



Inspection Report

Satisfied Customer

Property Address:
1234 New Construction
McKinney TX 75070



Absolute Inspections, LLC

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PROPERTY INSPECTION REPORT

Prepared For: Satisfied Customer

 (Name of Client)

Concerning: 1234 New Construction, McKinney, TX 75070

 (Address or Other Identification of Inspected Property)

By: Kevin R. Weiss / Absolute Inspections, LLC 12/30/2010

 (Name and License Number of Inspector) (Date)

 (Name, License Number and Signature of Sponsoring Inspector, if required)

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

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

The TREC Standards of Practice (Sections 535.227-535.233 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 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 warrant ability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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

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

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

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512)459-6544
 (http://www.trec.state.tx.us). REI 7-2 (8/09)

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Date: 12/30/2010	Time:	Report ID: New Construction Sample Report
Property: 1234 New Construction McKinney TX 75070	Customer: Satisfied Customer	Real Estate Professional:

1. A professional home inspector is a generalist, and as such we do not claim, nor are we licensed to be an expert in any specific area. An inspector is hired to provide a written opinion on specific items and their function at the time of the inspection only. In the event that a licensed expert or specialized contractor examines noted problems or a specific area after my inspection, and disagrees with my opinions, written or verbal, you are advised to have them state such in writing on their company letterhead and sign the statement.
2. Absolute Inspections LLC's services were performed in accordance with generally accepted practices of the profession undertaken in similar services at the same time and in the same geographical area. No other warranties, either express or implied, apply to the services hereunder.
3. Important: this inspection is a first step toward a partial understanding of the property condition at the time of the inspection. The inspector uses a systematic and limited method of inspection that attempts to identify and report issues of concern, however the inspection is time limited, general in nature and subject to human error. This inspection will not find or properly interpret ALL problems and this limited service does not pay for items the inspector misses. The inspector's opinion can vary from the opinions of other persons. The inspection is good at reducing risk but cannot eliminate risk. If these services do not meet your needs please call our office about comprehensive inspection services available from various specialists.
4. The inspection and report do not and are not intended to address code and regulation compliance, the presence of or danger from Chinese Drywall, asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, microwave radiation, microbiological organisms such as mold or fungus, wood destroying insects, or other conditions not specifically required to be inspected and reported under applicable Texas Real Estate Commission rules. If the inspector sees a suspect condition (mold for example) it may be reported as a supplemental and incomplete comment but it does not mean the inspector saw and reported all suspect conditions. Unless stated, the inspection does not determine prior wetting / flooding and / or insurance histories and any comment regarding such would be incomplete.
5. This report represents Absolute Inspections LLC's professional instrument of service as of the report date. As our final document, it may not be altered after final issuance. The inspection was conducted and this report was prepared on behalf of and for the exclusive use of the above-named Client solely for its use and reliance. Notwithstanding the foregoing, any and all third party reliance upon this Absolute Inspections LLC's service and this inspection report is prohibited and will act to release Absolute Inspections, LLC, its employees and agents from any and all claims and obligations.
6. In the event Client identifies any defect in or arising out of Absolute Inspections, LLC's services or this report, CLIENT agrees to provide Absolute Inspections with: (1) written notification of such defect within 5 business days of discovery, and (2) prompt access to the premises for re-inspection. Failure of Client to comply with the above conditions will act to release Absolute Inspections, LLC, its employees and agents from any and all claims and obligations.
7. Delivery of this Inspection Report to Client is contingent upon Absolute Inspections LLC's receipt of payment in full. Consultant shall be entitled to recover reasonable and necessary attorneys' fees on claims against Client in connection with this Agreement or the Services performed hereunder. This report may be electronically distributed by Absolute Inspections and changes, deletions or amendments to the report of any type are strictly prohibited. In the event of a conflict the copy on file at Absolute Inspections office will be considered the official final document.
8. It is recommended you obtain receipts and warranties for repairs resulting from this inspection. The charge for reinspection or inspection of repairs will be \$200.00 for the first hour and \$100.00 for any portion of an hour thereafter.
9. Digital pictures and Infrared Imaging pictures may be included in this report. These pictures are a sample of damages or concerns and do not represent to show all deficiencies or damages found. Not all damages, deficiencies or concerns will

have pictures in the report. Not all photos taken will be included in the report. All photos taken at the inspection are considered part of the inspection documentation and are available upon request.

10. Some areas of the house may not have been visible due to floor coverings, wall coverings, etc. If home was occupied at the time of inspection, many areas will not be visible due to personal belongs, furniture, storage, wall hangings and decorations, etc. Such inaccessible and non visible areas are disclaimed and excluded from this report.

Additional explanations and limitations are included at the end of the report. These contain important information about the inspection and must be read to fully understand this report.

Standards of Practice:

TREC Standards of Practice

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

New Construction

Home Faces:

East

Temperature:

60 - 65

Weather:

Cloudy

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

Wind Conditions:

Light, Strong

Roof Surface Conditions:

Dry

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Foundation Type: Post Tension Cable Slab on Grade

Attic Wall to Interior Thickness: 3 - 5 inches


Comments:

 (1) *(An opinion on performance is mandatory)*

The foundation appears to have experienced a common degree of movement for its age and type. In my opinion, based on a single observation, the foundation appears to be functioning as intended at this time. No comment or opinion is rendered regarding future performance.


It is not possible within the time frame of a single observation to determine the future stability of a foundation. Foundation movements are common in North Texas, therefore, as time passes some movement may occur. These movements are indicated by small cracks or sticking doors, if however, you notice large cracks or signs of excessive movements, you should consult with a structural engineer or foundation expert as soon as possible.

Failure to maintain expansive soils, such as ours, at a consistent moisture level can result in unusual and/or excessive foundation movements. To reduce the risk of unusual or excessive foundation movement a consistent moisture management and foliage control program should be implemented. It is important to maintain good drainage around the home while at the same time keeping the soil consistently moist. Rainy seasons or droughts are particularly risky periods.

 (2) *Your builder may have obtained an initial foundation elevation survey ("original construction elevation") on your home, in order to verify that the foundation was constructed within required tolerances. If so, we recommend that you acquire and keep a copy of this from your builder so that you have a frame of reference with which to check the foundation in the future for excessive movement.*



A. Picture 1

 (3) Observed a minor (less than 1/8" wide) crack in the side of the foundation. Inspector is unable to determine the extent of this crack or whether it extends through the foundation. Some amount of surface cracking is generally accepted in concrete work. Inspector did not observe other signs or problems that


I N I N P D

would indicate abnormal foundation movement either inside or outside of the home. Monitor this area and take further steps, including but not limited to consultation with a licensed structural engineer, if signs of further movement become evident. Locations include but are not limited to: North side of home pictured

B. Grading and Drainage - *Comments:*




B. Picture 1

 (1) Construction and industry standards recommend gutters terminate five feet from the foundation edge, especially in areas where excessive clay soils are prevalent, in order to prevent excessive water from accumulating near the foundation. Excessive water near the foundation can cause foundation related problems. Above ground downspout extensions can make yard care difficult and are often removed by the homeowner, but are functionally acceptable. Below ground extensions are available and should be considered. The absence of extensions may prove acceptable in as long as adequate slope away from the home and splash blocks are provided, but is not recommended. Monitor this condition over time and make corrective action or repair as needed.



B. Picture 2

 (2) Yard at rear of home was observed to have a noticeable slope toward the house that is interrupted by a swale system to route the runoff water around the sides of the house to the front to drain at the street. Please be aware that this feature is important to preventing water from possibly flooding the house and that in a worst case rain/flood situation may not be sufficient. Care and periodic monitoring of the runoff should be undertaken to assure that the system is performing properly. If water is observed to pool and/or not sufficiently flow, repairs or modifications should be made.

I N I N P D



B. Picture 3

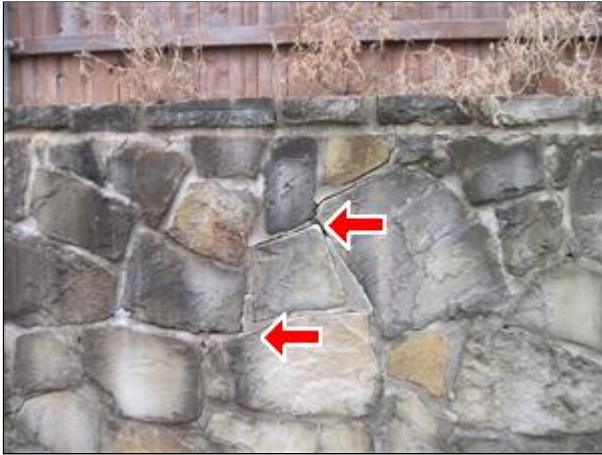
(3) Minor cracks (cracks less than 1/8" wide) were observed in the rear patio flatwork. It is virtually impossible for a home inspector to determine whether cracks are caused by structural failure, improper installation techniques or by some other cause, or, if caused by structural failure, whether the cause is active and ongoing. Generally cracks less than 1/8" wide or deflected are considered cosmetic. Recommend verification of proper installation and rebar placement, minor repair/patching and monitoring this area for future movement. If further movement is observed consultation with a structural or concrete expert may be needed.



B. Picture 4

(4) Retaining wall present at rear of home. Ownership details unknown, recommend verification of ownership and maintenance responsibilities. Visual inspection only performed. No structural or engineering surveys performed. No warranties, guaranties are made or implied by this inspection.

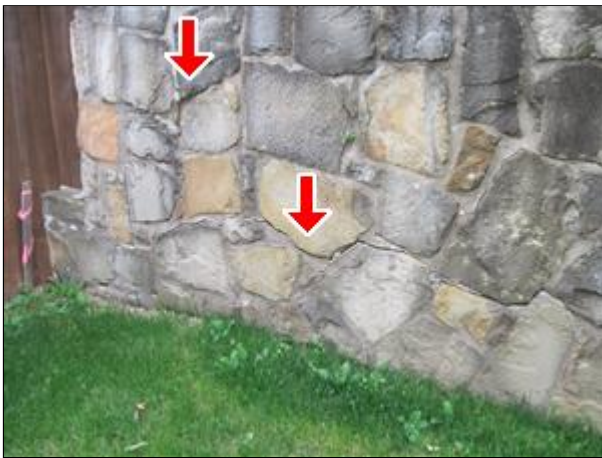
I NI NP D



B. Picture 5



B. Picture 6



B. Picture 7



B. Picture 8



B. Picture 9



B. Picture 10

(5) Major cracks (cracks over 1/8" wide) and / or shifting were observed in retaining wall(s). It is virtually impossible for a home inspector to determine whether cracks are caused by structural failure or by some other cause, or, if caused by structural failure, whether the cause is active and ongoing. Recommend further evaluation by a licensed structural engineer or qualified professional.

I NI NP D

C. Roof Covering Materials

Viewed roof covering from: Combination of walking roof and viewing from ground

Type of Roof Covering: Composition Shingles

Roof Ventilation: Passive roof vents

Comments:



C. Picture 1



C. Picture 2



C. Picture 3



C. Picture 4




C. Picture 5



C. Picture 6

I N I N P D

 (1) Roof was mounted and walked in a limited fashion due to the steep slope of most of the roof. Inspector walked the valleys and ridges to view the roof from above but did not walk on fields of the roof unless specifically noted. Parts of Roof observed from ground due to the height and/or pitch of the roof making it unsafe for the inspector to walk. Because some of the roof was observed from the ground and roof edge some areas may not be visible and are not inspected. Any areas not visible from the ground are disclaimed and excluded from the inspection. You should consult a licensed roofing contractor if you desire to have a professional actually walk this roof. Conditions of the visible roof, interior and exterior walls and ceilings, as well as the attic seemed to indicate that there were no major roof concerns at the time of the inspection. However, any minor concerns, if noted below, should be addressed promptly over the entire roof area by a licensed roofing contractor.



C. Picture 7



C. Picture 8



C. Picture 9

(2) Exposed staples / nail heads / fasteners observed on roof, all exposed fasteners should be sealed with appropriate roofing sealant to prevent water entry. The entire roof surface should be checked and repaired as needed at time of repair.

I N I N P D



C. Picture 10



C. Picture 11

(3) Raised shingle(s) and/or unsealed shingle edges observed. Raised or unsealed shingles can be caused by incompletely driven nails. Other or multiple causes can exist. This condition causes the bottom edge of the shingle to be incompletely sealed to the shingle below it. This can allow high winds to get a "grip" under the shingles and pull them off or cause damage to the roof surface. Recommend review and repair of entire roof area as needed by a qualified roofing contractor. Pictures represent examples, entire roof surface should be carefully checked and repaired as needed at time of repairs.



C. Picture 12 Over double car garage

(4) Damaged / Pitted / Cracked shingles observed on roof. Cause of damage not determined. Recommend immediate review of shingles by qualified roofing contractor. Entire roof surface should be examined and repaired as needed at that time.

I NI NP D



C. Picture 13

(5) Recommend verification of proper underlayment for low slope roof with composition shingles at protruding roof at master bedroom

D. Roof Structure and Attic

Method used to observe attic: Attics are accessed through accessible openings. Unless otherwise stated, attics are observed from the decking area only. If no decking is present observation is performed from the opening only. Some areas of the attic and structure will be unobservable due to framing, ductwork, design and insulation and are considered inaccessible for the inspection., From decked areas - some areas of the attic will be inaccessible from decking and are not inspected.

Roof Structure: Conventional HIP Framing Design


Attic Insulation: Blown, Fiberglass, Approximate, R-38

Approximate Depth of Insulation: 10 - 12 inches, 13 - 15 inches, 16 - 20 inches

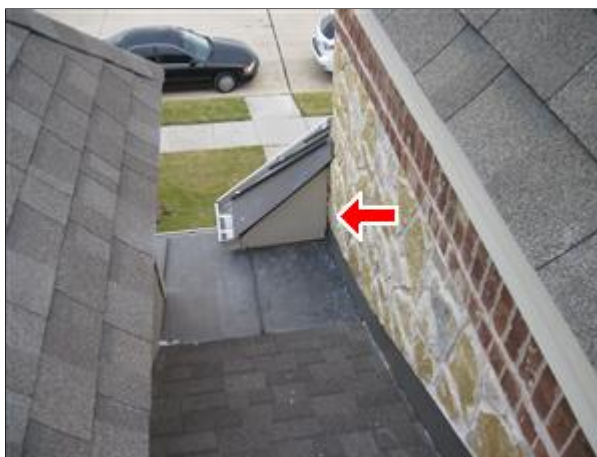
Comments:



D. Picture 1

 (1) Gap at soffit end observed. Should be sealed to prevent pest entry. Locations include but are not limited to: North side above master bath window pictured

I N I N P D



D. Picture 2

(2) Sealant needed at soffit area pictured.

(3) Attic appears to be poorly / inadequately ventilated. Typical standards call for 1 square foot of ventilation for every 150 square feet of attic area. Recommend review by a qualified roofing specialist and repair as needed for optimum attic performance.

(4) The home has pull down attic access stairs. These units are inherently dangerous and often become loose and wobbly. Periodic maintenance should be performed to tighten all hardware and check for possible problems. Unless otherwise stated the inspection does not determine the safety of pull down stairs.



D. Picture 3

(5) Attic access door located inside building envelope and not insulated and or weather stripped. Efficiency concern. We recommend that you consider a product called an "Attic Tent" (you can Google it to find vendors). We have found this is more effective than traditional insulation and weather stripping at sealing this opening.

I NI NP D



D. Picture 4

(6) Some areas observed to have too little minimum insulation installed. No product sheet was found. Front portion of upper attic observed to have 16 to 18 inches of insulation installed. Rear areas (behind west most HVAC unit) observed to have 10 - 14 inches. Recommend having installer add additional insulation to bring the level to a constant level and verification of required level..

E. Walls (Interior and Exterior)

Exterior wall: Primarily brick with some cement fiber (Hardi Board) type siding products

Interior Wall: Primarily sheetrock/plaster materials

Comments:



E. Picture 1




E. Picture 2

I N I N P D




E. Picture 3

 (1) Cracking observed at stonework and sill of area pictured in front. Some minor interior cracking was also observed in this area. Did not appear excessive at this time. Monitor the area and consult with a licensed structural engineer if movement becomes excessive.



E. Picture 4

 (2) North expansion joint is not continued under the window box. Expansion joints should run the entire height of the brick veneer.

I NI NP D

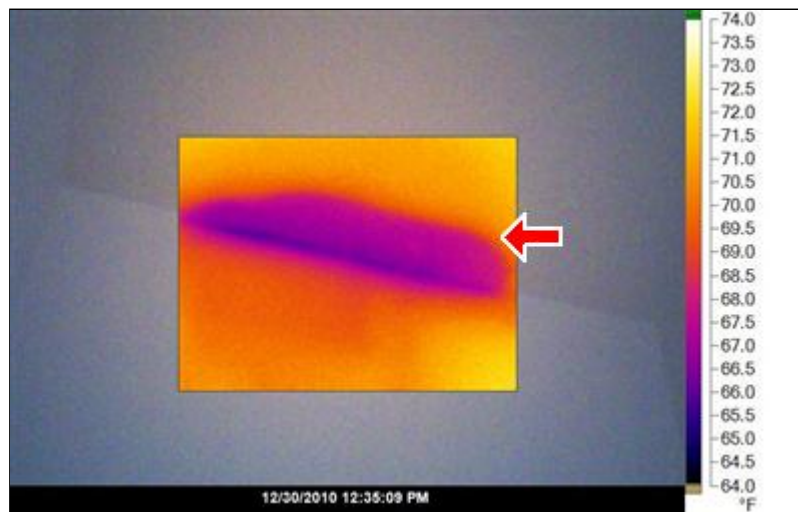


E. Picture 5

- (3) Recommend adding caulking at wood shutter feature pictured.
- (4) Minor trim seam cracks, sheetrock cracks and tape joint cracks were observed in self evident locations throughout the home. These cracks are generally associated with normal foundation movements and wood shrinkage that occurs as the lumber dries out during the first year. Recommend cosmetic repair and continued monitoring of the area.

 F. Ceilings and Floors - *Comments:*

- (1) Minor (less than 1/8" wide) crack in garage floor. Monitor for further movement. Further investigation may be required if the average width grows to over 1/8".
- (2) Minor sheetrock cracks, trim joint, and/or tape joint cracks were observed throughout the home. These cracks are generally associated with normal foundation movements and wood shrinkage that occurs as the lumber dries out during the first year. Recommend cosmetic repair and careful monitoring of areas for further movement. If major movement of cracking is observed you should consult with a licensed structural engineer.
- (3) Nail pops observed in various self evident locations in the home. These can be caused by shrinkage and/or nails missing the wood when installed. Repair is needed.



F. Picture 1

I N I N P D




F. Picture 2

(4) Moisture indicators, dark colored spot(s), observed with infrared scan and excessive moisture content was confirmed with moisture meter. Exact source of leak unknown. Suspect roof problem. Repair needed. Locations include but are not limited to: Front bedroom closet ceiling against front wall.

G. Doors (Interior and Exterior) - *Comments:*

Although partial comments about locks and security may be made, this inspection does not determine the intrusion or security risks of the property. Many Police departments and private security companies offer optional security evaluations.

H. Windows - *Comments:*

 (1) A random sampling of accessible windows was checked for operation. Failed thermal pane seals in insulated windows may be latent and unobservable or detectable and depending upon climatic conditions at the time of the inspection, visible moisture may or may not be observable. Windows are reported based on the conditions at the time of the inspection only, and no opinion as to future performance is made. If any windows are observed to have or exhibit failed seal, condensation or other defects, it is recommended that a professional window/glass contractor be consulted to evaluate all windows at the premises. Although partial comments about locks or security may be made, this inspection does not determine intrusion or security risk issues. This inspection departs from comparing the home to modern tempered or safety glass standards, any reference to such is partial. The condition of flashing behind exterior veneers is not inspected.

I N I N P D



H. Picture 1

(2) Caulking repair is needed at various window exteriors. Caulking incomplete in corners / voids, cracked caulk or missing areas observed. All windows should be checked and improved as needed for optimum efficiency and to prevent possible water intrusion.



H. Picture 2



H. Picture 3

(3) Windows were observed that did not close properly and would not latch. This is a security hazard and an efficiency concern. Repair can requires replacement/reinstallation of the window if the window was installed improperly or out of square. When properly installed the window should latch easily and completely. Recommend review and repair as needed by a qualified window contractor. Locations include but are not limited to: great room two outside windows and garage.

(4) Windows were observed to be drilled for alarm sensors. Many manufacturers now state that such installation practices void or reduce all warranties on the window. Recommend consultation with builder regarding window warranties. Failing replacement you are advised to acquire written documentation of warranty as installed by window manufacturer or your builder.

I N I N P D



H. Picture 4



H. Picture 5



H. Picture 6



H. Picture 7

(5) Second story windows above front entry (at upper area of front bedroom) were not completely sealed and sealant was observed to be separating at one side.



H. Picture 8

(6) Observed nail driven through window frame at window pictured in upstairs front bedroom. Possible moisture entry point. May have ruined the seal of the window. Replacement may be needed. Review and repair or replacement by qualified window contractor recommended.

I NI NP D



H. Picture 9



H. Picture 10

(7) Window frames observed to be full of debris. All window frames should be thoroughly cleaned to allow proper drainage through weepholes.

I. Stairways (Interior & Exterior) - [Comments:](#)

J. Fireplace / Chimney

Operable Fireplaces: One

Types of Fireplaces: Vented gas logs

[Comments:](#)

I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.

K. Porches, Balconies, Decks and Carport - [Comments:](#)

L. Other - [Comments:](#)

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D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Electrical Service Conductors: Below ground

Panel Type: Circuit breakers

Panel Capacity: 200 AMP

Electric Panel Manufacturer: CUTLER HAMMER

Service Ground Observed: Observed rod at exterior near meter

Service Wire type: Copper

Bonding observed at Water pipe: no


Comments:



A. Picture 1



A. Picture 2

 As of February 2009 the TREC requires that inspectors note as deficient the absence of AFCI circuit protection according to the 2008 National Electric Code requirements/standards. This standard calls for AFCI protection on ALL 15 and 20 amp circuits not protected by a GFCI. AFCI protection devices provide protection by detecting arcing or shorts and tripping easier than traditional circuit breakers in the presence of an arc, thereby providing superior protection against potential fires. This home does not meet that requirement.

However, at the time of construction and currently for new construction, local codes do NOT enforce the 2008 National Electric Code and only require AFCI protection on circuits in bedrooms. This home DOES have AFCI circuit protection meeting the building codes at the time of construction.

I am required by the Texas Real Estate Commission to make reference to this item and mark it as Deficient. In my opinion, no repair or action is needed. You may wish to investigate this further with a licensed electrician or the TREC.


I NI NP D

B. Branch Circuits - Connected Devices and Fixtures

Branch wire 15 and 20 AMP: Copper

Wiring Methods: Romex

Comments:

-  (1) You are advised to replace batteries and test smoke detectors at least once a year
- (2) Presence of smoke detectors meeting minimum modern quantity and location standards was observed. Current standards require one detector in each bedroom and one detector in each bedroom hall and at least one detector per level.
- (3) Smoke detectors randomly tested with unit test button. Units responded to test and appear to function at the time of inspection.
- (4) Observed outlets in the garage that are not GFCI protected. Non GFCI protected outlets for appliances and garage door openers are no longer allowed by the 2008 National Electrical Code. The TREC now requires inspectors to note this condition as deficient. Be aware that local building codes at the time of construction did not require this protection. You should consult with a licensed electrician as to the benefits and necessity of upgrading this protection.
- (5) Various lights were out in house. Suspect bad bulbs but other causes exist. Recommend repair so that all lights function and verification before closing.

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D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS


A. Heating Equipment

Type and Energy Source (Heating): Forced Air, Natural Gas

Heat System Brand: CARRIER

Number of Heat Systems (excluding wood): Three

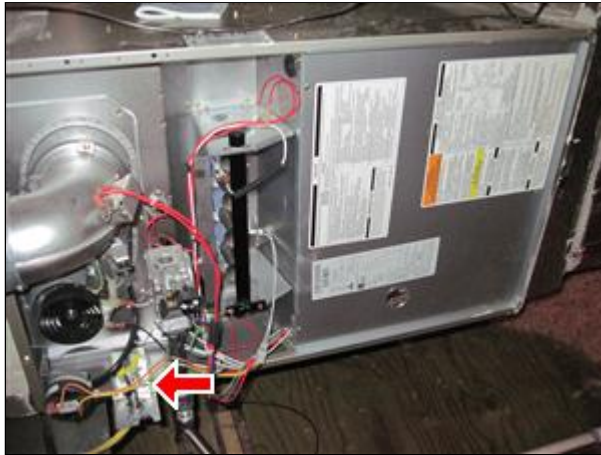
Comments:

 (1) We recommend that your heating equipment be serviced on an annual basis, before the start of the heating season. Annual service can help to keep the unit(s) running at peak efficiency, head off expensive repairs, and assure safety by checking for heat exchanger failures.

(2) The system(s) were operated using normal controls. The gas flame was a desirably blue color and no noticeable distortion of flames occurred when blower engaged.

(3) Inspection of the integrity of the heat exchanger(s) is specifically excluded from this inspection. This part of the unit is not visible without major dismantling of the furnace, which is outside of the scope of the inspection.

(4) Furnace(s) gas supply shut-off valve(s) was reasonably accessible.



A. Picture 1



A. Picture 2

(5) Electrical connections in the furnaces are not properly covered with provided boxes. This does not meet normal manufacturer recommendations and should be improved.

I N I N P D



A. Picture 3

(6) West most unit in attic flue is poorly secured. Multiple (6) short sections have been pieced together rather than using longer more secure sections of pipe. Could contribute to the flue become dislodged. Recommend review and repair by qualified HVAC contractor.


(7) Upstairs thermostat placement is questionable. Located beside upper return in an area that is open to the first floor. This location will be heavily influenced by the downstairs HVAC. This will be particularly noticeable in the winter, when the thermostat will be heated by the downstairs heat. This will tend to make the bedrooms feel cold. Review and possible relocation by a licensed HVAC contractor recommended. A more typical location for this type of design is to have the thermostat located in a bedroom or the media room - away from the opening to the downstairs.

B. Cooling Equipment

Central Air Manufacturer: CARRIER

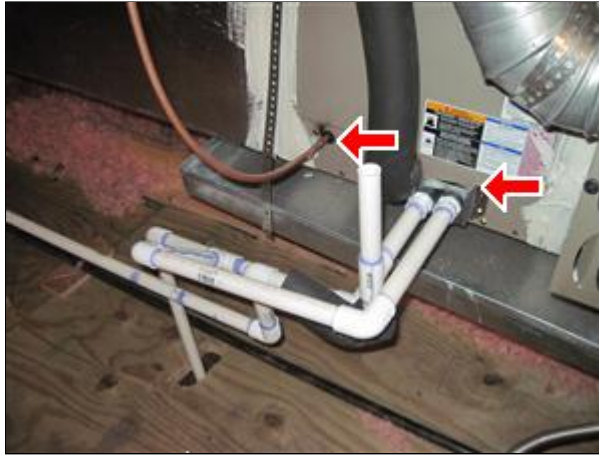
Type and Energy Source (Cooling): Central Air Conditioning, Electricity

Comments:

 (1) Operation not inspected due to cold outside temperatures at time of inspection. Running A/C unit or heat pump in cooling mode when outside ambient temperature is below 60 degrees, or has been below 60 degrees in the last 24 hours, can damage the compressor and will not give proper readings. Common industry practice is to have HVAC s checked when temperatures warm up again.

(2) Safety pan was present and appeared to be plumbed to the exterior. Actual water testing of this drain is not performed, and inspector cannot certify that the plumbing is intact from unit to the exterior. In rare occasions this plumbing is not secure and can leak in inaccessible places. If you wish to test this plumbing you should contact a licensed plumbing contractor.

I NI NP D



B. Picture 1

(3) Grommets/sealant missing around ac lines and or evaporator compartment openings. Allows air to escape unit and should be replaced/repared to improve efficiency.

C. Ducts System, Chases, and Vents

Ductwork: Insulated Flex Ducting, Limited visibility/inspection

Filter Type: Disposable

Comments:



C. Picture 1


I NI NP D



C. Picture 2 Kitchen



C. Picture 3 master closet

 Thermal Imaging scan revealed the presence of a supply register box that is not cut out - so no register is installed. Locations include but are not limited to: Kitchen and master closet. While a duct does appear to be connected to the area, not thermal changes were observed that would indicate air supply into the duct. Recommend review and repair as needed by licensed HVAC contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Water Source: Public/City

Location of Main Water Supply Valve: Front of home near street

Cutoff Valve at House (other than main water company valve): Observed in front flowerbed

Pressure Reducing Valve (PRV) present on system: Yes - PRV observed in box in flowerbed

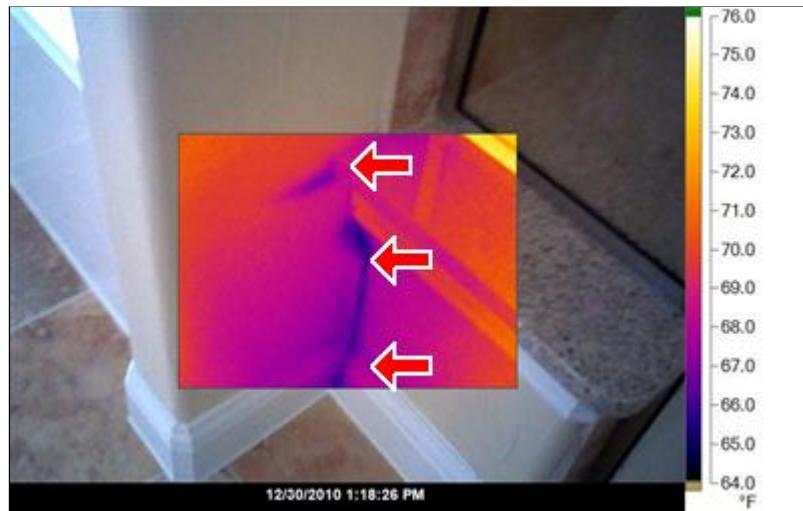
Static Water pressure reading (reading between 40 and 80 psi considered normal):: 70 psi

Plumbing Water Supply (into home): Not visible

Plumbing Water Distribution (inside home where visible to inspector): PEX - where visible

Whole House Water Filter Present (Not Inspected):: No

Comments:



A. Picture 1



A. Picture 2

I N I N P D



A. Picture 3



A. Picture 4

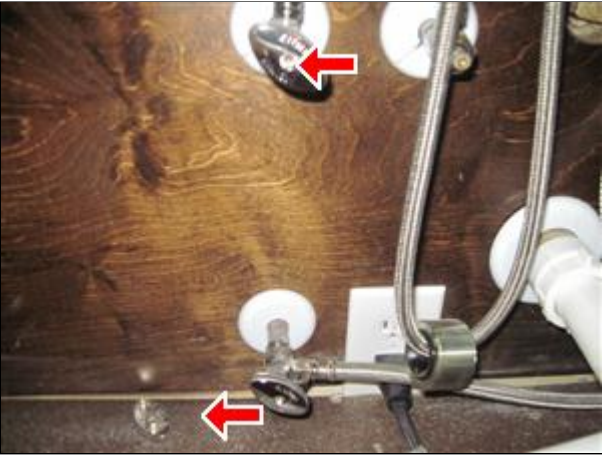


A. Picture 5 Suspected moisture from shower leak.

(1) Active leaks detected in master shower surround area. Infrared Thermal Imaging found active moisture outside of the shower enclosure. Excessive moisture content was confirmed by a moisture meter. Determining the extent, time-frame, or damage caused by leakage is beyond the scope of this inspection. Review and repair by qualified tile expert needed.

Leakage from the shower enclosure indicates improper installation of the moisture barrier under the tile. When properly installed this system will NOT allow moisture to escape the enclosure. Due to the fact that a complete evaluation of the moisture barrier installation is not possible due to it being inaccessible for inspection and the leakage discovered we recommend that the shower enclosure and tile be completely removed and reconstructed.

I N I N P D



A. Picture 6

 (2) Wall valve handles not secured. All fixtures should be checked and repaired as needed.



A. Picture 7



A. Picture 8



A. Picture 9

(3) Caulking repair needed at master tub and shower.

I NI NP D



A. Picture 10

(4) Shower seat installed with insufficient / improper slope. There should be a noticeable slope toward the shower pan. Water pooling and standing. Condition can lead to water penetration problems. Recommend repair to correct seat slope.

(5) Master tub spout loose at deck. Recommend repair to secure this fixture to the decking to prevent possible leakage occurrence.


 B. Drains, Waste, Vents

Plumbing Waste: PVC - where visible

Comments:



B. Picture 1

 (1) Overflow cap missing at master tub.

(2) Slow drainage observed at master shower. This can indicate various levels of obstruction in the drain plumbing. It can be easily repaired if the blockage is near the fixture, or more difficult if it is further down the in the plumbing. Repair by a qualified contractor is recommended. Recommend having a video inspection of drain plumbing to check for construction debris completed before closing.

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

I N I N P D

Water Heater Power Source: Gas (quick recovery)

Water Heater Capacity: 50 Gallon

Water Heater Location:: Attic (Accessible by pull-down attic stair unit)


Comments:



C. Picture 1



C. Picture 2

 (1) Your water heater has a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require this feature to help reduce pressure changes that sometimes led to dripping at fixtures. Tank appears to be properly installed. You should periodically perform visual examination of the tank and fittings to check for leakage.

(2) T&P valve was operated and appeared to function properly. If leakage is observed outside, at any time, it is an indication of a defective valve mechanism which needs replacement. This T&P valve is an important safety feature of water heater tanks and must be properly maintained. Most manufacturers recommend that this valve be operated on a monthly basis to help keep its parts lubricated and functioning.

(3) Safety pan was present and appeared to be plumbed to the exterior. Actual water testing of this drain is not performed, and inspector cannot certify that the plumbing is intact from unit to the exterior. In rare occasions this plumbing is not secure and can leak in inaccessible places. If you wish to test this plumbing you should contact a licensed plumbing contractor.



C. Picture 3

I NI NP D

(4) Remove insulation and debris from water heater safety pans. Debris or insulation in these pans can lead to premature blockage of the drain line which can result in flooding of the residence in the event of tank failure.


(5) FYI - one 50 gallon tank is a less than normal storage amount for a home this size.

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



D. Picture 1

(1) Unit did not operate to normal controls. Did not come on.

 (2) Was not able to access motor for visual inspection. Does not comply with National Electric Code (NEC 430-14) requiring that motor must be accessible for servicing.

(3) Was not able to access motor for visual inspection without the removal of caulking - inspector does not remove caulking as that is considered destructive investigation.

(4) Whirlpool baths are a potential source for certain types of medical / health hazards. For more information visit www.whirlpoolcouncil.com. You should check with your manufacturer as to how and how often to clean this unit. A regular cleaning program is recommended. Once a month -- or more often for tubs that get a lot of use -- you should also remove any accumulation of bath residue (from body oils, dirt, soaps, shampoos, lotions) from the whirlpool system. First, fill the bath with hot water (up to 140° F) and add 4 tablespoons to 1/4 cup of a low-foaming disinfectant (such as powdered dishwasher detergent). Some manufacturers suggest adding 1/2 cup of household bleach. Turn off the air induction and run the water jets for 10 to 15 minutes. Then drain the bath and refill with cold water only. Run the whirlpool for 10 to 15 minutes, then drain again. There are also commercial cleaning products made specifically to do this job.

(5) GFCI was observed and tested properly.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwasher

Dishwasher AirGap: Countertop air gap device observed

Comments:

B. Food Waste Disposer - *Comments:*

C. Range Exhaust Vent - *Comments:*

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

Observed that several cooktop burner flames "died" when turned to the lowest setting, while the other burners were set at high. In this case, the gas is still flowing from the "low" burner. This condition could allow for combustible gas build up and is a SAFETY HAZARD. Recommend immediate review and repair of the cooktop by a qualified appliance technician.

E. Microwave Oven - *Comments:*

F. Trash Compactor - *Comments:*

G. Mechanical Exhaust Vents and Bathroom Heaters - *Comments:*

H. Garage Door Operators - *Comments:*

I. DoorBell and Chimes - *Comments:*

J. Dryer Vents - *Comments:*

No inspection of the interior of the dryer vent is conducted. It is recommended that you have the dryer vent cleaned upon move in and annually thereafter.

K. Other Built-in Appliances - *Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

A. Lawn and Garden Sprinkler Systems - *Comments:*

(1) All zones appeared to be working acceptably. Some overspray onto the house, fence or concrete was observed. Recommend monitoring the system and performing periodic maintenance as needed. Special attention should be given if you contract your lawn service.

(2) Rain / Freeze sensor observed to be present. Operation of the sensor was not tested.

(3) Your home is equipped with an ET sprinkler control unit. This system is designed to be a "smart" control which will monitor conditions and water as needed. There are advantages to this type of system such as exception from any city mandated watering restrictions and theoretically saving water for the environment. Some cities offer a rebate on your water bill for signing up and utilizing the system. Unfortunately these systems can be difficult to set up initially, will still require some fine-tuning throughout the year, and some brands are still suffering from technology glitches. I recommend that you research the specifics of the use of this type of system with the local water department and at least review the operation details to decide if you wish to utilize the system.

(4) This irrigation system is equipped with buried soaker type hoses controlled by the automatic control. It is difficult and sometimes impossible to determine if or how well these zones are working because the soaker hoses are buried and not visible. Inspections of these zones is limited and you should check them regularly for signs of leaks. Soaker zones are generally installed with inline filters present at the valve boxes. Different manufacturers have different maintenance requirements for these filters. You are advised to discuss these requirement and the locations of the filters with your builder or a licensed irrigation specialist.

E. Gas Supply Systems - *Comments:*

Accessible fittings are were checked for leakage. No leakage was detected at the time of the inspection. Be aware that this condition can change at any time. Combustible gas is generally supplemented by a noticeable sulfur type odor (rotten eggs.) You should be vigilant and immediately contact your gas company or a licensed plumbing contractor in the even that you smell a suspicious odor of this type anywhere inside or outside of the home.

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