



PROPERTY INSPECTION REPORT

Prepared For:

██████████

(Name of Client)

Concerning:

██████████ Lane, Frisco, TX 75035

(Address or Other Identification of Inspected Property)

By:

Robert Taylor / 3619

(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

Report Identification: [REDACTED] Lane, Frisco, TX 75035

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; and
- lack of electrical bonding and grounding.
- 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 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

Inspection Time: 9:30 AM

Weather: Cloud cover wet earth

Temp: Avg. 60 degrees F

Realty Co:

Agent: [REDACTED]

Structure Type: Single Family Two Story

Status: Vacant, New Home

Who Is Present: Buyer

Directional reference the dwelling faces: West

- Mechanical & Structural
- Pier & Beam
- WDI (Termite)
- Sprinkler
- Pool
- Spa
- Gas Service Present
- Outbuilding
- Mold Test Kit

This Is Your Receipt

Fee: \$ [REDACTED]

Paid By: Zelle

Received: *Robert W Taylor*

NOTE -There Are Some Internet Links in the report which will connect to helpful information. 1] must be connected to internet 2] position the cursor over <http://address> and select Control and Click

IMPORTANT - This Report is Not Valid without the signed, separate, INSPECTION AGREEMENT. The contract was signed at time of inspection. A copy was left with the client and one copy was taken for our records.

PROPERTY DESCRIPTION: Single family residence, 5,000 SF, constructed in 2020

SPECIFIC EXCLUSIONS AND/OR LIMITATIONS: Storage items, shelving hooks, hangers added to the garage are not a part of the inspection.

Highlighting of this Report Is intended to aid in pointing out specific items that may be of importance. There may be some highlighting that did not occur or highlighting that is unintentional. Ultimately the Client must read the entire report and draw their own conclusions. –

BOLD an attempt to identify some areas of importance in the report.

RED an attempt to flag some important safety issues.

[X] An effort to denote deficiencies within the written report.



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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab-On-Grade

Comments:

Notice: This report does not predict future movements, repair potentials or past repair histories. This structure has visual evidence of movement, shifting or settlement but appears to be within limits commonly seen in our area of expansive clay soils & climate extremes. I Observed the following:

* Interior cracks in surface finish see Section "Walls"

Surface crack(s) observed at the garage floor. It is common to have some surface cracks in the cement finish and common that there may be more cracks beneath interior floor coverings. These cracks do not suggest that there is a structural issue presently. This notation is added as a reference for future comparison. Monitor this condition and make note if it changes overtime.

There are cracks in the garage floor and one that stands out more than the others which runs north and south. This is noted so that there is a reference should things change.



B. Grading and Drainage

Comments:

The following is a very helpful link regrading foundation care - <https://aplusinspection.net/foundation-watering/>

Gutters & Downspouts

[X] There is a leak through the gutter seams at the turret.



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[X] The owner pointed out to me that the water diverter attached to the gutter above the garage door is not managing the water runoff from the roof.



C. **Roof Covering Materials**

Type(s) of Roof Covering: Concrete Spanish Tile

Viewed From: Ground with binoculars because walking on this product can damage it

Comments:

Random Sampling of Material Reveals: This type of product is not sampled since this will cause damage to the roof or material.

Roof appears to be in good condition, however there is an issue that need attention.

[X] **There is a water stain at the ceiling of the upstairs north bedroom. The moisture may be associated with the roof covering above the stain.** The roof was not walked on today due to the possibility of breaking the tile. The builder will need to do their own assessment regarding the water stain.

D. **Roof Structure and Attics**

Viewed From:

1] garage - Entered attic and performed a visual inspection. General Photos



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2] upstairs southeast bedroom closet – I did not see the access panel this inspection trip.

3] media room - Access panel is sealed shut, inaccessible. It was also inaccessible at the time of the inspection on 03/16/2020.



4] upstairs game room ceiling - Entered attic and performed a visual inspection. Observations made from floored areas. Parts of the attic are out of view from the decked areas where my observations are conducted from.

Approximate Average Depth of Insulation: 15”

Comments:

Notice: All attics have viewing limitations, tight niches and angles. Dense insulation and/or low roofs and ducting may prevent safe entry beyond decked areas.

INSULATION:

Good - Insulation depths meet the R45 rating that is posted.

RADIANT BARRIER:

The roof decking is radiant barrier which reduces attic temperatures approximately 15 degrees.

ATTIC OTHER:

There are some building supplies stored in the upper attic space by the access ladder and beneath the upstairs HVAC system.



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E. **Walls (Interior and Exterior)**

Comments:

One-Coat Stucco

A one-coat application process replaces the scratch and brown coats with one thick layer of stucco followed by a thinner finish coat. The underlying layer of stucco is usually applied over an insulating foam board. Although the application processes of one-coat and three-coat stucco differ, the composition of the stucco is essentially the same, and the finishing process is similar.

The accent pieces at surrounding doors and windows are foam covered with the finish coat.

[X] Through the mirror I can see this unsealed edge at the SE corner of the garage.



The mirror shows the unsealed opening exposing the wall framing

EXTERIOR WALLS

[X] Exterior a small piece of the fascia board end cap is missing at the southeast corner of the master bedroom.



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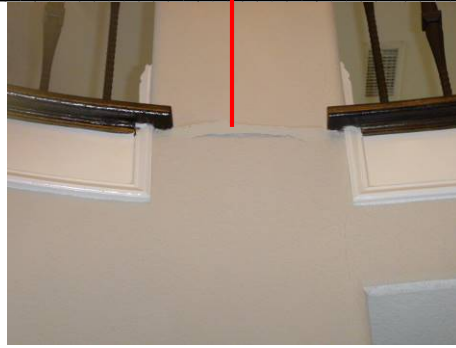
D=Deficient

I NI NP D

Inspection Item

INTERIOR WALLS

[X] **Interior stress cracks in sheetrock observed at the rotunda.** There is a compression crack at the post that extends from the ground floor to the second floor ceiling. There are diagonal cracks at the arches left and right of the column and another crack at the living room where the balcony meets the media room.



Review with the builder as to what the solution will be. *New homes do go through an adjustment phase during the first year or two.*

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F. Ceilings and Floors

Comments:

FLOOR

[X] Floor is out of level at the upstairs game room, card table area. There is a rise in the floor that travels north and south from the beverage refrigerator to the north wall opposite. From this rise (which is likely a beam within the floor design) the floor drops 3/4 inch in four feet from the beam to the exterior wall.

Floor is raised along this line.



The floor drops 3/4 inch to the outside wall

CEILINGS

[X] There is a water stain at the ceiling of the second floor north bedroom. There are notes regarding this observation in the roofing section as well.



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G. Doors (Interior and Exterior)

Comments:

Vehicle Garage Door – see Section “Appliances – G” for comments regarding the door(s) and door operator(s).

INTERIOR DOORS

The slide bolt on the fixed door does not engage at the master bath.

Striker plate needs realignment at the downstairs hall bath-to-bedroom, laundry, upstairs north bedroom closet.

EXTERIOR DOORS

Custom entry door

The hinged window panel inserts are stuck

The fixed door one of the window latches does not align correctly.

The door does not stay shut without engaging the deadbolt.

The electronic key-lock is not functioning at this time.

The door alignment has shifted -

The reveal between the two doors is closer at the top then the bottom

The space between the top hinge and door jamb is wider at the top hinge than the bottom.

The security contact is out of alignment compromising the security system.

The patio door threshold sealant along the outside edge has separated.

H. Windows

Comments:

I. Stairways (Interior and Exterior)

Comments:

Cosmetic – there are a number of stair treads that creak when ascending the staircase. The owner will be more specific as to which steps seem to be the trouble.

J. Fireplace and Chimneys

Comments:

Fire Box - Type: Is an appliance.

A metal firebox with an electric starter which, is turned on from a wall switch.

Access to valves are beneath the metal box.

K. Porches, Balconies, Decks, and Carports

Comments:

Patio cover – good.

Report Identification: [REDACTED] Lane, Frisco, TX 75035

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L. Other

Comments:

Other OBSERVATIONS

The following observations about the property, are not considered to be a part of the inspection, but noted for your general information.

INTERIOR

The dining room chandelier is approximately 3/8" to 1/2" lower on the east edge than the west.

Upper west kitchen cabinet door is out of alignment.



EXTERIOR

Excess cement could be chipped free at the curb and the garage entry.



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II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels

Comments:

Service line Underground Lateral / Main breaker: 200 AMP / Panel Location: Garage



AFCI - Arc-Fault Circuit Breakers or Devices –

For MORE Information on AFCI see www.aplusinspection.net Tab “Useful Info” Arc Fault Circuit.

Is present and appears to be in compliance with the current electrical code.

AFCI circuit breakers were tripped and reset today and they appear to work correctly.

- B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

GFCI (ground fault circuit interrupter)

GFCI meets the current standards; which also includes the laundry, the dishwasher, the disposal, the refrigerator, all outlets in the garage including the power garage door operator but, **there is one exception . . .**

[X] **The kitchen refrigerator outlet is not GFCI protected. It does not trip from a testing device.**

Carbon Monoxide Detection

For Your Information - **Under current building standards** (this varies with jurisdiction) CO equipment is hard wired with a battery backup. Usually there is one per each level and they are interconnected to smoke alarms.

Yes - CO detector(s) present.

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Smoke Alarms

For Your Information – Under current building standards one detector is required at each level and one at each bedroom in addition to those in hallways leading to bedrooms. Alarms are hard wired with a battery backup. When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

Smoke alarms are working.

[X] Outlet: Cover plate is missing beneath the kitchen sink.



[X] Fans: Fan is out of balance at the master bedroom.

[X] Fixture: One recessed can light fixture lens has detached at the upstairs family room.

C. Doorbell and Chimes
Comments:

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I	NI	NP	D	Inspection Item
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Forced Central Air

Energy Sources: Gas

Comments:

Two gas furnace(s) flame pattern appears normal, operation appears to be good.



There is no decking beneath the evaporator coil of the upstairs unit. This makes it difficult for the HVAC mechanic to

IRC code 2003 (M1305.1.3) Appliances in attics. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance.

[X] THIS decking does not meet the current criteria **be careful** when servicing the equipment. The upstairs unit there is no decking in front of the evaporator coil.

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Upstairs Zone. Temperature differential [21 degrees]. AC system(s) are operational, suction line cold to touch, differential readings are good.

Condensate Drains: Good

Condenser Coil: Mfg. Date: 2019 / Size: 2.5 tons / Puron

[X] It is approximately 20% dirty.



C. Duct System, Chases, and Vents

Comments:

The filters are located in the attic at the return air side of the HVAC equip.

Downstairs - size is 20x25x4.

Upstairs - size is 16x25x4.

Aprilaire Ventilation Control System - Model 8126A

Two different manufacturer components were installed for the fresh air ventilation system?



Compatible equipment components



HOWEVER The electronically controlled damper is Honeywell component? Ask the builder about this.

The Aprilaire Model 8126A Ventilation Control System is whole-home ventilation system that helps you control the air freshness in every room of your home, expelling stale, stagnant air and replacing it with fresh, clean air. This greatly reduces moisture problems, odors and indoor pollutants, such as radon and VOCs.

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IV. PLUMBING SYSTEM

A. **Water Supply System and Fixtures**

Location of water meter: between the sidewalk and curb.

Location of main water supply valve: At the water meter.

Alternate shut off valve at: Garage interior

Static water pressure reading: 65 PSI, water pressure, falls within acceptable range.

Comments:

Exclusion: Shut Off Valves for water line behind a refrigerator, visible or not, IS NOT TURNED OR OPERATED since it is common for these type of valves to drip or not reseal after opening long after the inspector has left the property.

GAS LINE DISCLAIMER -

Notice - Gas lines and meters are checked for the obvious smell of gas at the visible connection of the equipment or appliance. The majority of the gas supply pipes are not visible. Complete testing of gas lines requires disconnection from the meter, dismantling the line and performing a pressure check with special equipment. This is beyond the scope of this inspection.

NO gas odor detected at appliance connections or otherwise.

PEX LINE INFORMATION:

Plumbing in this home is cross-linked polyethylene (PEX). Plastic water lines run through walls, possibly floor joists and attics, Not beneath the slab. PEX lines are color coated Red for hot and blue or white for cold. For in depth information about PEX plumbing systems

http://www.huduser.org/portal/publications/pex_design_guide.pdf

Temperatures at 32 degrees F. and lower can sometimes freeze the PEX lines. All PEX lines running through the attic(s) and exterior walls should be fully insulated to minimize the chances of this from occurring.

Laundry Dryer Connection Is: Electric

Exterior Faucets –
Good.

Kitchen Sink –
Good

I=Inspected

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I NI NP D

Inspection Item

Bathroom Master –

[X] Shower - Vertical tile inside corner at the seat needs to be sealed. There is a crack through one tile at the north lower corner of the glass panel separating the shower from the tub.

Reseal this
inside edge



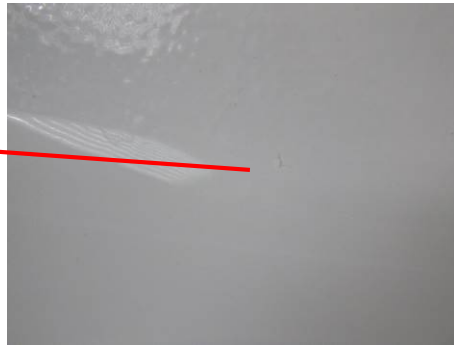
[X] East Sink - Loose valve handle and escutcheons. There is friction when turning the cold water handle.

[X] North Sink - water dribbles-sprays sideways from the spout.

[X] Toilet – The seat cover is not secure.

[X] Tub – The tub sealant is open along the back edge of the tub. There is a nick in the tubs surface.

Nicked
surface finish
inside the tub



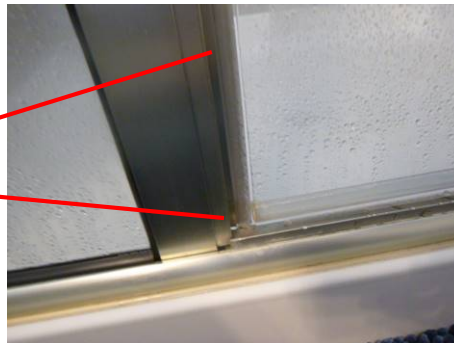
The sealant
has separated

Bathroom Hall –
Good

Bathroom Southeast Bed Upstairs –

[X] Shower – the door does not make a complete seal to the neoprene door frame at the bottom, there is a gap. The silicone seal between the door rail in connection the shower pan is loose.

Gap between the
door and door
frame seal



The silicone seal is
detached and there is
moisture in the track

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Bathroom Southwest Bed Upstairs –

[X] Toilet – The seat is not secure to the toilet.

[X] Shower – There is a crack in the face of the shower pan. There is a gap between the door and the door frame (the door alignment is off)



Gap between the door and door frame seal



Cracked drain pan

Bathroom Hall Upstairs –
Good

B. Drains, Wastes, and Vents
Comments:

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

I	NI	NP	D	Inspection Item
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C. **Water Heating Equipment**

Comments:

- 1) *Energy Sources:* Gas & Electric / *Capacity:* Tankless Water Heater. / *Location:* Exterior South Wall / Rheem



- 2) *Energy Sources:* Gas & Electric / *Capacity:* Tankless Water Heater. / *Location:* Exterior North Wall / Rheem



D. **Hydro-Massage Therapy Equipment**

Comments:

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V. APPLIANCES

A. **Dishwashers**
Comments:
Notice - The lower panel is not removed for inspection.

B. **Food Waste Disposers**
Comments:

C. **Range Hood and Exhaust Systems**
Comments:
Is ducted to the exterior through the roof.

D. **Ranges, Cooktops, and Ovens**
Comments:
Notice - If present delay timers and self cleaning mode are not tested.

Gas Cooktop:
Operation Good

Electric Oven:
The oven temperature is 350 degrees when set to 350 degrees.
Convection oven is present and working properly.
Operation is good.

E. **Microwave Ovens**
Comments:
Notice - Not checked for radiation leaks. Thermometer probes are not tested.

F. **Mechanical Exhaust Vents and Bathroom Heaters**
Comments:

[X] One master bath exterior vent flap does not close when not in use.



Report Identification: [REDACTED] Lane, Frisco, TX 75035

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G. Garage Door Operators

Comments:

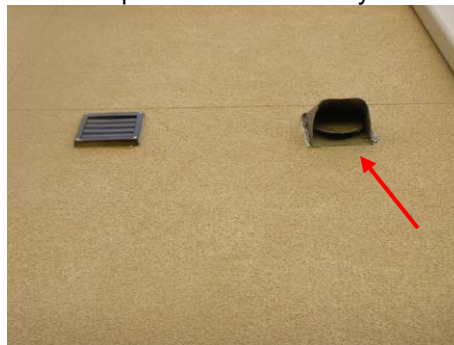
Notice - door is operated by the wall mounted control buttons only (remote controls are not tested).

H. Dryer Exhaust Systems

Comments:

Notice - Is limited to the visible components.

[X] The exterior vent flap does not close fully when not in use.



I. Other

Comments:

Beverage Refrigerator – at the card table bar upstairs. Operation is good.

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Number of stations in use 11

Stations not mentioned did not require further comment.

Full coverage surrounding home.

Stations available 12. Number of stations in use 11.

Stations not mentioned did not require further comment.

[X] Station #4 very low pressure which needs to be further investigated.

[X] Station #5 very low pressure which needs to be further investigated.

[X] Station #6 very low pressure which needs to be further investigated.

[X] Station #7 very low pressure which needs to be further investigated.

[X] Station #10 some of the foundation drip is exposed . . . mostly on the north elevation.



[X] Station #11 the exposed irrigation line for tree bubbler is subject to damage from the lawn service.



Outside of the tree ring.

Station General Issues –

Exposed drip irrigation lines are supposed to be buried to protect the lines and minimize evaporation.

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[X] One solenoid valve cover was inside the valve box. The valve box cover locking tabs are broken off. At the time of the inspection 03/16/2020 this lid was missing.



Full coverage surrounding home.

B. Swimming Pools, Spas, Hot Tubs, and Equipment
Comments:

C. Outbuildings:
Comments:

D. Private Water Wells (A coliform analysis is recommended)
Comments:

E. Private Sewage Disposal (Septic) Systems
Comments:

F. Other
Comments:

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ADDENDUM: REPORT SUMMARY

For your convenience, the following items have been selected for the Summary Addendum in an attempt to help organize deficiencies by categories. The Client agrees that the inspector is not responsible for Omissions that may occur in the Report Summary. The Client understands that it is their responsibility to read the body of the report thoroughly and to not rely on this summary when making decisions on the home purchase.

Code Changes: neither a buyer or seller are required to bring the home up to current code practices.

Structural

Foundations

There are cracks in the garage floor, one stands out more than the others which runs north and south. This is noted so that there is a reference should the crack enlarge.

Gutters & Downspouts

[X] There is a leak through the gutter seams at the turret.

[X] The owner pointed out that the water diverter attached to the gutter above the garage door, is not managing the water runoff from the roof.

Roof appears to be in good condition, however there is an issue that needs attention.

[X] There is a water stain at the ceiling of the upstairs north bedroom. The moisture may be associated with the roof covering above the stain. The roof was not walked on today due to the possibility of breaking the tile. The builder will need to do their own assessment regarding the water stain.

EXTERIOR WALLS

[X] Exterior a small piece of the fascia board end cap is missing at the southeast corner of the master bedroom.

INTERIOR WALLS

[X] Interior stress cracks in sheetrock observed at the rotunda. There is a compression crack at the post that extends from the ground floor to the second floor ceiling. There are diagonal cracks at the arches left and right of the column and another crack at the living room where the balcony meets the media room. Review with the builder as to what the solution will be. New homes do go through an adjustment phase during the first year or two.

FLOOR

[X] Floor is out of level at the upstairs game room, card table area. There is a rise in the floor that travels north and south from the beverage refrigerator to the north wall opposite. From this rise (which is likely a beam within the floor design) the floor drops 3/4 inch in four feet from the beam to the exterior wall.

CEILINGS

[X] There is a water stain at the ceiling of the second floor north bedroom. There are notes regarding this observation in the roofing section as well.

[X] INTERIOR DOORS

The slide bolt on the fixed door does not engage at the master bath.

Striker plate needs realignment at the downstairs hall bath-to-bedroom, laundry, upstairs north bedroom closet.

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

I	NI	NP	D	Inspection Item
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[X] EXTERIOR DOORS

Custom entry door

- The hinged window panel inserts are stuck
- The fixed door one of the window latches does not align correctly.
- The door does not stay shut without engaging the deadbolt.
- The electronic key-lock is not functioning at this time.
- The door alignment has shifted -
- The reveal between the two doors is closer at the top then the bottom
- The space between the top hinge and door jamb is wider at the top hinge than the bottom.
- The security contact is out of alignment compromising the security system.

The patio door threshold sealant along the outside edge has separated.

Stairways (Interior and Exterior)

Cosmetic – there are a number of stair treads that creak when ascending the staircase. The owner will be more specific as to which steps seem to be the trouble.

Other OBSERVATIONS

The following observations about the property, are not considered to be a part of the inspection, but noted for your general information.

INTERIOR

The dining room chandelier is approximately 3/8" to 1/2" lower on the east edge than the west.

Electrical

GFCI (ground fault circuit interrupter)

[X] The kitchen refrigerator outlet is not GFCI protected. It does not trip from a testing device.

[X] Outlet: Cover plate is missing beneath the kitchen sink.

[X] Fans: Fan is out of balance at the master bedroom.

[X] Fixture: One recessed can light fixture lens has detached at the upstairs family room.

Heat & Air

Heating Equipment

IRC code 2003 (M1305.1.3) Appliances in attics. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance.

[X] THIS decking does not meet the current criteria be careful when servicing the equipment. The upstairs unit is missing decking in front of the evaporator coil.

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I	NI	NP	D	Inspection Item
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Cooling Equipment

Downstairs Zone.

Evaporator Coil: [X] In the attic need to seal gaps in the insulation of the refrigerant line to prevent condensation from dripping into attic space.

Condenser Coil: [X] Needs cleaning.

Upstairs Zone.

Condenser Coil: [X] It is approximately 20% dirty.

Duct System, Chases, and Vents

Aprilaire Ventilation Control System - Model 8126A - HOWEVER The electronically controlled damper is a Honeywell component?

Plumbing

Bathroom Master –

[X] Shower - Vertical tile inside corner at the seat needs to be sealed. There is a crack through one tile at the north lower corner of the glass panel separating the shower from the tub.

[X] East Sink - Loose valve handle and escutcheons. There is friction when turning the cold water handle.

[X] North Sink - water dribbles-sprays sideways from the spout.

[X] Toilet – The seat cover is not secure.

[X] Tub – The tub sealant is open along the back edge of the tub.

Bathroom Southeast Bed Upstairs –

[X] Shower – the door does not make a complete seal to the neoprene door frame at the bottom, there is a gap. The silicone seal between the door rail in connection the shower pan is loose.

Bathroom Southwest Bed Upstairs –

[X] Toilet – The seat is not secure to the toilet.

[X] Shower – There is a crack in the face of the shower pan. There is a gap between the door and the door frame (the door alignment is off)

Appliances

Mechanical Exhaust Vents and Bathroom Heaters

[X] One master bath exterior vent flap does not close when not in use.

Dryer Exhaust Systems

[X] The exterior vent flap does not close fully when not in use.

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

I	NI	NP	D	Inspection Item
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Optional Systems

Landscape Irrigation (Sprinkler) Systems

- [X] Station #4 very low pressure which needs to be further investigated.
- [X] Station #5 very low pressure which needs to be further investigated.
- [X] Station #6 very low pressure which needs to be further investigated.
- [X] Station #7 very low pressure which needs to be further investigated.
- [X] Station #10 some of the foundation drip is exposed . . . mostly on the north elevation.
- [X] Station #11 the exposed irrigation line for tree bubbler is subject to damage from the lawn service.

Station General Issues –

Exposed drip irrigation lines are supposed to be buried to protect the lines and minimize evaporation.

- [X] One solenoid valve cover was inside the valve box. The valve box cover locking tabs are broken off therefore the cover does not stay attached as intended.