



HOME INSPECTION REPORT

414 Windmill Rd., Burnett, TX



Inspection Date:
July 2, 2019

Prepared For:
Brandi Barrow

Prepared By:
Capital Building Inspection Services
6425 South IH-35, Suite 150, Box 218
Austin, TX 78744

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Report Number:
190702-3456

Inspector:
Steven E. Jordan
TREC Professional Inspector #8988



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PROPERTY INSPECTION REPORT

Prepared For:	Brandi Barrow (Name of Client)
Concerning:	414 Windmill Rd., Burnett, TX 78611 (Address or Other Identification of Inspected Property)
By:	<div> <div> Steven E. Jordan, TREC Professional Inspector #8988 (Name and License Number of Inspector) </div> <div> July 2, 2019 (Date) </div> </div>
	(Name, License Number of Sponsoring Inspector)

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

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 If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information.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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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

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

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY THE 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

For the purposes of left and right in this report, envision yourself facing the front of the house. The house faces east. At the time of the inspection, the weather was warm and dry. The house was not occupied at the time of the inspection.

Items that were found to be deficient are identified under *Comments* for each category. These deficiencies should be corrected or addressed.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked, and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

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

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of foundation(s): Slab-on-grade

Comments:

Method of inspection: Visual inspection of the foundation walls and performed a foundation levelness survey

In this Inspectors opinion, the foundation is performing as intended. However, a foundation levelness survey found the variance in the levelness of the foundation to be above normal parameters for a foundation of this size. This is not uncommon for Barndominium construction. No other significant problems were observed.

Some cracking was seen in the stained concrete floors in the home. These cracks appeared to be normal shrinkage/settlement cracks and are considered primarily cosmetic in nature.

Details of the Foundation Levelness Survey can be seen in the Summary Addendum of this report. Any concerns about the levelness of the foundation or the condition of the foundation should be discussed with a Foundation Specialist or a Structural Engineer.



Example of cracks seen in exposed concrete floors

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B. Grading & Drainage

Comments:

Grading and drainage appeared to be adequate.

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C. Roof Covering Materials

Type of roof covering: Metal

Viewed From: Viewed with binoculars

Comments:

I	NI	NP	D	Inspection Item
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The roof coverings are considered to be in generally good condition.
The installation of the roofing materials has been performed in a professional manner and good quality materials have been used.
Roof flashing details appear to be in good order.
In all, the roof coverings show evidence of normal wear and tear.

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D. Roof Structure & Attic

Viewed From: Visual inspection of exterior structure and entered attic
Approximate average depth of insulation: 6" of spray polyurethane foam applied to the sub-roofing. 6" of roll fiberglass insulation on some vertical surfaces

Comments:

Overall, the roof structure and attic appeared to be in good condition.
The attic appeared to be adequately insulated.
Some portions of the attic were not easily or safely accessible. These areas were viewed from a distance. There were other sections of the attic that were not visible, and a visual inspection of these areas was not possible.



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E. Walls (Interior & Exterior)

Comments:

INTERIOR WALLS

The interior walls are in fair condition.
Some minor flaws were noted. These flaws are cosmetic in nature and should be corrected when the walls are repainted.

EXTERIOR WALLS

The exterior walls are in fair condition.
As a general rule, all unwanted openings in the exterior veneer should be caulked/sealed.

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F. Ceilings & Floors

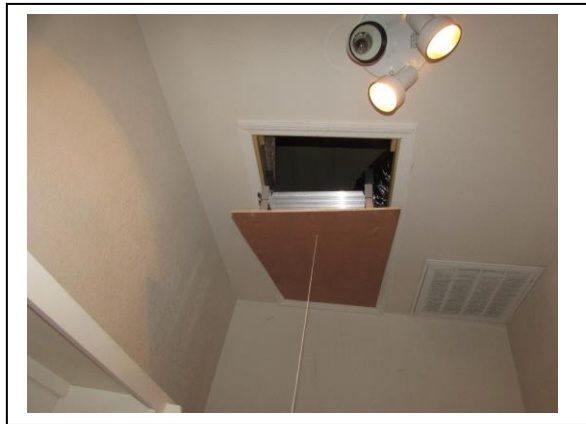
Comments:

CEILINGS

The ceilings are in fair condition.
A few minor flaws were noted. These conditions are mainly cosmetic in nature and should be corrected when the ceilings are re-painted.

I	NI	NP	D	Inspection Item
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The attic access cover to the right-side attic would not close completely and repairs/improvements will be needed.



FLOORS

Overall, the floors are in good condition.

Some cracking was seen in the exposed concrete floors in the home (see picture under "Foundations" above). This is a common condition and considered primarily cosmetic in nature.

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G. Doors (Interior & Exterior)

Comments:

INTERIOR DOORS

Most interior doors are performing as intended.

The door to the back-left suite and the door to the front closet in this suite are sticking slightly and will need trimming/adjusting.

Missing doorstops should be replaced as needed to help prevent doorknob damage to the walls.

EXTERIOR DOORS

Overall, the exterior doors are in fair condition and performing as intended.

The exterior door to the master bathroom is not latching properly and will need adjustments.

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H. Windows

Comments:

All windows performed as intended and appeared to be in fair condition.

Missing and damaged window screens should be replaced as needed.

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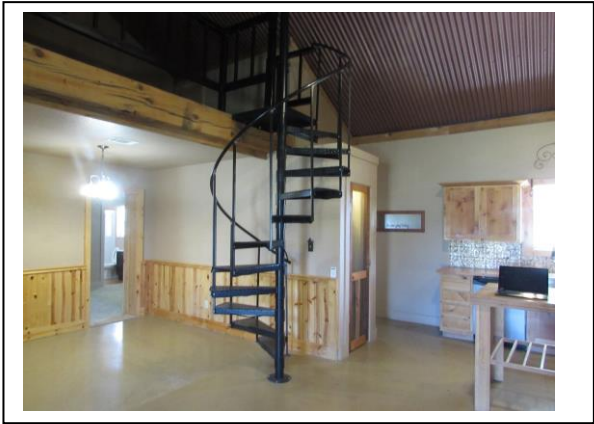
I. Stairway (Interior & Exterior)

Comments:

The spiral stairs appeared to be in good condition. However, the stairs are not in compliance with current standards.

Under today's standards, the spacing between the vertical railings for the handrail should be no wider than 4". Currently, the spacing is wide enough for a small child to slip through. The spacing between the railings for the upper landing should also be no wider than 4".

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J. Fireplace/Chimney

Comments:

The wood-burning stove appeared to be in fair condition. The electric fan for the stove was working properly.



I	NI	NP	D	Inspection Item
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | K. Porches, Balconies, Decks and Carports |
| <i>Comments:</i> | | | | |
| The porches are in good condition. | | | | |

II. ELECTRICAL SYSTEMS

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|--|--------------------------|--------------------------|-------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Service Entrance and Panels |
| <i>Comments:</i> | | | | |
| 120/240 Volt Main Service | | | | |
| Service Entrance Wires: Overhead | | | | |
| Main Disconnect: 200 amp breaker located in main electrical panel on utility pole on right side of house | | | | |
| Service Ground: Copper, Ground Rod Connection Not Visible | | | | |
| Main Distribution Panel: Sub-panel with breakers located in master bedroom | | | | |
| Distribution Wiring: Copper | | | | |
| Receptacles: Grounded | | | | |
| Ground Fault Circuit Interrupters: Bathroom(s), Kitchen, Laundry Room, Exterior | | | | |
| <p>Generally speaking, the electrical system is in fair condition.</p> <p>The electrical panels are well arranged, and all fuses/breakers appeared to be properly sized.</p> <p>An AFCI breaker has been installed on the circuit for the master bedroom. However, this breaker was tripping and there was no power to the outlets and lights in the master bedroom. Repairs should be made as needed.</p> <p>Under today's standards, Arc Fault Circuit Interrupters are being installed on all circuits servicing family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas. AFCI devices are designed to prevent these circuits from overheating if electrical arcing within the circuit is detected.</p> <p>In this Inspectors opinion, installing AFCI devices is considered an improvement rather than a necessary repair. Installing AFCI devices can be somewhat expensive and some problems can occur when AFCI devices are installed on circuits that were not wired specifically for AFCI breakers.</p> <p>A missing knock-out was noted on the bus-breaker panel for the front condenser on the right side of the house. This opening should be re-sealed with a proper knock-out cover.</p> | | | | |

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B. Branch Circuits, Connected Devices, and Fixtures

Type of wiring: Copper

Comments:

All branch circuits and most connected devices and fixtures are in fair condition.

DISTRIBUTION WIRING

Overall, the distribution of electricity within the home is good.

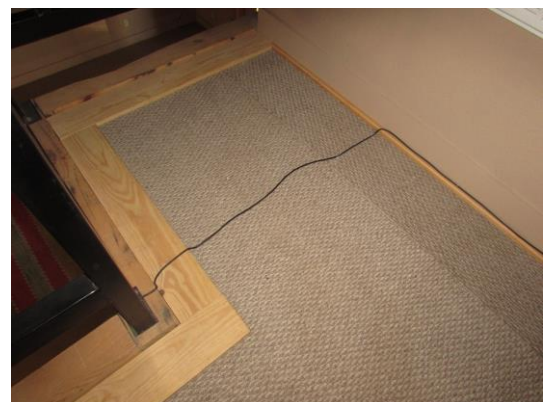
Distribution wiring was obstructing access to the front left-side attic space. This is considered a safety hazard and this wiring should be re-routed.

An extension cord plugged into an outlet on the front wall of the upper landing is being used to provide power to the tract lighting in the living room area. This cord is stapled to the floor in the upper landing. This is also a safety issue and, if the tract lighting is a permanent fixture, it should be permanently wired with the wiring running through the walls or placed in proper conduit.

An open junction box with exposed wire ends was seen in the right-side attic space. The wire ends should be capped and sealed in the junction box with a proper faceplate.



Distribution wiring obstructing access to the front left-side attic should be re-located



Cord running across flooring in upper landing is considered a safety hazard

I	NI	NP	D	Inspection Item
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Open junction box and exposed wire ends seen in right-side attic.

OUTLETS

Most 3-prong outlets that were tested were appropriately grounded.

An open ground was detected on the outlet on the right-side wall in the back-left suite. This should be corrected.

Missing face plates noted on outlets in the master bedroom should be replaced.

None of the outlets in the master bedroom were working (see comments under "Service Entrance and Panels" above). Therefore, a full test of these outlets was not possible. Repairs should be made as needed.

Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. Most GFCI's that were tested responded properly.

The left GFCI outlet on the back-exterior wall of the house was not working properly and should be replaced/repaired.

The exterior outlet in the carport area should also be GFCI protected.

The hot and neutral are reversed on the exterior outlet on the front wall of the tack room. This should be corrected, and this outlet should be GFCI protected.



Example of missing faceplates noted on outlets in master bedroom

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SWITCHES

All Switches tested performed as intended.

For improved safety, a damaged faceplate noted on a switch in the master bathroom should be replaced.



FIXTURES

Most fixtures performed as intended and appeared to be in fair condition.

The lights on the ceiling fan for the upper landing and the coach light on the front porch were not working. If the bulbs are burnt out, they should be replaced.

Otherwise, the circuits should be repaired, or the fixtures replaced.

None of the lights in the master bedroom were working due to a tripping AFCI breaker. Therefore, a full test of these lights was not possible. Repairs should be made as needed.

All smoke detector that were tested performed as intended. However, the batteries need replacing

There were no lights in the attic spaces. Under today's standards, lights should be installed in attics that contains HVAC equipment.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of systems: Central forced air systems

Energy sources: Electricity

Comments:

UNIT # 1 (located in right-side attic)

Manufacture - Ruud

Mfg. Date- 03/2007

UNIT # 2 (located in front left-side attic)

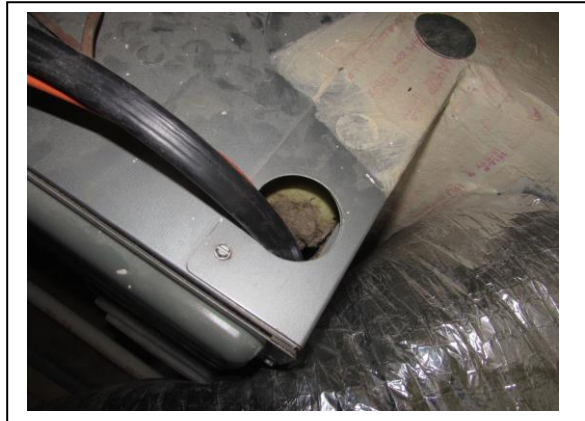
Manufacture - Ruud

Mfg. Date- 03/2007

The two heating system appeared to be in generally good condition and performed as intended during this inspection. Both systems responded properly to controls.

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If the heating equipment has not been serviced during the past year, having the heating equipment serviced by a licensed HVAC specialist is recommended. The power line to heating unit #2 is susceptible to damage by the sharp edges of the heater housing. A rubber or plastic grommet should be installed over the opening for the power line to protect it from damage.



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B. Cooling Equipment

Type of system: Central forced air system

Comments:

CONDENSER UNIT #1 (front unit on right side of house)

Manufacture - Weather King

Mfg. Date- 06/2007

CONDENSER UNIT #2 (back unit on right side of house)

Manufacture - Weather King

Mfg. Date- 06/2007

Overall, the cooling equipment appeared to be in fair condition and performed as intended.

Adequate cooling was provided by the two systems at the time of the inspection. Regular maintenance will, of course, be necessary. If the cooling equipment has not been serviced during the past year, having the equipment serviced by a licensed HVAC specialist is recommended.

Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed on both systems. This suggests that the systems are operating properly.

Both systems responded properly to operating controls.

Condensation was seen collecting in the safety condensation drain pan under the evaporator coil in the front left attic. This is an indication that the main condensation drain line is clogged and in need of cleaning. However, the drain lines for both safety condensation drain pans are improperly plumbed. The safety drain lines have been plumbed into the main drain lines. This negates the purpose for the safety drain lines. The safety drain lines should be kept separate from the main drain lines and should exit the structure at a conspicuous point, such as above a window, so that condensation draining from the safety drain lines can be seen.

The fan motor for condenser unit #1 is quite noisy. This is an indication that this motor is failing and will need replacing in the near future.

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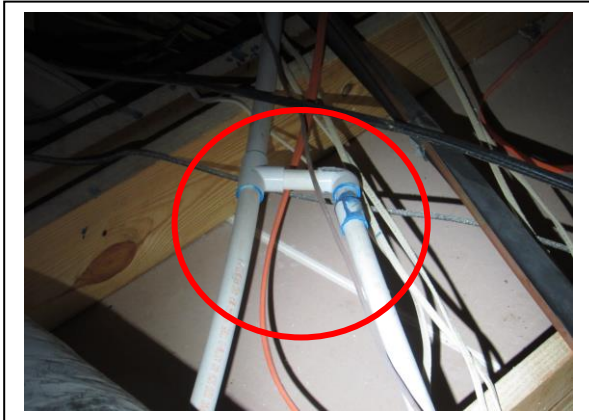
Re-insulating the larger vacuum line for condenser #1 is recommended. This would help improve the efficiency of this condenser.
The condensation drain line for the evaporator coil in the right-side attic is draining next to the foundation on the right-side of the house. This drain line should be extended to drain at least 6' from the foundation.
A licensed HVAC specialist should be contacted to address the issues stated above.



Condensation was seen collecting in the safety drain pan for the evaporator coil unit in the front left-side attic



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The safety drain lines for the safety condensation drain pans have been plumbed into the main drain lines. This should be corrected

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C. Duct System, Chases and Vents

Comments:

All ducts and vents visible appeared to be in good condition. Conditioned air was distributed evenly throughout the house.

The intake vent for the HVAC equipment located in the right-side attic is located in the master closet. This is not good location for the intake vent. However, a vent has been installed through the wall of the closet to the living room to provide better circulation of air to the intake vent. Ideally, the intake vent would be located in a common area such as a hallway. The filter for this intake vent is very dirty and needs replacing.



I	NI	NP	D	Inspection Item
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IV. PLUMBING SYSTEM

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A. Plumbing Supply, Distribution System and Fixtures

Location of water meter: None

Location of main water supply valve: Next to wellhead

Static water pressure reading: 40 psi

Comments:

Overall, the water supply system and most fixtures were in fair condition and performed as intended. However, the current water pressure is not adequate and not enough to provide adequate water pressure to all fixtures when more than one fixture was running. Increasing the water pressure by adjusting the pressure switch at the well head should correct this problem.

The water being delivered to the fixtures was quite dirty and additional or improved filtering may be needed.

The drain stop for the sink in the bathroom for the front suite was not working and will need repairs or replacing.

The fixture for the bathtub in the front middle suite is stuck in the "shower on" position. This fixture will need repairs or replacing.

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B. Drains, Wastes, Vents

Comments:

Most drains performed as intended.

The drain lines for the sink in the bathroom for the front suite and for the front sink in the master bathroom were leaking and will need repairs.



Drain line for sink in the bathroom for the front suite is leaking

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C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy source: Electricity

Capacity: 50 gal.

Comments:

Mfg. Date: 09/2015

Performed as intended and appeared to be in good condition.

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For improved safety, an elbow fitting should be installed on the TPR (Temperature/Pressure Release) valve where it exits the structure through the back wall. This will direct hot water/steam that may be released by the valve downwards towards the concrete porch.



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D. Hydro-Massage Therapy Equipment

Comments:

The jet tub in the master bathroom appeared to be in fair condition and performed as intended.

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E. Other

Comments:

The cut-off float for the watering trough next to the stables is leaking and should be repaired or replaced.

The two large holding tanks next to the stables were full and appeared to be in good condition.



I	NI	NP	D	Inspection Item
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V. APPLIANCES

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A Dishwasher
<i>Comments:</i>
Performed as intended and appeared to be in fair condition. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | B. Food Waste Disposer
<i>Comments:</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. Range Hood and Exhaust Systems
<i>Comments:</i>
Performed as intended and appeared to be in fair condition. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. Ranges, Cooktops, and Ovens
<i>Comments:</i>
RANGE
Energy source: Electricity
Overall, the range performed as intended and appeared to be in fair condition.
The lower storage drawer would not close completely. Repairs/adjustments should be made as needed.
For improved safety, installing an anti-tip device is recommended. This will prevent the range from tipping when weight is applied to the open oven door or an extended oven shelf. |



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|-------------------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. Microwave Oven
<i>Comments:</i>
Mfg. Date: 11/2017
Overall, the microwave oven performed as intended and appeared to be in fair condition. However, the surface light was not working. If the bulb is burnt out, it should be replaced. Otherwise the circuit should be repaired.
The stainless-steel trim around the control pad for the unit is loose. This is primarily a cosmetic issue, but improvements may be desirable. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | F. Mechanical Exhaust vents and Bathroom Heaters
<i>Comments:</i>
Performed as intended and appeared to be in fair condition. |

I	NI	NP	D	Inspection Item
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Garage Door Operators <i>Comments:</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems <i>Comments:</i> Appeared to be in fair condition.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	I. Other <i>Comments:</i> The doorbell is not working properly and should be repaired or replaced.

VI. OPTIONAL SYSTEMS

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|-------------------------------------|--------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Outbuildings
<i>Comments:</i>
Water stains were seen on the interior walls of the tack room. The leaks appeared to be along the upper seams in the siding. Repairs/improvements are recommended. Some moisture damage was also seen along the lower edges of the siding for the tack room. Repairs/improvements should be made as needed to prevent further damage. |
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I	NI	NP	D	Inspection Item
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☐ ☒ ☐ ☐ **B. Private Water Wells (A coliform analysis is recommended.)**

Type of Pump:
Type of Storage Equipment:
Comments:

☐ ☒ ☐ ☐ **C. Private Sewage Disposal (Septic) Systems**

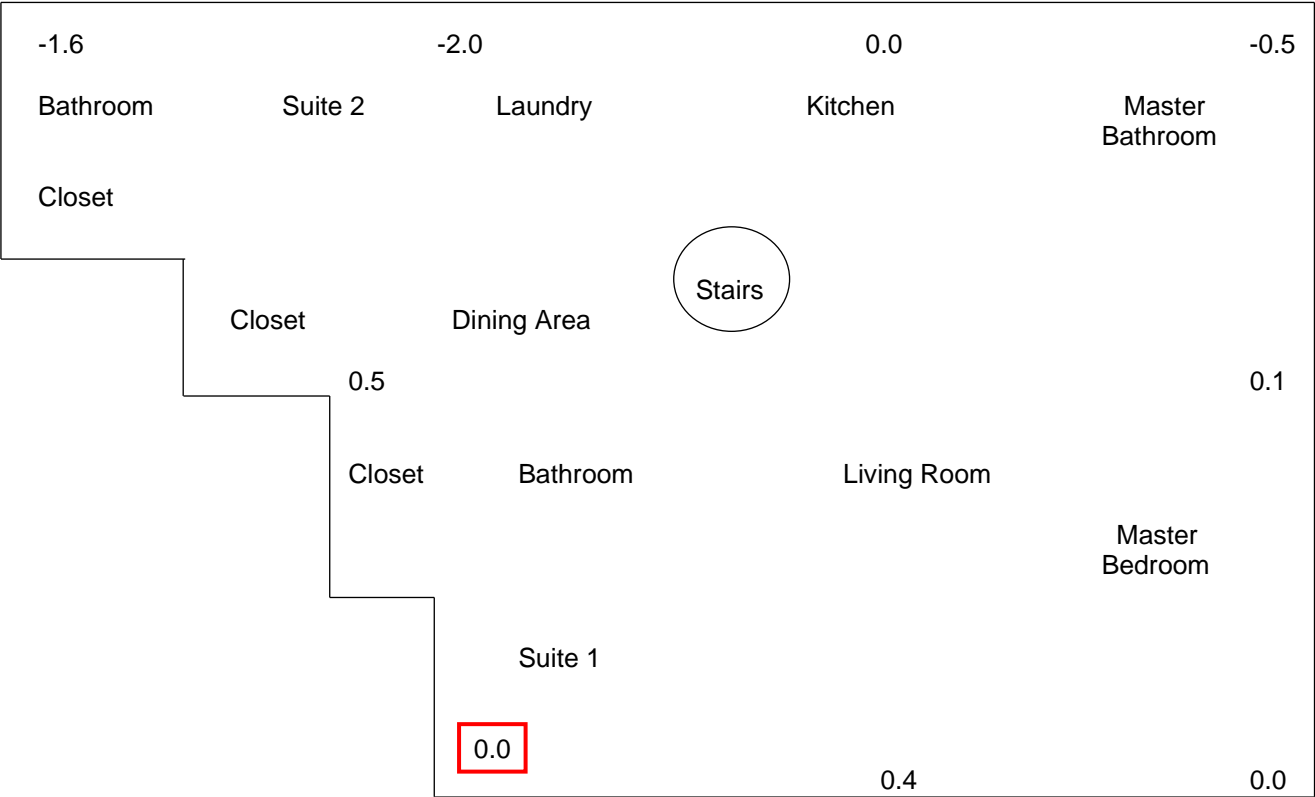
Type of System:
Location of Drain Field:
Comments:

I	NI	NP	D	Inspection Item
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ADDENDUM: REPORT SUMMARY

Foundation Level Survey

The following foundation levelness survey is measured to the nearest 1/10th inch. All readings are the variance from the 0.0 in the read box. The survey showed the variances in the levelness of the foundation to be larger than normal parameters for a house of this size. The drawing is not to scale but is a reasonable facsimile. The drawing should only be used as a reference tool:



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The following is a synopsis of the recommended repairs noted in this report. Most of the recommended repairs are considered to be minor. However, there may be some potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations:

Ceilings & Floors

The attic access cover to the right-side attic would not close completely and repairs/improvements will be needed.

Doors (Interior & Exterior)

INTERIOR DOORS

The door to the back-left suite and the door to the front closet in this suite are sticking slightly and will need trimming/adjusting.

Missing doorstops should be replaced as needed to help prevent doorknob damage to the walls.

EXTERIOR DOORS

The exterior door to the master bathroom is not latching properly and will need adjustments.

Windows

Missing and damaged window screens should be replaced as needed.

Stairway (Interior & Exterior)

The spiral stairs appeared to be in good condition. However, the stairs are not in compliance with current standards.

Under today's standards, the spacing between the vertical railings for the handrail should be no wider than 4". Currently, the spacing is wide enough for a small child to slip through. The spacing

Service Entrance and Panels

An AFCI breaker has been installed on the circuit for the master bedroom. However, this breaker was tripping and there was no power to the outlets and lights in the master bedroom. Repairs should be made as needed.

A missing knock-out was noted on the bus-breaker panel for the front condenser on the right side of the house. This opening should be re-sealed with a proper knock-out cover.

Branch Circuits, Connected Devices, and Fixtures

DISTRIBUTION WIRING

Distribution wiring was obstructing access to the front left-side attic space. This is considered a safety hazard and this wiring should be re-routed.

An extension cord plugged into an outlet on the front wall of the upper landing is being used to provide power to the tract lighting in the living room area. This cord is stapled to the floor in the upper landing. This is also a safety issue and, if the tract lighting is a permanent fixture, it should be permanently wired with the wiring running through the walls or placed in proper conduit.

An open junction box with exposed wire ends was seen in the right-side attic space. The wire ends should be capped and sealed in the junction box with a proper faceplate.

OUTLETS

An open ground was detected on the outlet on the right-side wall in the back-left suite. This should be corrected.

Missing face plates noted on outlets in the master bedroom should be replaced.

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None of the outlets in the master bedroom were working (see comments under "Service Entrance and Panels" above). Therefore, a full test of these outlets was not possible. Repairs should be made as needed.

The left GFCI outlet on the back-exterior wall of the house was not working properly and should be replaced/repared.

The exterior outlet in the carport area should also be GFCI protected.

The hot and neutral are reversed on the exterior outlet on the front wall of the tack room. This should be corrected, and this outlet should be GFCI protected.

SWITCHES

For improved safety, a damaged faceplate noted on a switch in the master bathroom should be replaced.

FIXTURES

The lights on the ceiling fan for the upper landing and the coach light on the front porch were not working. If the bulbs are burnt out, they should be replaced.

Otherwise, the circuits should be repaired, or the fixtures replaced.

None of the lights in the master bedroom were working due to a tripping AFCI breaker. Therefore, a full test of these lights was not possible. Repairs should be made as needed.

All smoke detector that were tested performed as intended. However, the batteries need replacing

There were no lights in the attic spaces. Under today's standards, lights should be installed in attics that contains HVAC equipment.

Heating Equipment

The power line to heating unit #2 is susceptible to damage by the sharp edges of the heater housing. A rubber or plastic grommet should be installed over the opening for the power line to protect it from damage.

Cooling Equipment

Condensation was seen collecting in the safety condensation drain pan under the evaporator coil in the front left attic. This is an indication that the main condensation drain line is clogged and in need of cleaning. However, the drain lines for both safety condensation drain pans are improperly plumbed. The safety drain lines have been plumbed into the main drain lines. This negates the purpose for the safety drain lines. The safety drain lines should be kept separate from the main drain lines and should exit the structure at a conspicuous point, such as above a window, so that condensation draining from the safety drain lines can be seen.

The fan motor for condenser unit #1 is quite noisy. This is an indication that this motor is failing and will need replacing in the near future.

Re-insulating the larger vacuum line for condenser #1 is recommended. This would help improve the efficiency of this condenser.

The condensation drain line for the evaporator coil in the right-side attic is draining next to the foundation on the right-side of the house. This drain line should be extended to drain at least 6' from the foundation.

A licensed HVAC specialist should be contacted to address the issues stated above.

Duct System, Chases and Vents

The intake vent for the HVAC equipment located in the right-side attic is located in the master closet. This is not good location for the intake vent. However, a vent has been installed through the wall of the closet to the living room to provide better circulation of air to the intake vent. Ideally, the intake vent would be located in a common area such as a hallway. The filter for this intake vent is very dirty and needs replacing.

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Plumbing Supply, Distribution System and Fixtures

Overall, the water supply system and most fixtures were in fair condition and performed as intended. However, the current water pressure is not adequate and not enough to provide adequate water pressure to all fixtures when more than one fixture was running. Increasing the water pressure by adjusting the pressure switch at the well head should correct this problem.

The water being delivered to the fixtures was quite dirty and additional or improved filtering may be needed.

The drain stop for the sink in the bathroom for the front suite was not working and will need repairs or replacing.

The fixture for the bathtub in the front middle suite is stuck in the "shower on" position. This fixture will need repairs or replacing.

Drains, Wastes, Vents

The drain lines for the sink in the bathroom for the front suite and for the front sink in the master bathroom were leaking and will need repairs.

Water Heating Equipment

For improved safety, an elbow fitting should be installed on the TPR (Temperature/Pressure Release) valve where it exits the structure through the back wall. This will direct hot water/steam that may be released by the valve downwards towards the concrete porch.

Other

The cut-off float for the watering trough next to the stables is leaking and should be repaired or replaced.

Ranges, Cooktops, and Ovens

Overall, the range performed as intended and appeared to be in fair condition. The lower storage drawer would not close completely. Repairs/adjustments should be made as needed.

For improved safety, installing an anti-tip device is recommended. This will prevent the range from tipping when weight is applied to the open oven door or an extended oven shelf.

Microwave Oven

Overall, the microwave oven performed as intended and appeared to be in fair condition. However, the surface light was not working. If the bulb is burnt out, it should be replaced. Otherwise the circuit should be repaired.

The stainless-steel trim around the control pad for the unit is loose. This is primarily a cosmetic issue, but improvements may be desirable.

Other

The doorbell is not working properly and should be repaired or replaced.

Outbuildings

Water stains were seen on the interior walls of the tack room. The leaks appeared to be along the upper seams in the siding. Repairs/improvements are recommended. Some moisture damage was also seen along the lower edges of the siding for the tack room. Repairs/improvements should be made as needed to prevent further damage.

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ADDENDUM: REPORT OVERVIEW

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

THE HOUSE IN PERSPECTIVE

Average Construction, Needs Repairs & Maintenance

In this Inspectors opinion, this is a home of average-quality construction. The home needs some improvements, repairs and maintenance. Most of the deficiencies, repairs, maintenance, and improvements recommended in this report are common for a home of this age and type. However, the number of repairs and improvements needed are somewhat larger than normal.

All homes require maintenance, occasional repairs, and occasional system improvements.

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ADDENDUM: TEXAS REAL ESTATE COMMISSION GENERAL PROVISIONS AND INSPECTOR LIMITATIONS

General Provisions

(a) Definitions.

- (1) Accessible – In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without:
 - (A) undue hazard to the inspector;
 - (B) moving furnishings or large, heavy, or fragile objects;
 - (C) using specialized tools or procedures;
 - (D) disassembling items other than covers or panels intended to be removed for inspection;
 - (E) damaging property; or
 - (F) using a ladder for portions of the inspection other than the roof or attic space
- (2) Chapter 1102 – Texas Occupations Code, Chapter 1102
- (3) Cosmetic – Related only to appearance or aesthetics, and not related to structural performance, operability, or water penetration
- (4) Deficiency – A condition that, in the inspector's reasonable opinion, adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb, or property as specified by these standards of practice. General deficiencies include but are not limited to inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation
- (5) Deficient – Reported as having one or more deficiencies
- (6) Inspect – To look at and examine accessible items, parts, systems, or components and report observed deficiencies
- (7) Performance – Achievement of an operation, function, or configuration consistent with accepted industry practice
- (8) Report – To provide the inspector's opinions and findings on the standard inspection report form
- (9) Specialized tools – Tools such as thermal imaging equipment, moisture meters, gas leak detection equipment, environmental testing equipment and devices, elevation determination devices, and ladders capable of reaching surfaces over one story above ground surfaces
- (10) Specialized procedures – Procedures such as environmental testing, elevation measurement, and any method employing destructive testing that damages otherwise sound materials or finishes

General Requirements

The inspector shall:

- (A) operate fixed or installed equipment and appliances listed herein in at least one mode with ordinary controls at typical settings;
- (B) visually inspect accessible systems or components from near proximity to the systems and components, and from the interior of the attic and crawl spaces; and
- (C) complete the standard inspection report form as required by §§535.222 and 535.223 of this title.

General limitations

The inspector is not required to:

- (A) inspect:
 - (i) items other than those listed herein;
 - (ii) elevators;
 - (iii) detached structures, decks, docks, fences, or waterfront structures or equipment;
 - (iv) anything buried, hidden, latent, or concealed; or

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				(v) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;
				(B) report:
				(i) past repairs that appear to be effective and workmanlike;
				(ii) cosmetic or aesthetic conditions; or
				(iii) wear and tear from ordinary use;
				(C) determine:
				(i) insurability, warrantability, suitability, adequacy, capacity, reliability, marketability, operating costs, recalls, counterfeit products, life expectancy, age, energy efficiency, vapor barriers, thermostatic operation, code compliance, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
				(ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
				(iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or
				(iv) types of wood or preservative treatment and fastener compatibility;
				(D) anticipate future events or conditions, including but not limited to:
				(i) decay, deterioration, or damage that may occur after the inspection;
				(ii) deficiencies from abuse, misuse or lack of use,
				(iii) changes in performance of any part, component, or system due to changes in use or occupancy;
				(iv) the consequences of the inspection or its effects on current or future buyers and sellers;
				(v) common household accidents, personal injury, or death;
				(vi) the presence of water penetration(s); or
				(vii) future performance of any item;
				(E) operate shut-off, safety, stop, pressure, or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
				(F) designate conditions as safe;
				(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
				(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
				(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
				(J) operate recirculation or sump pumps;
				(K) remedy conditions preventing inspection of any item;
				(L) apply open flame to operate any appliance;
				(M) turn on decommissioned equipment, systems, or utility services; or
				(N) provide repair cost estimates, recommendations, or re-inspection services.
				(4) In the event of a conflict between specific provisions and general provisions in the standards of practice, specific provisions shall take precedence.
				(5) Departure.
				(A) An inspector may depart from the standards of practice only if the requirements of subparagraph (B) are met, and:
				(i) the inspector and client agree the item is not to be inspected;
				(ii) the inspector is not qualified to inspect the item;
				(iii) conditions beyond the control of the inspector reasonably prevent inspection of an item;
				(iv) the item is a common element of a multi-family development and is not in physical contact with the unit being inspected, such as the foundation under another building or a part of the foundation under another unit in the same building;

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(v) the inspector reasonably determines that conditions or materials are hazardous to the health or safety of the inspector; or

(vi) the inspector reasonably determines that actions of the inspector may cause damage to the property.

(B) If a part, component, or system required for inspection is not inspected, the inspector shall:

(i) advise the client at the earliest practical opportunity that the part, component, or system will not be inspected; and

(ii) make an appropriate notation on the inspection report form, clearly stating the reason the part, component, or system was not inspected.

(C) If the inspector routinely departs from inspection of a part, system, or component, the earliest practical opportunity for the notice required by this subsection is the first contact with the prospect and the inspector has reason to believe that the property being inspected has the part, system, or component the inspector routinely does not inspect.

(c) Enforcement. Failure to comply with the standards of practice is grounds for disciplinary action as prescribed by Chapter 1102.

Structural Systems

Specific limitations for foundations

The inspector is not required to:

(1) enter a crawlspace or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;

(2) provide an exhaustive list of indicators of possible adverse performance; or

(3) inspect retaining walls not related to foundation performance.

Specific limitations for grading and drainage

The inspector is not required to:

(1) inspect flatwork or detention/retention ponds (except as related to slope and drainage);

(2) determine area hydrology or the presence of underground water; or

(3) determine the efficiency or operation of underground **or surface** drainage systems.

Specific limitations for roof covering

The inspector is not required to:

(1) determine the remaining life expectancy of the roof covering;

(2) inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof;

(3) determine the number of layers of roof covering material;

(4) identify latent hail damage; or

(5) provide an exhaustive list of locations of water penetrations or previous repairs.

Specific limitations for roof structure and attic

The inspector is not required to:

(1) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;

(2) operate powered ventilators; or

(3) provide an exhaustive list of locations of water penetrations.

Specific limitation for interior walls, doors, ceilings, and floors

The inspector is not required to:

(1) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or

(2) provide an exhaustive list of locations of water penetrations.

Specific limitations for exterior walls, doors, and windows

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The inspector is not required to:

- (1) report the condition or presence of awnings, shutters, security devices, or systems;
- (2) determine the cosmetic condition of paints, stains, or other surface coatings; or
- (3) operate a lock if the key is not available.

Specific limitation for exterior and interior glazing

The inspector is not required to:

- (1) exhaustively observe insulated windows for evidence of broken seals;
- (2) exhaustively observe glazing for identifying labels; or
- (3) identify specific locations of damage.

Specific limitation for stairways

- (1) The inspector is not required to exhaustively measure every stairway component.

Specific limitations for fireplace and chimney

The inspector is not required to:

- (1) verify the integrity of the flue;
- (2) perform a chimney smoke test; or
- (3) determine the adequacy of the draft.

Specific limitation for porches, balconies, decks, and carports

The inspector is not required to:

- (1) exhaustively measure the porch, balcony, deck, or attached carport components; or
- (2) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

Electrical Systems

Specific limitations for branch circuits, connected devices, and fixtures

The inspector is not required to:

- (1) inspect low voltage wiring;
- (2) disassemble mechanical appliances;
- (3) verify the effectiveness of smoke alarms;
- (4) verify interconnectivity of smoke alarms
- (5) activate smoke alarms that are being actively monitored or require the use of codes; or
- (6) verify that smoke alarms are suitable for the hearing-impaired.

Heating, Ventilation, and Air Conditioning Systems

Specific limitations for the heating equipment, cooling equipment, duct system, chases, and vents

The inspector is not required to:

- (1) program digital thermostats or controls;
- (2) inspect:
 - (A) for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks;
 - (B) winterized evaporative coolers; or
 - (C) humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves;
- (2) operate:
 - (A) setback features on thermostats or controls;
 - (B) cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit;
 - (C) radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or
 - (D) heat pumps when temperatures may damage equipment;

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- (3) verify:
 - (A) compatibility of components;
 - (B) the accuracy of thermostats; or
 - (C) the integrity of the heat exchanger; or
- (4) determine:
 - (A) sizing, efficiency, or adequacy of the system;
 - (B) uniformity of the supply of conditioned air to the various parts of the structure; or
 - (C) types of materials contained in insulation.

Plumbing Systems

Specific limitations for plumbing systems

The inspector is not required to:

- (1) operate any main, branch, or shut-off valves;
- (2) operate or inspect sump pumps or waste ejector pumps;
- (3) inspect:
 - (A) any system that has been winterized, shut down or otherwise secured;
 - (B) circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems;
 - (C) the inaccessible gas supply system for leaks;
 - (D) for sewer clean-outs; or
 - (E) for the presence or operation of private sewage disposal systems;
- (4) determine:
 - (A) quality, potability, or volume of the water supply; or
 - (B) effectiveness of backflow or anti-siphon devices; or
- (5) verify the functionality of clothes washing drains or floor drains.

Specific limitations for water heaters

The inspector is not required to:

- (1) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes;
- (2) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or
- (3) determine the efficiency or adequacy of the unit.
- (e) Hydro-massage therapy equipment. The inspector shall report as Deficient:
 - (1) inoperative unit(s) and controls;
 - (2) the presence of active leaks;
 - (3) inaccessible pump(s) or motor(s);
 - (4) the lack or failure of required ground-fault circuit interrupter protection; and
 - (5) deficiencies in the ports, valves, grates, and covers.
- (f) Specific limitation for hydro-massage therapy equipment. The inspector is not required to determine the adequacy of self-draining features of circulation systems.

Appliances

Specific limitations for appliances

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The inspector is not required to:

- (1) operate or determine the condition of other auxiliary components of inspected items;
- (2) test for microwave oven radiation leaks;
- (3) inspect self-cleaning functions;
- (4) test trash compactor ram pressure; or
- (5) determine the adequacy of venting systems.

Optional Systems

If an inspector agrees to inspect a component described in this section, §535.227 of this title relating to Standards of Practice: General Provisions and the applicable provisions below apply.

Specific limitations for lawn and garden sprinkler systems

The inspector is not required to inspect:

- (A) for effective coverage of the sprinkler system;
- (B) the automatic function of the timer or control box;
- (C) the effectiveness of the rain or freeze sensor; or
- (D) sizing and effectiveness of anti-siphon devices or backflow preventers.

Specific limitations for swimming pools, spas, hot tubs, and equipment

The inspector is not required to:

- (A) dismantle or otherwise open any components or lines;
- (B) operate valves;
- (C) uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks;
- (D) fill the pool, spa, or hot tub with water;
- (E) inspect any system that has been winterized, shut down, or otherwise secured;
- (F) determine the presence of sub-surface water tables; or
- (G) inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

Specific limitation for gas lines

- (1) The inspector is not required to inspect sacrificial anode bonding or for its existence.

Specific limitations for private water wells

The inspector is not required to:

- (A) open, uncover, or remove the pump, heads, screens, lines, or other components or parts of the system;
- (B) determine the reliability of the water supply or source; or
- (C) locate or verify underground water leaks.

Specific limitations for individual private sewage disposal (septic) systems

The inspector is not required to:

- (A) excavate or uncover the system or its components;
 - (B) determine the size, adequacy, or efficiency of the system; or
 - (C) determine the type of construction used.
- (1) Whole-house vacuum system. The inspector shall report as Deficient:
 - (A) inoperative units;
 - (B) deficiencies in the main unit; and
 - (C) deficiencies in outlets.

Specific limitations for whole-house vacuum systems

The inspector is not required to:

- (A) inspect the attachments or hoses; or

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(B) verify that accessory components are present.

ADDENDUM: MAINTENANCE ADVICE

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- ☐ Change the locks on all exterior entrances, for improved security.
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ☐ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ☐ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ☐ Install rain caps and vermin screens on all chimney flues, as necessary.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

EVERY MONTH

- ☐ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ☐ Examine heating/cooling air filters and replace or clean as necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners.
- ☐ If the house has hot water heating, bleed radiator valves.
- ☐ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ☐ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ☐ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.

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- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ☐ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ☐ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ☐ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ☐ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ☐ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ☐ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ☐ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ☐ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ☐ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ☐ Replace or clean exhaust hood filters.
- ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ☐ Replace smoke detector batteries.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ☐ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

*Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home.
Enjoy your home!*

ADDENDUM: HOME REPAIR LOG

[illegible]

I	NI	NP	D	Inspection Item
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[illegible]