



Inspection Report

Big Sky Home Inspection, LLC
Michael J Gage
TREC Lic. #20903



555 Sample Lane
Austin, TX 78734

Prepared For:
Sample Report
05/30/2014

PROPERTY INSPECTION REPORT

Prepared For: Sample Report
(Name of Client)

Concerning: 555 Sample Lane, Austin, TX 78734
(Address or Other Identification of Inspected Property)

By: Michael Gage, Lic #20903 05/28/2014
(Name and License Number of Inspector) (Date)

(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, bathroom, 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 requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection: ☒ Buyer ☒ Buyers Agent ☐ Listing Agent ☐ Occupant
Building Status: ☒ Vacant ☐ Owner Occupied ☐ Tenant Occupied ☐ Other
Weather Conditions: ☒ Fair ☐ Cloudy ☐ Rain Temp: 75
Utilities On: ☒ Yes ☐ No Water ☐ No Electricity ☐ No Gas
Special Notes: _____

INACCESSIBLE OR OBSTRUCTED AREAS

- ☒ Sub Flooring ☒ Attic Space is Limited - Viewed from Accessible Areas
☒ Floors Covered ☒ Plumbing Areas - Only Visible Plumbing Inspected
☐ Walls/Ceilings Covered or Freshly Painted ☐ Siding Over Older Existing Siding
☐ Behind/Under Furniture and/or Stored Items ☐ Crawl Space is limited - Viewed From Accessible Areas
- ☒ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.
- For this inspection all comments regarding direction are made as if you were facing the front of the home.
 - **LIMITATIONS OF THIS INSPECTION:** Mold/Mildew investigations are NOT included with this report, and are beyond the scope of this inspection. If any reference of water intrusion is included in this report, we recommended that a professional investigation and evaluation be obtained, Chinese drywall is also beyond the scope of a home inspection, and further evaluation of this possible condition is also recommended if you have any concerns. Copper clad aluminum wiring is also beyond the scope of a home inspection. Plumbing pipe of any type which are in the walls, foundation, or otherwise not exposed for observation.

Inspectors Comments:

- Please note that the most recent Texas Real Estate Commission (TREC) Standards of Practice (SOP) for home inspector's requires that we report on items that will in most cases, not be in the inspected home. Some of these requirements may not be required by current local building code or have been recently added, and may not be found in new construction. For other TREC requirements, the testing or inspection of the item may cause damage to the component being inspected. At the inspector's discretion, the inspector may or may not inspect for that specific requirement. If one of these items is found or not found, in your home it will be identified in the comment as a "TREC Requirement".
- The property was not occupied at the time of inspection, however the condition of the property is always subject to change
- The property was not occupied at the time of inspection, but was staged. Because of this fact some areas of the floor, walls, and possibly ceilings could not be observed. In addition some windows, electrical outlets, electrical panels, gas appliance connections, plumbing and drains, attics, garages, and other items may not be accessible for testing or viewing at the time of inspection. Also since the property is occupied the condition of the property is always subject to change.
- A security system was present in the home. The security system is beyond the scope of this inspection and was not tested. Smoke detectors are also not tested if a security system is present.

Note: Only check box comments with a check ☒ applies to this report. Comments with an empty check box ☐ do not apply to this report or your home.

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

I=Inspected

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NP=Not Present

D=Deficient

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab

Comments:

Performance Opinion: (An opinion on performance is mandatory)

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

- ☐ The foundation appears to be performing the function intended. Some minor defects may have been observed.
- ☒ Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.
- ☐ Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

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

Inspectors Comments:

- Hydration cracks were observed on the floor of the garage . Hydration cracks are normal in a concrete slab and are generally considered to be cosmetic defects. However, all cracks should be monitored for any changes or movement.



Hydration crack

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B. Grading and Drainage

Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be

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considered an area of improper drainage. Six inches per 10 feet.

Inspectors Comments:

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Roof Level

Comments:

Inspectors Comments:

- Exposed nails were present at various flashing and roof coverings. These nails should be caulked to prevent deterioration or possible leaks. See right side of the home as example.



Exposed nails

☒ ☐ ☐ ☐

D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: 10 Inches ☒ Blown in ☐ Batt ☐ Other

Approximate Average Thickness of Vertical Insulation:

Comments:

Limited Inspection: ☒ Yes ☐ No ☒ Limited Access walkway or path

Inspectors Comments:

- General attic shots

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- Pull-down stairs are not fire rated or fire rating could not be determined. By today's standards pull-down stairs should be fire rated in a garage location.

☒ ☐ ☐ ☒

E. Walls (Interior and Exterior)

Comments:

Inspectors Comments:

Interior Walls:

Exterior Walls:

- Recommend having stone wall structure looked at above front entry and around garage.

Siding Materials: ☐ Brick ☒ Stone ☐ Wood ☐ Wood byproducts ☒ Stucco
☐ Vinyl ☐ Aluminum ☐ Asbestos ☐ Cement Board ☐ Other

- Expansion joints were missing around doors and windows at the exterior stucco wall.
- Cracking observed above front entry and left of garage. See pictures below.

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- Stone above front entry right side above the roof line was observed to be loose. See pictures below.



Stones loose on wall



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- Seal voids between stone and wall. See right rear of home for example.



Seal voids

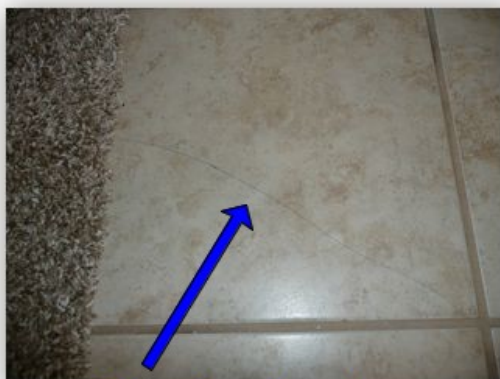
☐ ☒ ☒ ☐

F. Ceilings and Floors

Comments:

Inspectors Comments:

- Transference cracks were observed on the tile in one or more locations. See front entry . This is generally caused by hydration cracks at the foundation transferring to the tile. Foundation cracks should be sealed before new tiles (if any) are installed.



Transference crack



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- Tile damaged at front entry. See picture below.



- A small sheetrock crack was observed in the ceiling of the garage .
- Previous water leak observed ceiling of the garage. Inspector did not observe any leak at time of inspection.



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G. Doors (Interior and Exterior)
Doors (Interior & Exterior)

Comments:

Inspectors Comments:

I=Inspected

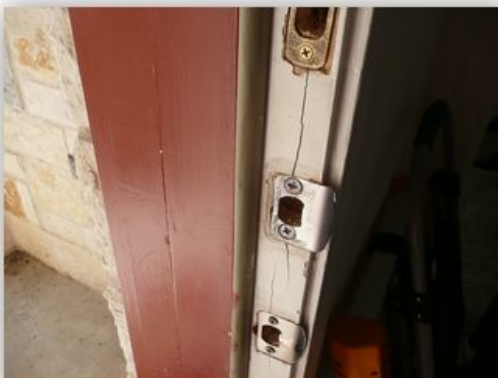
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- Door jam damaged. See front door for example.



- Energy Efficiency - Weather-stripping improvements are needed at the front door, rear door . Light could be seen around the door.
- One or more door stops missing various locations.
- Closet door tracks missing. Also door needs adjusting. See downstairs bedroom for example.



Garage Doors

Type: ☒ Metal ☐ Wood ☐ Fiberglass ☒ Doors / panels are damaged

- Garage door panel (bottom panel) was observed to be damaged on right side garage door.

☒ ☐ ☐ ☒

H. Windows

Comments:

Inspectors Comments:

- One or more windows had exterior trim damage from likely hail. See pictures below.

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I. Stairways (Interior and Exterior)
Stairways (Interior and Exterior)

Comments:

Inspectors Comments:

- By today's standards, the handrail at the interior staircase should be continuous over the entire length of the stairs.



☒ ☐ ☐ ☐

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: ☒ Factory ☐ Masonry ☐ Free Standing

Inspectors Comments:

☒ ☐ ☐ ☐

K. Porches, Balconies, Decks, and Carports

Comments:

Inspectors Comments:

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☐ ☒ ☒ ☐

L. Other

Comments:

Inspectors Comments:

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒

A. Service Entrance and Panels

Comments: Underground Service

Main Disconnect Panel Type of wire: ☒ Copper ☒ Stranded Aluminum**

Inspectors Comments:

- Advisory - Flexible gas lines or CSST/SST were observed in the home. Problems have been observed around the country with this type of gas line during lightening storms. Proper bonding or grounding of these gas lines appears to be a possible solution to the problem and the gas lines in the home do appear to be bonded at the meter. Grounding or bonding of all the lines in the home could not be confirmed.

☐ Panel(s) are not labeled properly

☐ Panel has more than 6 main disconnects

Sub Panels

Type of Wire: ☒ Copper ☒ Aluminum**

***Note - Stranded Aluminum is allowable and up to today's standard for main and sub panel wiring*

☒ ☐ ☐ ☐

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: ☒ Copper ☐ Aluminum Conduit _____

Comments:

Inspectors Comments:

Outlet and Switches

Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Garage:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial
Bedroom:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial				

Fixtures

Smoke and Fire Alarms

- Note - Batteries on all smoke detectors should be replace and each unit tested when you move into the home.

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Other Electrical System Components

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Type of System: Central and Zoned

Energy Source: Liquid Propane Gas

Comments:

Manufacturer: Carrier

Year of Manufacture: 2005

Inspectors Comments:

- The home system was a zoned system. Zone controls are beyond the scope of a home inspection and were not tested.

☒ ☐ ☐ ☒

B. Cooling Equipment

Type of System: Central - Air Conditioner

Comments:

Manufacturer:

A/C Size: 3.5 Ton

☒ Unit #1:

Supply Air Temp: 58 °F Return Air Temp: 70 °F Temp. Differential: 12°F

☐ Unit #2:

Supply Air Temp: ____ °F Return Air Temp: ____ °F Temp. Differential: ____ °F

☐ Temperature differential is within accepted range of 15-20 degrees Fahrenheit

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

☒ A/C condensing unit:

Specifies max amp breaker of 40 and a 40 amp breaker is in use

☒ Outside AC unit was manufactured in 2005

Inspectors Comments:

- Note - The filters in the unit was very dirty, which can cause improper temperature differentials. AC temperature differentials were taken with and without the filters. The readings above were without the filter. The differentials were the same with the filters
- Due to temperature differential being below acceptable minimum we recommend that the HVAC system be evaluated by a qualified professional.**

☒ ☐ ☐ ☐

C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting:

☒ Flex Duct

☐ Duct Board

☐ Metal Duct

Inspectors Comments:

- Filters should be cleaned or replaced.

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IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Left Front

Location of main water supply valve: Left Front

Static water pressure reading: 70 ☐ below 40 psi ☐ above 80 psi
☐ Lack of reducing valve over 80 psi

(Note: Ideal water pressure is between 40 and 80 PSI)

Type of plumbing pipe observed: ☒ Copper ☐ Plastic ☐ PEX ☐ PB ☐ Unknown

Comments:

Water Source: Public Sewer Type: Public

Inspectors Comments:

- Dirt appears to be partially covering the water cutoff near the street. Dirt should be removed to allow access to the cutoff valve.



Water cutoff



Water cutoff

Sinks

Comments:

- Drain stop missing and/or does not work. See left sink master bath.

Bathtubs and Showers

Comments:

- Seal around spout master bath.
- Shower enclosure had a crack that may allow water to penetrate behind the enclosure. See picture below.

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Commodes

Comments:

Washing Machine Connections

Comments:

Exterior Plumbing

Comments:

- Seal around exterior hose bibs.



☒ ☐ ☐ ☒

B. Drains, Wastes, and Vents

Comments:

Condition of underground or inaccessible pipes not inspected

Prevalent Waste/vent pipe: ☒ Plastic ☐ Cast Iron ☐ Clay ☐ Unknown

Drain Lines Functioning Properly ☒ Yes ☐ No (see below)

Drain Stops Functioning Properly ☐ Yes ☒ No (see Below)

Inspectors Comments:

- Drain stop broken master bath right sink.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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C. Water Heating Equipment

Energy Source: Liquid Propane

Capacity: Both units 38 Gal.each

Comments:

Location: ☐ Garage ☒ Attic ☐ Closet ☐ Utility Room ☐ Other

Approximate Date of Manufacture: 2005

Manufacturer: Rheem

- ☒ Hot water temp. is: 122 °F (Note - Water temp. above 120°F is a safety hazard)
- ☐ Corrosion and/or signs of an intermittent leak at isolation valve and/or plumbing connections
- ☐ Unit is located in a garage or adjacent area and is not elevated so that its ignition source is 18" above the floor

Inspectors Comments:

Water heater Temperature and Pressure Relief Valve

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

Comments:

Inspectors Comments:

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

Comments:

V. APPLIANCES

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

Comments:

Anti Siphon/Drain loop ☒ Present ☐ Not Present

☒ Unit Mounting

☒ Operation

☒ Gaskets, Knobs, Interior Parts

☒ Water Leaks ☐ Yes ☒ No

Inspectors Comments:

- Middle and upper spray arms not working when unit was operated. May be plugged.
- Rust was observed on the interior tub of the cabinet and/or dish racks.

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Rust interior door

☒ ☐ ☐ ☐

B. Food Waste Disposers

Comments:

Inspectors Comments:

☒ ☐ ☐ ☐

C. Range Hood and Exhaust Systems

Comments:

Blower/Filter/Switches/ Light functioning properly: ☒ Yes ☐ No (see Note)

☒ Vents to Outside ☐ Recirculating

Inspectors Comments:

☒ ☐ ☐ ☐

D. Ranges, Cooktops, and Ovens

Comments:

Range Type: ☐ Electric ☒ Gas

Oven(s):

Unit #1: ☐ Electric ☒ Gas

Tested at 350°F, Variance noted: +/-15°F (max 25°F)

Inspectors Comments:

☒ ☐ ☐ ☐

E. Microwave Ovens

Comments:

Functioning Properly: ☒ Yes ☐ No

One minute water heat test operating properly: ☒ Yes ☐ No

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☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

☒ Exhaust Fans

☐ Electric Heater

Operating properly: ☒ Yes ☐ No

Vented to outside: ☒ Yes ☐ No

Inspectors Comments:

☒ ☐ ☐ ☐

G. Garage Door Operators

Comments:

Type of Door: ☐ Wood ☒ Metal

Auto Reverse Responding to Test ☒ Yes ☐ No ☐ Not Present

Emergency Release Components ☒ Yes ☐ No

Inspectors Comments:

☒ ☐ ☐ ☐

H. Dryer Exhaust Systems

Comments:

Inspectors Comments:

- Advisory - Not recommended to use flexible plastic dryer vents (can be a fire hazard) between the wall and the dryer. Flexible metal vents are recommended.

☐ ☒ ☒ ☐

I. Other

Comments:

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Inspectors Comments:

- Zone #1 and 3 has heads that are located where rocks are now and have been turned off at the head. Some water still seeps out of these heads.
- Zones #1 and #2 need heads adjusted off foundation.
- Advisory - You may want to take advantage of a City of Austin free irrigation system evaluation program. Visit www.cityofaustin.org/water/conservation/res_irrigate.htm or call 974-2199.

The following pictures were also taken at the time of inspection, but were not included to describe specific defects or other items. Please note that this is not a complete set of the pictures taken.

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I	NI	NP	D



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

I	NI	NP	D
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ADDENDUM: REPORT SUMMARY

The following is a synopsis of the 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.

For your convenience, the following conventions have been used in this summary addendum.

Major Concerns: *A system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected.*

Safety Issues: *Denotes a condition that is unsafe and in need of prompt attention.*

Deficient/Repair Items: *Denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improvement Items: *Denotes improvements which are recommended but not required.*

Items to Monitor: *Denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Major Concerns:

Safety Issues:

- Pull-down stairs are not fire rated or fire rating could not be determined. By today's standards pull-down stairs should be fire rated in a garage location.
- Stone above front entry right side above the roof line was observed to be loose.
- By today's standards, the handrail at the interior staircase should be continuous over the entire length of the stairs.
- Advisory - Flexible gas lines or CSST/SST were observed in the home. Problems have been observed around the country with this type of gas line during lightening storms. Proper bonding or grounding of these gas lines appears to be a possible solution to the problem and the gas lines in the home do appear to be bonded at the meter. Grounding or bonding of all the lines in the home could not be confirmed.
- Note - Batteries on all smoke detectors should be replace and each unit tested when you move into the home.
-

Deficient/Repair Item:

- Exposed nails were present at various flashing and roof coverings. These nails should be caulked to prevent deterioration or possible leaks. See right side of the home as example.
- Recommend having stone wall structure looked at above front entry and around garage.
- Cracking observed above front entry and left of garage
- Tile damaged at front entry
- A small sheetrock crack was observed in the ceiling of the garage .
- Previous water leak observed ceiling of the garage. Inspector did not observe any leak at time of inspection.
- One or more door stops missing various locations.
- Closet door tracks missing. Also door needs adjusting. See downstairs bedroom for example.
- Door jam damaged. See front door for example.
- Garage door panel (bottom panel) was observed to be damaged on right side garage door.
- One or more windows had exterior trim damage from likely hail.
- Note - The filters in the unit was very dirty, which can cause improper temperature differentials. AC temperature differentials were taken with and without the filters. The readings above were without the filter. The differentials were the same with the filters
- **Due to temperature differential being below acceptable minimum we recommend that the HVAC system be evaluated by a qualified professional.**
- Drain stop missing and/or does not work. See left sink master bath.
- Seal around spout master bath.

- Shower enclosure had a crack that may allow water to penetrate behind the enclosure.
- Middle and upper spray arms not working when unit was operated. May be plugged.
- Rust was observed on the interior tub of the cabinet and/or dish racks.
-

Improvements Items:

- Transference cracks were observed on the tile in one or more locations. See front entry . This is generally caused by hydration cracks at the foundation transferring to the tile. Foundation cracks should be sealed before new tiles (if any) are installed.
- **Energy Efficiency - Weather-stripping improvements are needed at the front door, rear door . Light could be seen around the door.**
- Dirt appears to be partially covering the water cutoff near the street. Dirt should be removed to allow access to the cutoff valve.
- Seal around exterior hose bibs.
-

Items to Monitor:

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 down spouts. Ensure that down spouts are secure, and that the discharge of the down spouts 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.
- ☐ 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, walk ways, 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.