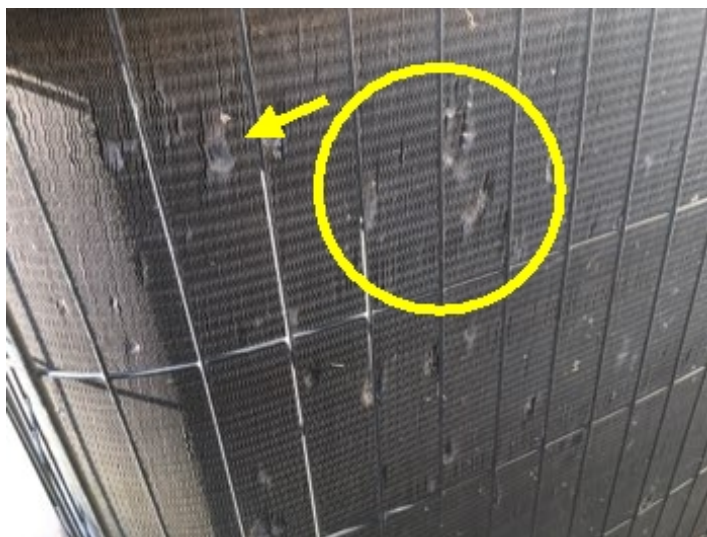
- The home has a split system.

Comments:

- Hail damage present to exterior condensing unit fins.
 - Deteriorated insulation present to exterior condensing unit refrigerant line.
- Recommend replacement.



Hail damage present to exterior condensing unit fins.



Hail damage present to exterior condensing unit fins.

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I NI NP D



Deteriorated insulation present to exterior condensing unit refrigerant line. Recommend replacement.

☒ ☐ ☐ ☐

C. Duct Systems, Chases, and Vents

Comments:

- Differential Tested: Registers = 50 Return = 70 (Standard range is 15 to 25 degrees)

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front yard

Location of Main Water Supply Valve:

- Front yard

Comments:

- Static Water Pressure Reading: 50 psi
- Missing backflow preventer on exterior water spigot at the back right side of the home.
- Hose bib at front left side of the home leaking around the back flow prevention. Hose bib is not properly sealed with exterior wall.
- Deteriorated sealant present at master bathroom shower enclosure.
- Toilet assembly in hallway full bathroom is missing its fill tube.

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Missing backflow preventer on exterior water spigot at he back right side of the home.



Hose bib at front left side of the home leaking around the back flow prevention. Hose bib is not properly sealed with exterior wall.



Deteriorated sealant present at master bathroom shower enclosure.



Toilet assembly in hallway full bathroom is missing its fill tube.

X			
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B. Drains, Wastes, and Vents

Comments:

- All drains tested performed as intended.

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I	NI	NP	D
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X			X
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C. Water Heating Equipment

Energy Source:

- Water heater is gas powered
- Water heater is located in the attic

Capacity:

- Unit is 50 gallons

Comments:

- Missing drip leg to gas line.
- Water heater vent not properly attached. Vent is melting insulation located too close to termination point.
- Insulation to water heater supply lines in direct contact with vent. Melting of insulation observed.



Missing drip leg to gas line.



Water heater vent not properly attached. Vent is melting insulation located too close to termination point.

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Insulation to water heater supply lines in direct contact with vent. Melting of insulation observed.



Insulation to water heater supply lines in direct contact with vent. Melting of insulation observed.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Hydro-Massage Therapy Equipment

Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Other

Materials:

Comments:

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Dishwashers

Comments:

- Operated, performed as intended.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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B. Food Waste Disposers

Comments:

- Operated - appeared functional at time of inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Range Hood and Exhaust Systems

Comments:

- Hood with fan

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I NI NP D

☒ ☐ ☐ ☐ D. Ranges, Cooktops, and Ovens

Comments:

- Oven: gas burners
- All heating elements operated when tested.
- Oven(s) operated when tested.

☒ ☐ ☐ ☐ E. Microwave Ovens

Comments:

- Microwave operated normally

☒ ☐ ☐ ☐ F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan was operated and no issues were found.
- Recommend cleaning bathroom fan in hallway full bath.

☒ ☐ ☐ ☐ G. Garage Door Operators

Door Type:

- One 16' steel door

Comments:

- Garage door operator performed as intended.
- Automatic reverse sensors tested. Performed as intended.

☒ ☐ ☐ ☐ H. Dryer Exhaust Systems

Comments:

☐ ☒ ☒ ☐ I. Other

Observations:

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒ A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Zone 1 has a broken sprinkler head present in the front yard.
- Zone 1 sprinkler head at front corner of yard spraying against driveway. Recommend adjustment
- Zone 1 sprinkler head at left side of yard spraying against cable equipment/ electrical panel and home. Recommend adjustment.
- No active sprinkler heads detected in zone 2, 3, 4, 5, 6, 7. Sprinkler heads did not respond to manual operation at the control panel. Recommend evaluation from a licensed irrigation specialist.

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Zone 1 has a broken sprinkler head present in the front yard.



Zone 1 sprinkler head at front corner of yard spraying against driveway. Recommend adjustment



Zone 1 sprinkler head at left side of yard spraying against cable equipment/ electrical panel and home. Recommend adjustment.

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X			X
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

- In-Ground
- Concrete

Comments:

- Gap observed to sealant around drain. Recommend sealing to prevent water intrusion.
- Deterioration observed to topcoat at base of pool and spa. Recommend evaluation from a licensed pool specialist.
- Damaged concrete observed around the backside of the pool.
- Safety fence missing around pool area.
- Moisture present at the backside of the spa.



Gap observed to sealant around drain.
Recommend sealing all gaps in pool decking to prevent water intrusion.



Deterioration observed to topcoat at base of pool and spa. Recommend evaluation from a licensed pool specialist.

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D=Deficient

I	NI	NP	D



Damaged concrete observed around the backside of the pool.

Safety fence missing around pool area.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Outbuildings

Materials:
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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F. Other

Comments:

Report Summary

STRUCTURAL SYSTEMS

Page 3 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Hail damage observed to downspouts and gutters throughout the home. • Wood located directly against structure. Evidence of wood destroying insects (Termites) present in wood. • Excessive moisture present at the right side of the home. Possible underground plumbing leak. • Leaves present in gutters at the front side of the home.
Page 5 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Missing drip edge flashing.
Page 6 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • Attic stairway hatch is not properly insulated. Top stair is missing insulation.
Page 7 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Exterior hose bib at the back right corner of the home is not properly sealed. Recommend sealing to prevent pest and water intrusion. • Exterior garage trim is not properly sealed. Recommend sealing to prevent pest and water intrusion. • Vegetation / Trees in direct contact with siding materials at the front side of the home. • Crack observed to interior wall above french doors leading to front living area. • Crack observed above master bedroom entry door. • Crack observed to interior walls above master bathroom entry door. • Crack observed to interior wall above master bedroom closet door. • Crack observed to interior wall in breakfast nook. • Previous repair observed to interior wall in garage. • Exterior gas line on the right side of the home is not properly sealed with siding materials. • Recommend adding a nipple (cap) to exterior gas line at the back side of the home.
Page 8 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Nail pops observed to ceiling in dining area. • Crack observed to ceiling at front right corner of home. • Nail pops observed to ceiling in master bedroom. • Large crack observed to ceiling in master bedroom. • Tear observed to carpet at master bedroom. • Crack observed to ceiling in living room. • Crack observed to interior wall above back patio access door.
Page 9 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Door stop missing from master bathroom entry door. • Damaged door leading into master bathroom commode. • Daylight present at back patio access door. Recommend improving weather stripping.
Page 10 Item: H	Windows	<ul style="list-style-type: none"> • Missing window screen to left side window in master bedroom. • Missing screen to right side window in living room.
Page 10 Item: I	Stairways (Interior and Exterior)	<ul style="list-style-type: none"> • Deterioration observed to wooden joint at front entry stairs. Recommend sealing to prevent water penetration.
Page 11 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> • Air intake vent cover is damaged at the chimney.

ELECTRICAL SYSTEMS

Page 12 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • Double tapped breaker observed at exterior service panel.
Page 12 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Exterior outlet at back patio missing cover • Damaged faceplate present at outlet in breakfast nook. • Ceiling fan in living area is not properly secured. Units lights are moving when fan is engaged.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 13 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • Hail damage present to exterior condensing unit fins. • Deteriorated insulation present to exterior condensing unit refrigerant line. Recommend replacement.
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PLUMBING SYSTEMS

Page 14 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • Missing backflow preventer on exterior water spigot at he back right side of the home. • Hose bib at front left side of the home leaking around the back flow prevention. Hose bib is not properly sealed with exterior wall. • Deteriorated sealant present at master bathroom shower enclosure. • Toilet assembly in hallway full bathroom is missing its fill tube.
Page 16 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • Missing drip leg to gas line. • Water heater vent not properly attached. Vent is melting insulation located too close to termination point. • Insulation to water heater supply lines in direct contact with vent. Melting of insulation observed.

OPTIONAL SYSTEMS

Page 19 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none"> • Zone 1 has a broken sprinkler head present in the front yard. • Zone 1 sprinkler head at front corner of yard spraying against driveway. Recommend adjustment • Zone 1 sprinkler head at left side of yard spraying against cable equipment/ electrical panel and home. Recommend adjustment. • No active sprinkler heads detected in zone 2, 3, 4, 5, 6, 7. Sprinkler heads did not respond to manual operation at the control panel. Recommend evaluation from a licensed irrigation specialist.
Page 20 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	<ul style="list-style-type: none"> • Gap observed to sealant around drain. Recommend sealing to prevent water intrusion. • Deterioration observed to topcoat at base of pool and spa. Recommend evaluation from a licensed pool specialist. • Damaged concrete observed around the backside of the pool. • Safety fence missing around pool area. • Moisture present at the backside of the spa.