

True Grit Home Inspection

Property Inspection Report



Inspector: Eric Labardini

TREC License # 24107

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www.truegrithomeinspection.com

12726 Shady Knoll Ln, Cypress, TX 77429

Inspection prepared for: Keith Kerr

Real Estate Agent: Nic Cordero -

Date of Inspection: 2/6/2021 Time: 10:00 AM

Age of Home: 1969 Size: 3711

Weather: 61F cloudy

020621EL1

Home, WDI

PROPERTY INSPECTION REPORT

Prepared For: Keith Kerr
(Name of Client)

Concerning: 12726 Shady Knoll Ln, Cypress, TX 77429
(Address or Other Identification of Inspected Property)

By: Eric Labardini, TREC License # 24107 2/6/2021
(Name and License Number of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

Examples of such hazards include:

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

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

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

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

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY 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

TRUE GRIT HOME INSPECTION, PLLC. SERVICE AGREEMENT
THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT

BETWEEN YOU THE CLIENT AND TRUE GRIT HOME INSPECTION, PLLC. , ITS SUBSIDIARIES,
AND ALL SUBCONTRACTORS SCHEDULED OR ARRANGED THROUGH US

PLEASE READ CAREFULLY

1. **SCOPE OF THE INSPECTION:** The inspector will perform a general, non-Invasive limited visual ("eyeball") inspection of the property structure at the address listed below to provide Client(s) with a written opinion as to the apparent general condition of the structure(s) components and systems at the time of the inspection. The inspection will be performed in a manner consistent with the "Standard of Practice" and "Code of Ethics" of "TREC" Texas Real Estate Commission and prepare a written report of the apparent condition of the readily accessible systems and components of the Property unless otherwise indicated existing at the time of the inspection. A copy of these Standards are readily available to the Client(s) at

http://www.trec.state.tx.us/inspector/rules_governing_inspectors.asp Only systems and components that can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector will be inspected. Latent and concealed defects and deficiencies are excluded from the inspection, and Inspector is not liable for latent and concealed defects and deficiencies. Any area which is not exposed to view, concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or other things, or areas/items which have been excluded by "TREC" Texas Real Estate Commission standards and/or by the agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. In the event that the property is a part of a condominium unit, such inspection will not include any other connected or external portions of a multi-unit building or any common areas covered by a joint use agreement or considered common areas.

2. **STANDARDS OF PRACTICE:** The parties agree that the Standards of Practice "TREC" Texas Real Estate Commission shall define the standard of duty and the conditions, limitations, scope, and exclusions of the inspection and are incorporated by reference herein.

3. **CLIENT'S DUTY:** Client agrees to read the entire report when it is received and promptly call the Inspector with any question or concern regarding the inspection or written report. The written report shall be the final exclusive findings of the Inspector. In the event client becomes aware of a reportable condition which was not reported by the Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) before making any repair, alteration, or replacement.

4. **FURTHER EVALUATION:** Client acknowledges and agrees that the Inspector is a generalist and that further investigation of a reported condition by an appropriate certified licensed specialist may provide additional information that may affect a Client(s) decision to purchase the home. Client should seek further evaluation from licensed professionals regarding the deficiencies identified in the written report. Inspector is not liable for Client(s) failure to further investigate reported deficiencies.

5. **CHANGE IN CONDITION(S):** The parties agree and understand that conditions of systems and components may change between the inspection date and the time of closing. It is the Client's responsibility to further investigate before closing and the Inspector is not liable for any changes of conditions.

6. **NOT A WARRANTY:** The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. Client(s) understand that the inspection and inspection report does not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied, or insurance policy, nor is it a substitute for real estate transfer disclosures which may be required by law. **INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE PRESENT OR FUTURE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM, THE PRESENCE OR ABSENCE OF LATENT OR HIDDEN DEFECTS THAT ARE NOT REASONABLY ASCERTAIN IN A COMPETENTLY PERFORMED HOME INSPECTION, OR THE REMAINING USEFUL LIFE OF ANY SYSTEM OR COMPONENT OF THE PROPERTY.**

7. **NOT AN APPRAISAL:** The Inspection will not include an appraisal of the value or a survey of building and/or property lines. This inspection or the inspection report may not be construed as an appraisal or survey and may not be used as such for any purpose.
8. **NOT A COMPLIANCE INSPECTION:** This inspection or inspection report is NOT a code compliance inspection or certification for past or present governmental codes or regulations.
9. **INSURABILITY:** The inspection or inspection report does not determine whether the property is insurable.
10. **THIRD PARTIES AND SUBROGATION:** The inspection and written report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against the Inspector, its employees or agents, arising out of the services performed by the Inspector under this Agreement, or claims alleging in whole or part any negligent act or omission of the Inspector, the Client agrees to indemnify, defend, and hold harmless Inspector from any and all damages, expenses, costs, and attorney fees, arising from such a claim.
11. **LIMITATION OF LEGAL ACTION:** The parties agree that any legal action must be brought within one (1) year from the date of the inspection(s), or will be deemed waived and forever banned.
12. **LIABILITY:** The parties agree that True Grit Home Inspection, PLLC. and its employees and its agents assume no liability or responsibility for cost of repairing or replacing any defects specified in the written report, as well as no liability for the costs of further evaluation or investigation of the defects specified in the written report. Further, the parties agree and understand that the Inspector and its employees and its agents assume no liability for the costs of repairing or replacing any of the unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. In the event of a claim by the Client that an installed system, or component of the premises which was inspected by the inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no liability to the client. Client agrees that prior to taking any action, legal or otherwise, Client shall: submit a written claim to Inspection Company within 10 days of the deficiency discovery to P.O. Box 2108, Tomball TX 77377. The written claim shall describe the suspected deficiency. Allow the Inspection Company, their agent or legal representative to perform a re-inspection of the deficiencies stated in the claim. Agree to not to disturb or repair the disputed item prior to a re-inspection except in cases where injury or subsequent property damage may occur.
13. **DISPUTES AND ARBITRATION** In the event a dispute arises regarding an inspection that has been performed under this service agreement, Client(s) agree to notify True Grit Home Inspection, PLLC. within ten (10) days of the time of discovery to give True Grit Home Inspection, PLLC. a reasonable opportunity to re-inspect the property and resolved the dispute amicably. Upon the request of either party, all unresolved disputes relating to this agreement shall be submitted for arbitration in accordance with (AAA) American Association of Arbitrators and pursuant to the Federal Arbitration Act then in effect with costs shared equally. This provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney's fees. Client agrees that True Grit Home Inspection, PLLC. and its agents' liability, if any, shall be limited to the amount of the inspection fee paid for inspection. This limitation shall apply regardless of the cause of action or the legal theory pled or asserted specifically including, but not limited to, negligence.
14. **SEVERABILITY:** If any court of competent jurisdiction determines that any section, provision or part of this Agreement is void, unenforceable, or contrary to Texas law, the remaining sections of this Agreement shall remain in full force and effect.
15. **DAMAGES:** If the inspection company or any of its employees, agents, providers, officers,

members, or shareholders, are found to be liable for any claim or damage due to the alleged negligence or willful misconduct of the Inspection company performing the home inspection or in the reporting on the condition of the property in the inspection report, **THE MAXIMUM DAMAGE THAT THE CLIENT CAN RECOVER SHALL NOT EXCEED THE COST OF THE INSPECTION FEE PAID BY THE CLIENT.** The Inspection Company shall not be liable to the Client for any loss of use of the property, repair or replacement cost, consequential or punitive damages or for attorneys' fees or court costs. The Inspection Company shall not be liable to the Client for any claims, loss or damage if the Client alters, tampers with or repairs or replaces the condition which is the subject matter of the Client's claim before the Inspection Company has had an opportunity to inspect the alleged defective condition.

16. CLIENT UNDERSTANDS: The integrity and moisture content of framing and sheathing behind finished wall coverings (exterior siding, stucco, cement stone coverings, fiber cement siding, drywall, interior bath and shower tile walls, etc) is not visible to inspect and beyond the scope of our services and is excluded within our services and is excluded within our inspection and inspection report. The lack of proper detailing and flashing may result in water penetration behind siding resulting in water penetration and structural damage which True Grit Home Inspection, PLLC makes no guarantee, warranty, or implied in the inspection or inspection report.

17. EXPERT TESTIMONY / LITIGATION FINANCIAL COMPENSATION CLAUSE: In the event our services are needed at any time in the future as expert testimony or in a litigation case, client agrees at this time / in advance to financially compensate this firm for it's time and services. Terms: Non-refundable retainer of \$2,500.00 upfront, Hourly rate of \$175.00 for any activities on our part for your case, including but not limited to; deposition, phone time, research, court time, travel time portal to portal, review of case prior to court appearance, etc. Balance due invoiced weekly, submitted Friday, payable the next Friday

18. RE-INSPECTIONS: True Grit Home Inspection, PLLC does not normally conduct re-inspection services. We are not in the business of certifying the workmanship and/or warranting another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs. In the event a re-inspection is performed it is agreed to in advance that True Grit Home Inspection, PLLC does not assume responsibility of any kind for another company's work.

19. LIMITATION AND EXCLUSION CLAUSE: The Client expressly acknowledges and agrees that the following are not included in the scope of the inspection and the inspection report and further acknowledges that the Inspector makes no representations or warranties as to them. **THE FOLLOWING SYSTEMS, ITEMS, AND CONDITIONS WHICH ARE NOT WITHIN THE SCOPE OF THE BUILDING INSPECTION INCLUDE BUT ARE NOT LIMITED TO:** recreational, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains, shrubs, trees, and tennis courts. Cosmetic conditions wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure ,equipment or component, soiled, faded, torn, or dirty floor, wall or window coverings, etc. Noise pollution or air quality. Earthquake hazard, flood plain certification, liquefaction, soil, retaining walls, slide potential, wave action and hydrological stability, soil and earth measurements and stability, seismic safety, code and zoning, engineer level analysis, underground utilities, sink hole potential, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, mildew, fungi, other environmental hazards, pest infestation, security systems, fire protection systems, sump pumps, household appliances, humidifiers, paint, other treatment windows, interior walls, ceilings and floors, water purification systems, (ozone generator/saltwater, etc), underground storage tanks, energy efficiency measurements, motion or photo electric sensor lighting, concealed or private security systems, water wells, all over flow drains, heating system's accessories, solar heating systems, heat exchangers, wood burning stoves, sprinkler systems, water softener or purification systems, central vacuum systems, telephone intercom or cable TV systems, internet connections and cable connections, antennae, lightning arrestors, load controllers, governing codes, permits, ordinances, statues, and covenants, and manufacturer specifications, recalls, EIFS, Chinese drywall and tainted materials, plasterboard, sheet rock, gypsum board, latent and concealed

defects, and manufactured stone veneer, culture stone siding, fiber cement siding, flues or chimneys, coal stoves, water leaks, water intrusion, design and architect problems, circuit breaker operation, fireplace drafting, boundaries egress and ingress, quality of materials, private sewage, wattage and wiring, electromagnetic field, non-built in appliances, rodents, ants, birds, or other wood boring organisms, security locks and devices, thermostat and gauges. Client understands that these systems, items, and conditions, are excepted and excluded from this inspection and Inspection report. Any general comments about these systems, items, and conditions of the written report are informal only and DO NOT REPRESENT AN INSPECTION.

20. THIRD PARTY SERVICE PROVIDERS: YOUR INSPECTOR MAY HAVE AN AFFILIATION WITH A THIRD PARTY SERVICE PROVIDER ("TPSP") IN ORDER TO OFFER YOU ADDITIONAL VALUE- ADDED SERVICES. BY ENTERING INTO THIS AGREEMENT YOU (A) AUTHORIZE YOUR INSPECTOR TO PROVIDE YOUR CONTACT INFORMATION (INCLUDING TELEPHONE NUMBER) TO THE TPSP, (B) WAIVE AND RELEASE ANY RESTRICTIONS THAT MAY PREVENT THE TPSP FROM CONTACTING YOU (INCLUDING BY TELEPHONE USING AUTOMATED DIALING TECHNOLOGY), AND (C) AUTHORIZE THE TPSP TO CONTACT YOU (INCLUDING BY TELEPHONE) REGARDING SPECIAL HOME ALARM SYSTEM OFFERS.

21. PERSONAL SAFETY: We are not responsible for another participant's personal safety during the inspection process. Client, their representative's, or others participation shall be at his/her own risk for falls, injuries, property damage, etc. We reserve the right to refuse service to anyone for any reason.

22. This Agreement, including the terms and conditions on all pages, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties.

23. ACKNOWLEDGMENT: the undersigned has reviewed this document, understands its content and agrees to the terms and conditions contained. The client further represents and warrants that he or she has full and complete authority to execute this contract on behalf of any spouse or significant other, and to fully bind any spouse or significant other to all terms, conditions, exclusions and limitations of this agreement. The report adheres to the "TREC" Texas Real Estate Commission Standards which is readily available) at

http://www.trec.state.tx.us/inspector/rules_governing_inspectors.asp.

If after walking thru the property with the inspector, if you are in anyway dissatisfied with the services provided by True Grit Home Inspection, PLLC., you are under no obligation to pay the inspection fee, but the inspection report will not be delivered. State "three-day right to cancel" may apply.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Slab Foundation

Comments:

- It is my opinion that the foundation is performing as intended, but may still have some deficiencies.
- High soil levels do not allow for proper visual inspection around outside.

B. Grading and Drainage

Comments:

- Flower beds slightly higher than earth next to foundation. This will allow water to flow back towards the foundation from the flower beds. Maintain 6" drop over 10'.
- Grade level (dirt) too close to top of foundation. 6" from siding, and 4" minimum from brick / stone.
- Gutters stop at edge of foundation. Gutters should terminate away from foundation or to a splash block.
- Heavy debris in gutters. These should be cleaned to provided good water flow away from house.
- Damaged and bent gutters.



Missing splash block..front left



Grade too high..left side

I=Inspected

NI=Not Inspected

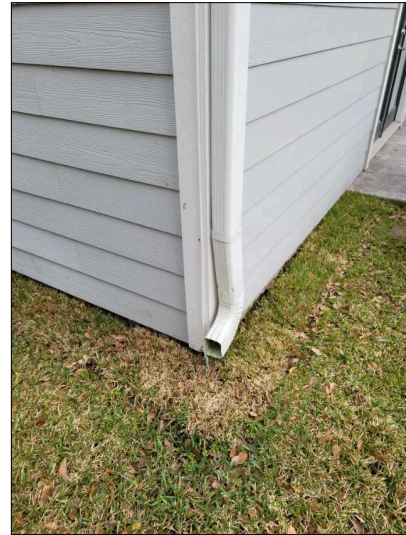
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D=Deficient

I	NI	NP	D
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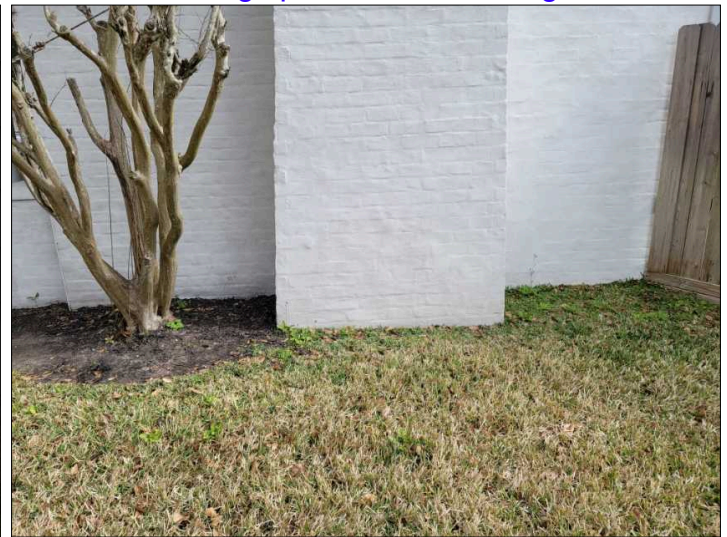
Grade too high..rear



Missing splash block..rear right



Grade too high.. right side



Grade too high..right side

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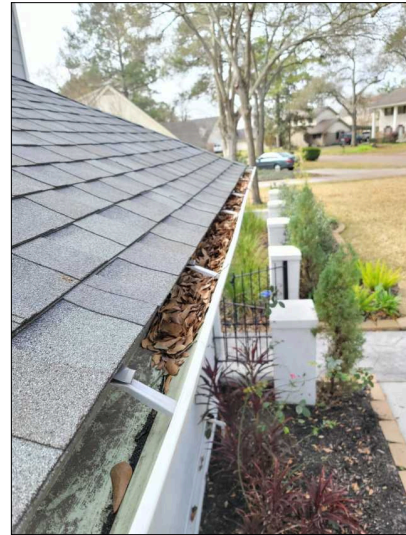
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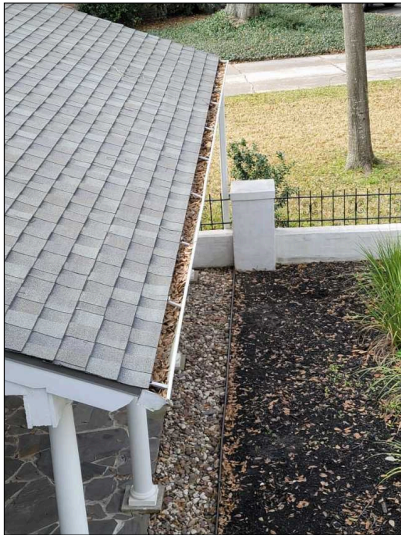
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Missing splash block..front right



Front gutter sagging and full of debris



Gutter full of debris..front



Flower bed too high..front

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C. Roof Covering Materials

Type(s) of Roof Covering:

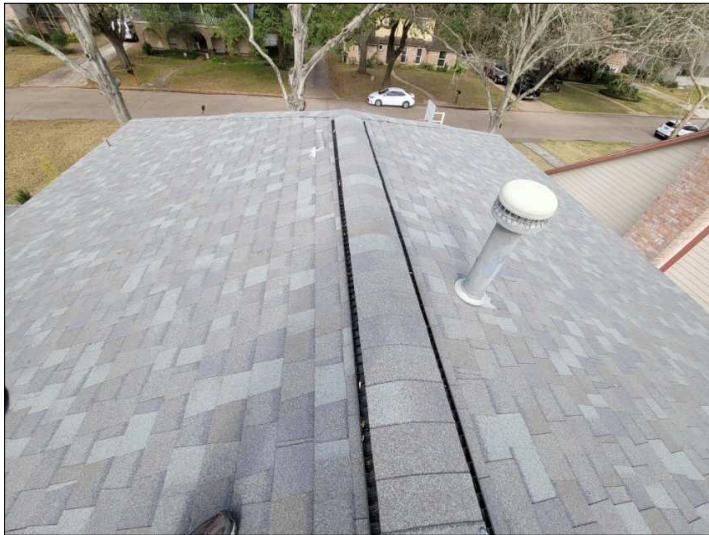
- Rolled roofing noted.
- Architectural composition shingles noted. (25-30 year life estimated)

Viewed From:

- Roof
- Ladder
- Ground

Comments:

- Felt paper is not on top of drip edge. Should be under drip edge to provide "shingling" effect, to all water to flow off house, not under drip edge.
- Missing kick out flashing to divert water away from house or areas of possible damage.
- Lifted flashing. Should be flat and prevent water and wind penetration.
- **Low sloped section appears to be holding water, lifted flashing, may leak.. over garage**



Architectural composition shingles



Roll roofing at low sloped section.. front over garage

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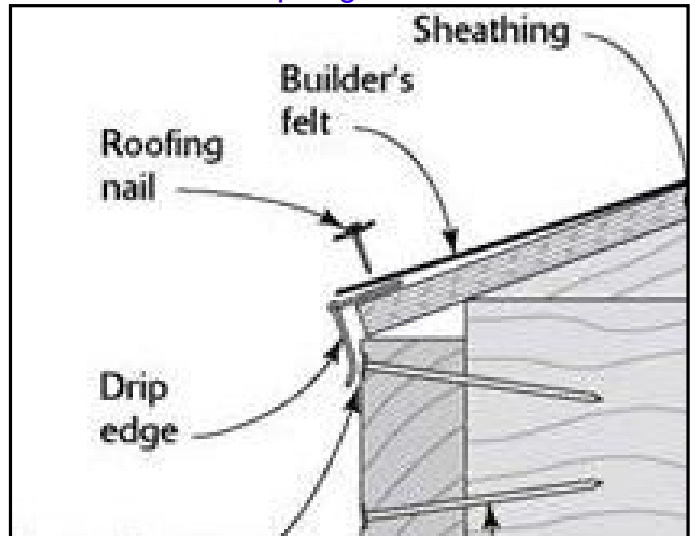
Low sloped section appears to be holding water, lifted flashing, may leak.. over garage



Roof felt underlayment should be on top of eave drip edge..front



Missing kickout flashing.. right



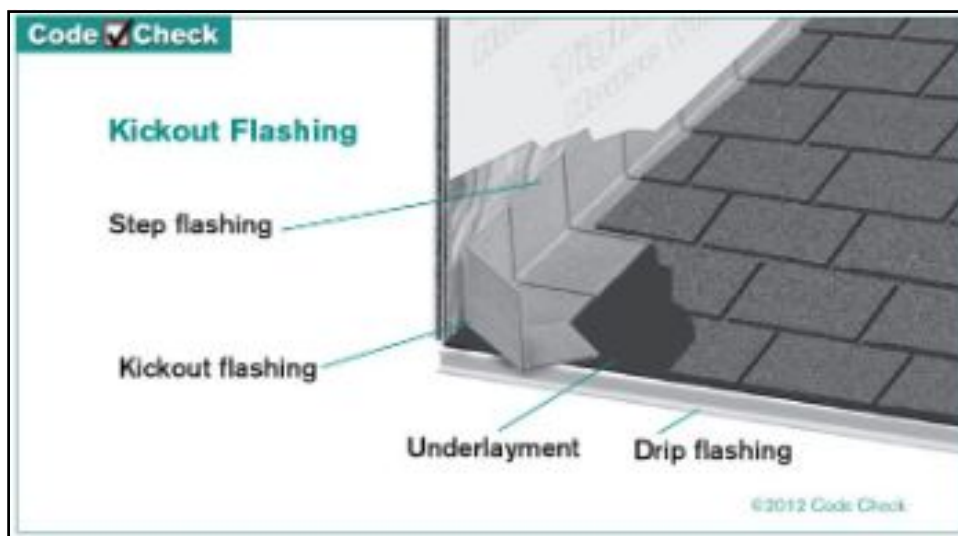
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Roof Structure and Attics

Viewed From:

- Ground
- Attic

Approximate Average Depth of Insulation:

- Insulation varies in thickness. 0 - 6 inches

Comments:

- Insulation type(s): Fiberglass batt
- Ventilation is inadequate. Lack of soffit venting reduces ventilation in attic.
- Ridge beam is undersized. This should be same size or larger than attached rafters.
- Missing insulation in several places. Suggest additional insulation to meet R30 requirements for our area.
- Sag evident above garage
- Insulation on underside of roof sheathing may shorten shingle life, lack of adequate ventilation..lower attic

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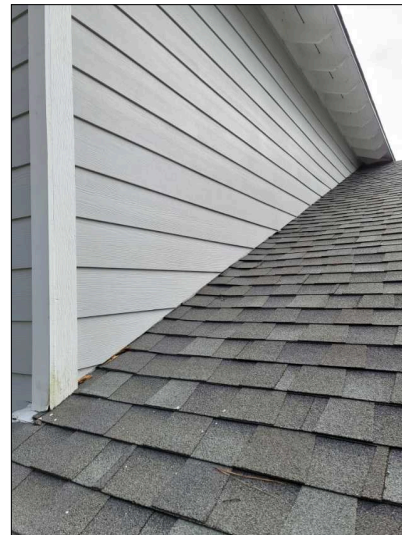
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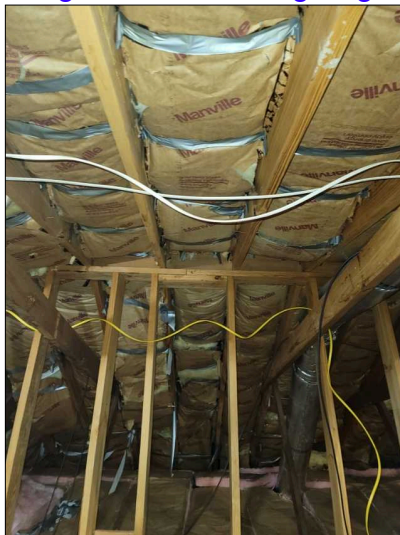
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Sag evident above garage



Lack of soffit venting reduces ventilation in attic



Insulation on underside of roof sheathing may shorten shingle life, lack of adequate ventilation..lower attic



Ridge beam too small, lack of adequate ventilation..upper attic

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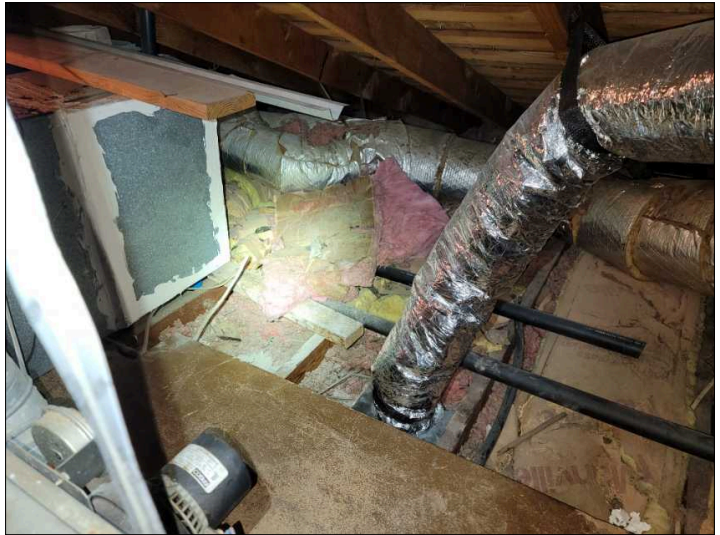
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Missing, compressed insulation in several areas..upper attic



Missing insulation in several areas..upper attic

E. Walls (Interior and Exterior)

Wall Materials:

- Exterior walls are covered with cement fiber board. (Example: HardiePlank, LP Smartside, etc.)
- Exterior walls are made of brick
- Exterior walls are made of wood
- Interior walls are made of Drywall

Comments:

- Wood in contact with house.
- Siding should have a 1" gap from shingles, to allow flowing water to pass under siding without accelerating decay.
- Holes in drywall in garage. These are breaks in the "firewall" and should be repaired to ensure fire rating.
- Wood to ground contact under AC unit near left side wall

I=Inspected

NI=Not Inspected

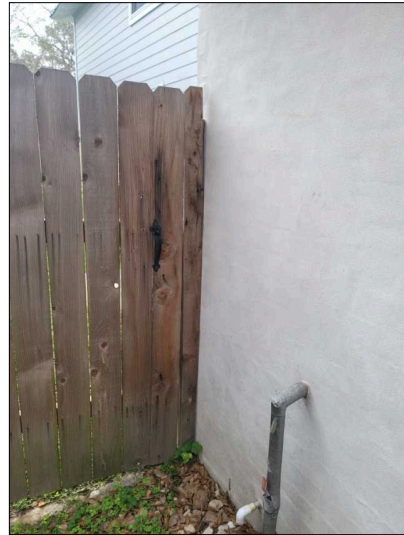
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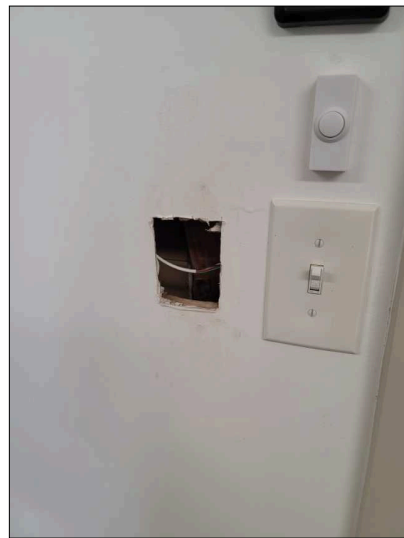
Wood to ground contact under AC unit near left side wall



Wood fence in contact with wall..left side



Wood fence in contact with wall..right side



Hole in garage drywall

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I	NI	NP	D
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Pet door noted, installed at rear wall



Wall lacks minimum 1" clearance from shingles..front



Wall lacks minimum 1" clearance from shingles..right side



Wall lacks minimum 1" clearance from shingles..right side

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Wall lacks proper clearance from roofing material.. front

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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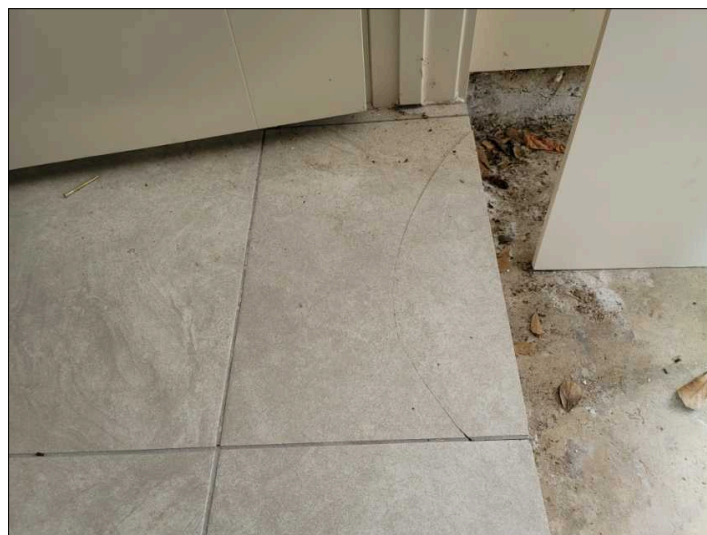
F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall
- Floors have carpet on them.
- Floors appear to be wood.
- Floors have tile on them.

Comments:

- Broken tile.. garage utility room



Broken tile.. garage utility room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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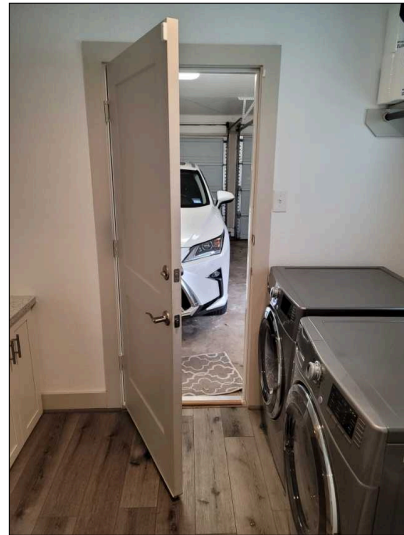
G. Doors (Interior and Exterior)

Comments:

- Missing door stops in numerous locations. These help prevent wall damage.
- Exterior door to garage should be spring loaded to automatically close.
- Wood rot noted at back door trim.
- Door(s) noted for dragging frame. May be poorly hung, out of level, or due to shifting / settling of dwelling.
- Double doors not sealing..primary bedroom



Rotted wood trim..rear garage door



Door from interior to garage not self closing



Dining/living room door rubs at floor



Dining room/entry door rubs at floor

I=Inspected

NI=Not Inspected

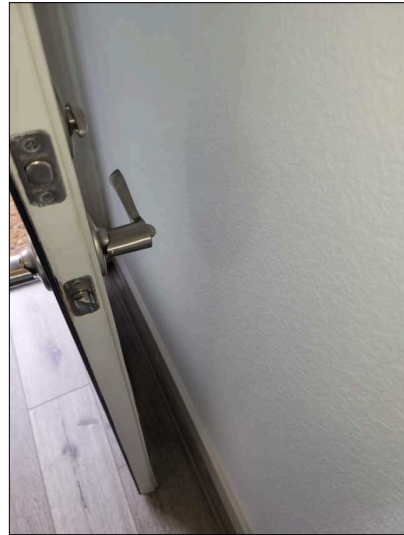
NP=Not Present

D=Deficient

I	NI	NP	D
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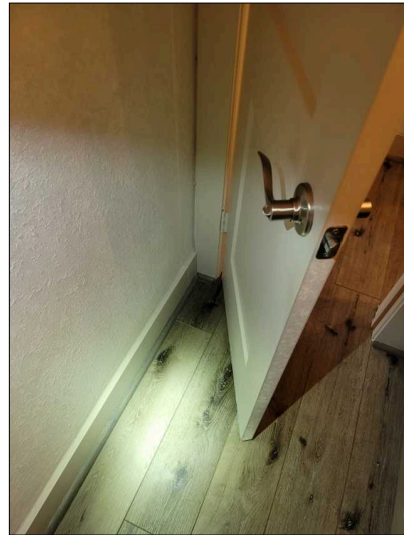
Double doors not sealing..primary bedroom



Missing door stop, patched wall.. back door



Missing door stop..laundry



Missing door stop..downstairs half bath

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Missing door stop..upstairs rear left bathroom



Missing door stops..primary bedroom



Missing deadbolt strike plate.. garage rear door



H. Windows

Window Types:

- Windows are double pane.
- Windows are made of vinyl

Comments:

- Missing / damaged screens noted.
- Condensation / fog present inside double pane windows. This is a sign that the gas between panes is gone, and the windows are less energy efficient and can be difficult to see through.

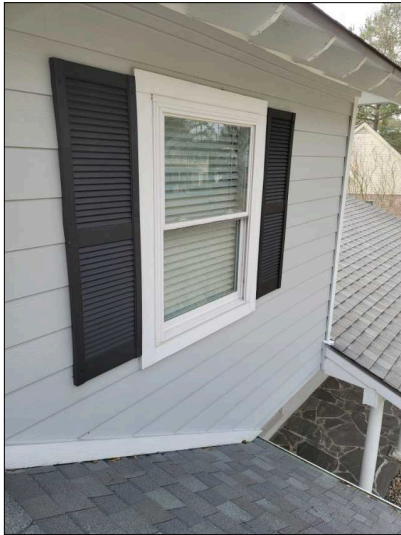
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Missing screen..front



Damaged screen frame.. right side



Missing screen..upstairs rear left bathroom



Fogged windows..rear left upstairs bedroom

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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I. Stairways (Interior and Exterior)

Comments:

- Spacing between rails of stairway are more than 4". These could be a hazard for small children.
- Stairway winder comes to a point, trip/fall hazard
- Guardrail balusters too far apart, rail lower than 36"

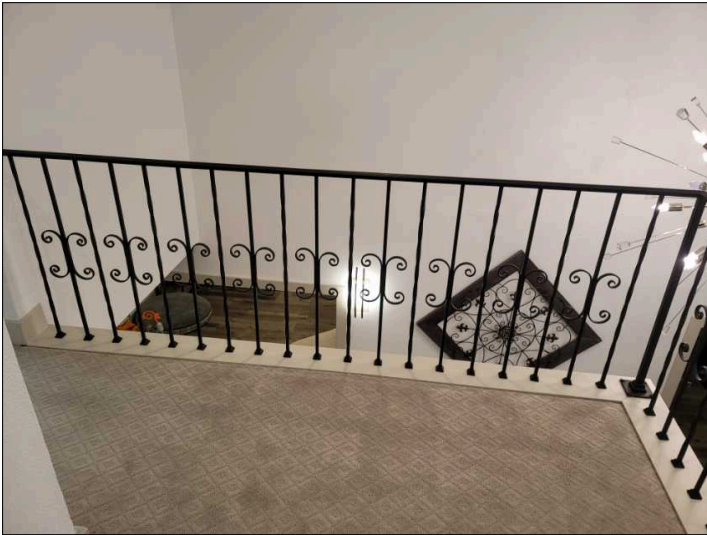
I=Inspected

NI=Not Inspected

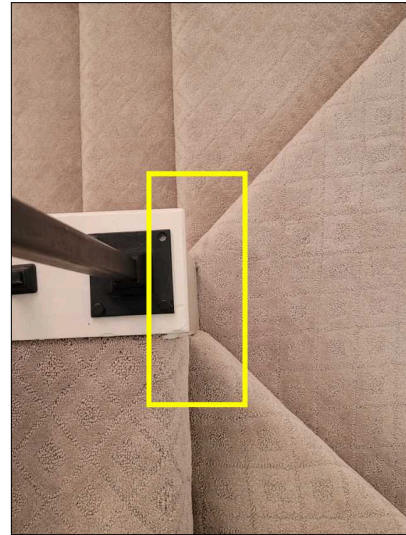
NP=Not Present

D=Deficient

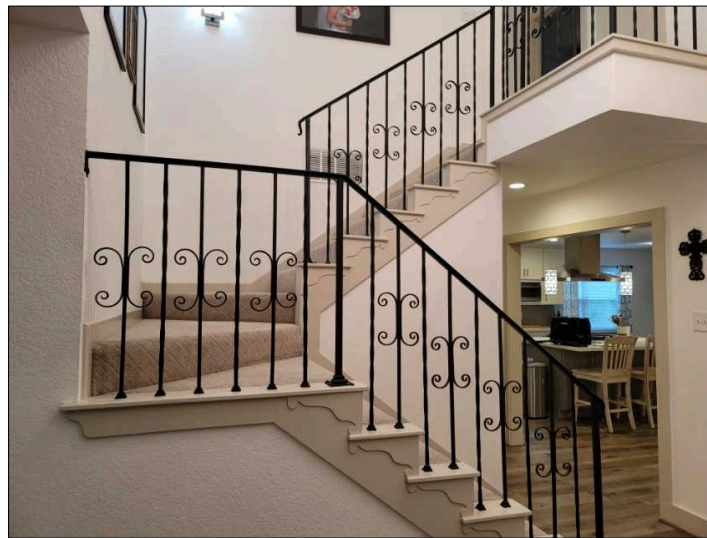
I	NI	NP	D
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Guardrail balusters too far apart, rail lower than 36"



Stairway winder comes to a point, trip/fall hazard



Balusters too far apart

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the dining room

Types:

- Fireplace has a gas powered log.

Comments:

- REMINDER: Open damper when using fireplace.
- Chimney height inadequate. Should be minimum 3' above shingles and 2' above any structure within 10'
- Lacks spark arrestor

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Chimney height inadequate. Should be minimum 3' above shingles and 2' above any structure within 10'



Lacks spark arrestor

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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K. Porches, Balconies, Decks, and Carports

Comments:

- Brick cracks at front patio wall



Brick crack at front patio wall.. right side



Brick crack at front patio wall.. front

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Brick crack at front patio wall.. front

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

Materials:
Comments:

II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Service Entrance and Panels

Panel Locations:

- Service conductors enter overhead from power pole.
- Electrical panel is located on the rear of the building if looking at front of house from the street.

Materials and Amp Rating:

- Copper wiring
- 200 Amp Service Entrance

Comments:

- The electrical panel is not properly labeled.
- Grounding rod should be driven level to ground and 8' long total. Unable to verify length.
- The white wire to the breaker for the **A/C** should be labeled as hot
- **The breakers for the A/C condensing units are 50 and 40 amps. The maximum rated fuse or breaker on the air conditioning units are 40 and 30 amps, meaning that the breaker in the panel is too large for the unit. This could be a fire hazard. Recommend further evaluation by a licensed electrician**

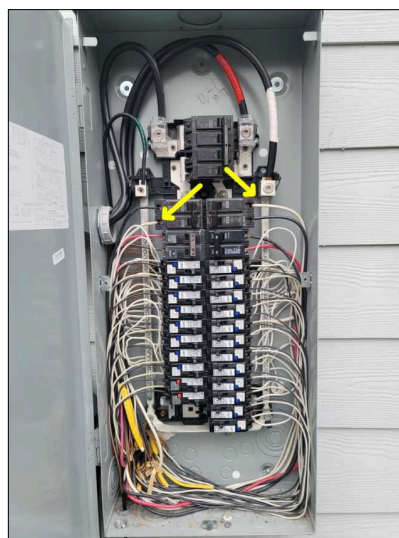
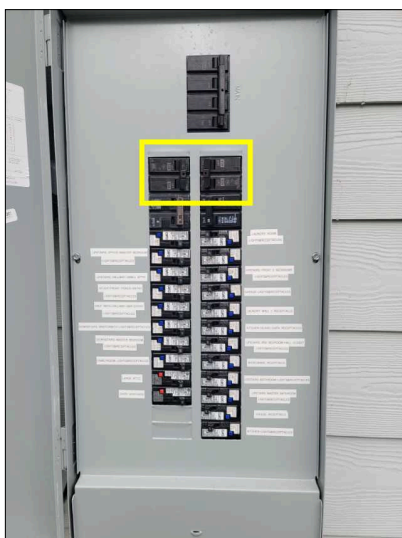
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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200 amp service panel, missing labels. 50 and 40 amp breakers feed outside AC compressors rated for 40 and 30 amp maximum. Fire hazard. Recommend repair by licensed electrician.

AC white conductors used as hot should be marked red or black

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring
- 20 amp
- 30 amp
- 40 amp
- 50 amp

Comments:

- Service disconnect panel at A/C condenser should have clearance of 36". (Currently located behind condenser unit.
- Open junction boxes and exposed wires found in attic space. Fire / shock hazard.
- Loose receptacle found.
- Doorbell barely functional, gives one chime only.
- Lack of outlets in primary bathroom
- All receptacles near "wet" locations should be **GFCI** protected. This includes bathrooms, kitchen counter area, outside receptacles, garage and utility areas.
- Outdoor receptacles should be GFCI protected and have an "in-use" weatherproof cover. Additionally "WR" (weather resistant) receptacles should be used. All these items are to help prevent electrocution.
- CO detectors recommended at each level of house, as gas fired appliances are present in the house.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Bulb out.. front entry



Disconnect behind unit..left side



No GFCI protection at outdoor outlet..rear garage door



No GFCI protection..back door

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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No GFCI protection at outdoor outlet.. rear



No GFCI protection..front door



Doorbell barely functional, gives one chime only.



No GFCI protection at kitchen sink outlets, loose right outlet

I=Inspected

NI=Not Inspected

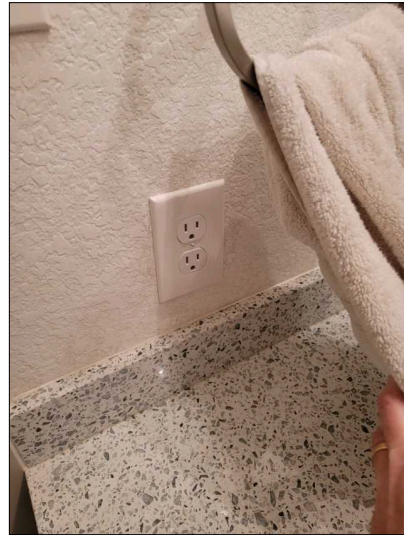
NP=Not Present

D=Deficient

I	NI	NP	D
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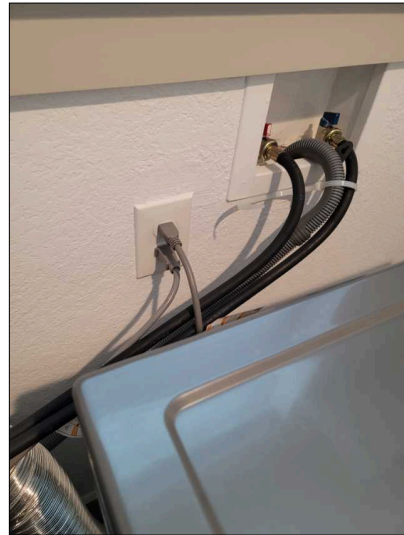
Loose outlet..breakfast area



No GFCI protection..downstairs half bath



No GFCI protection at laundry sink



No GFCI protection at laundry

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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No GFCI protection at garage outlets



No GFCI protection at garage bathroom outlet



Junction box missing cover..lower attic



No GFCI protection upstairs rear left bathroom

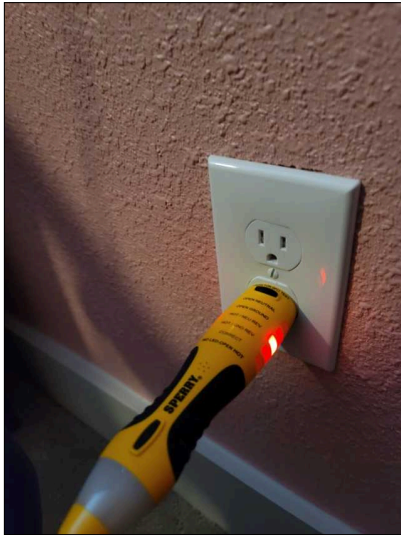
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

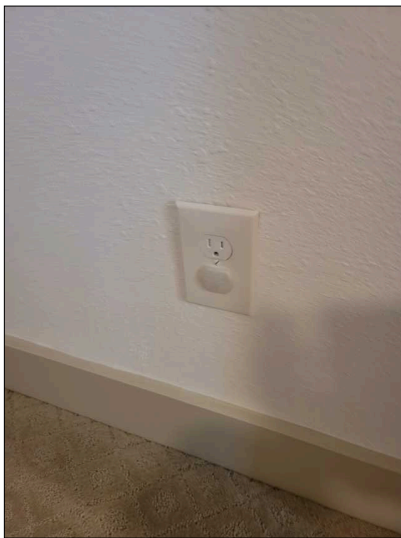
I	NI	NP	D
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Hot neutral reversed.. front left bedroom



No GFCI protection at sink outlets.. left upstairs bathroom



Loose outlet.. rear left upstairs bedroom



Loose outlet..primary bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

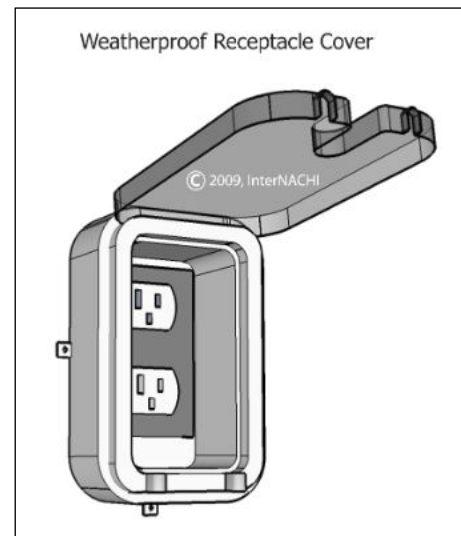
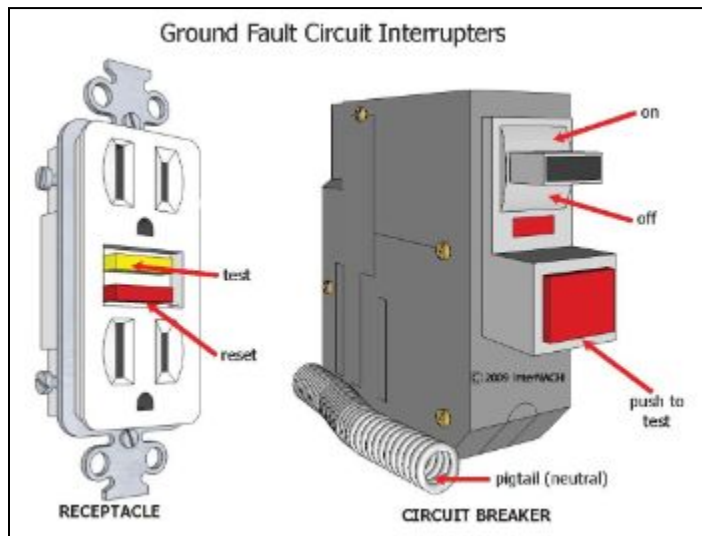
I	NI	NP	D
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Lack of outlets, no GFCI protection..primary bathroom



Loose outlet.. living room



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A. Heating Equipment

Type of Systems:

- Gas fired forced hot air.

Energy Sources:

- The furnaces are gas powered

Comments:

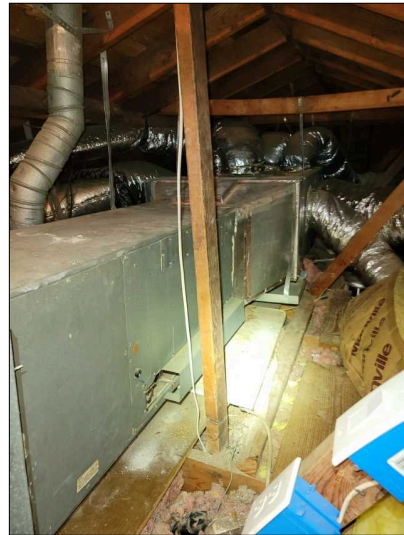
- Access to equipment should have an open 30" x 30" landing to work, with 3/4" minimum decking.

- The heaters are old units

- **Rust / corrosion found on furnace burner tubes. Possible rust corrosion on heat exchanger. Recommend HVAC contractor evaluate both furnaces.**



Downstairs gas furnace (lower attic), old unit, rusted heat exchanger needs to be evaluated by HVAC contractor



Upstairs gas furnace (upper attic), old unit, rusted heat exchanger needs evaluation by HVAC contractor. Lacks proper access.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Cooling Equipment

Type of Systems:

• Split Unit Size: 3 ton, 4 ton

Refrigerant: R410A, R22

MFG Dates: 2006, 2009, 2015, 2004

Comments:

- Access to equipment should have an open 30" x 30" landing to work, with 3/4" minimum decking.
- Refrigerant lines are missing insulation at the A/C unit
- No secondary drain installed. This should drain into a new pan if the primary is clogged.
- Secondary drain lines are on left and right sides. If water is seen coming from here, the primary may be stopped up. Contact HVAC service immediately to prevent possible damage.
- Upstairs unit labels conflict, R22 and R410A refrigerant indicated. Confirm with HVAC contractor type refrigerant.
- Downstairs cooling system only produced a 8 degree temperature differential. The units should produce between 18 and 22 degrees. Further evaluation should be performed by HVAC service company.
- R-22 refrigerant present. This refrigerant is no longer being used, and may be very difficult to have serviced or parts replaced. Suggest contact with a HVAC contractor to see if unit can be retrofit with R410a or others.



Downstairs (right side) AC compressor, R22 refrigerant, 3 ton unit, manufactured June 2009. Rated for 30 amp maximum, fed by 40 or 50 amp breaker.



Upstairs (left side) AC compressor, label indicates R22 refrigerant, 4 ton unit, manufactured July 2006. Rated for 40 amp maximum, may be fed by 50 amp breaker.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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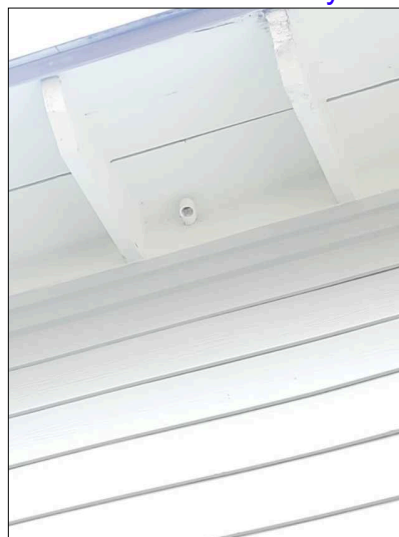
Missing insulation on AC cold line..left side



Downstairs AC evaporator coil (lower attic), manufactured April 2004, 8F temperature differential. Lacks secondary drain line



Upstairs (upper attic) AC evaporator coil, label indicates R410A refrigerant, manufactured Jan 2015, approx 18F temperature differential



Info..AC secondary drain line.. left side

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Info..AC secondary drain line..right side

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Duct Systems, Chases, and Vents

Comments:

- Flexible ducting present. Flex ducting performs best with long bends and full suspension from ceiling.

IV. PLUMBING SYSTEM

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: Front of structure near street.

Location of Main Water Supply Valve:

- Exterior of structure on the left side.

Comments:

- Static Water Pressure Reading: 70 psi
- Backflow preventer not present on exterior hose bib. This will prevent contaminants from flowing back into the potable water system.
- Left side sink, no cold water supply..primary bathroom

I=Inspected

NI=Not Inspected

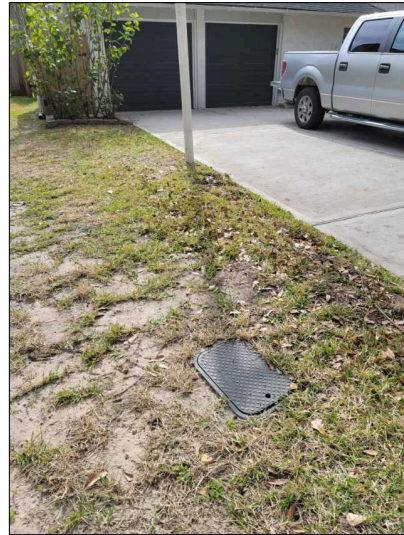
NP=Not Present

D=Deficient

I	NI	NP	D
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Gas meter and shutoff.. rear



Water meter at street



Water shutoff..left side



Approx 70 psi water pressure, hose bib lacks backflow preventer..rear

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Hose bib lacks backflow preventer..front



Left side sink, no cold water supply..primary bathroom



Glass rinser noted at kitchen sink, not tested



Unclear purpose..left side

B. Drains, Wastes, and Vents

Comments:

- Drains slow. Suggest having plumber to snake drains.
- Could not fully inspect vents on roof.
- NOTE: Lavatories do not have an overflow / vent. Caution should be taken as these sinks can easily overflow if stopper is closed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Slow draining sinks in several locations

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

Energy Source:

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

Capacity:

- Unit is 50 gallons

Comments:

- Estimated MFG year of water heater : 2019
- Flue should remain straight for 12" prior to bends, as this will reduce risk of back draft of exhaust flue.
- Water heater vent and drain lines. If water is seen coming from here, contact plumber for evaluation.
- Water heater should be drained once every year to remove sediment.
- Temperature an pressure relief valve should discharge less than 6" from ground to prevent possible scalding.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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50 gallon gas water heater in garage, manufactured Nov 1019.



Water heater exhaust flue should remain straight for minimum first 12"



Water heater drain lines too high, should be within 6" of grade to avoid scalding.. rear of garage

D. Hydro-Massage Therapy Equipment

Comments:

E. Other

Materials:

Comments:

V. APPLIANCES

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A. Dishwashers

Comments:
• Operated.
• Lacks electrical disconnect



Dishwasher operational, lacks electrical disconnect

B. Food Waste Disposers

Comments:
• Operated - appeared functional at time of inspection.



Food disposer operational

C. Range Hood and Exhaust Systems

Comments:
• Operated.

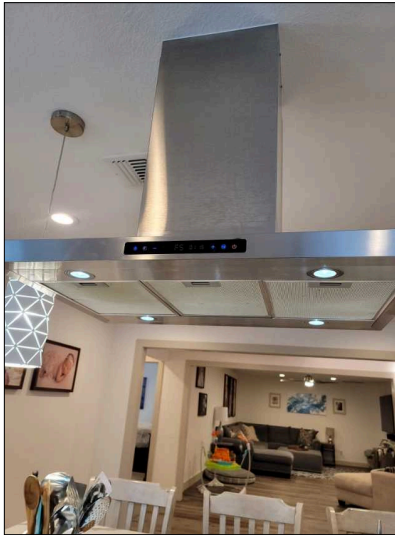
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Range exhaust operational

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

Comments:

- Gas shutoff behind oven/range not accessible in an emergency.
- All heating elements operated when tested.
- Oven(s) operated when tested.
- Oven: gas burners
- Range: Natural gas burners



Gas oven/range, shutoff appears to be behind unit. Inaccessible in an emergency.



Gas range operational

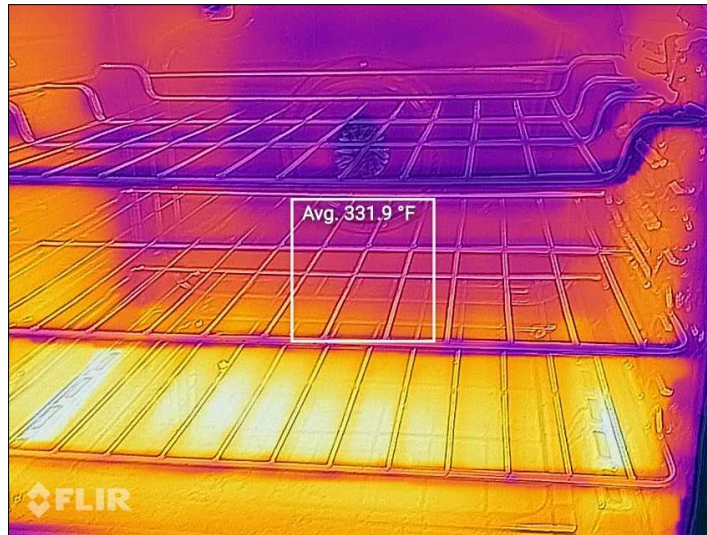
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Gas oven operational

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments:

- Microwave not tested due to owner property.



Portable microwave not tested

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Bathroom fans exhaust into attic space. This can create additional hot moist air in the attic space causing mold growth. Suggest having vents terminate to the exterior of the house through the roof.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Bathroom exhaust venting into upper attic

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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G. Garage Door Operators

Door Type:

- Three - single 7', steel panel, sectional roll-up doors.

Comments:

- Missing safety test instructions on wall next to the operators.
- Only one operator installed at time of inspection.



Missing safety instructions



Two 7' steel doors, one opener

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

- Could not fully inspect the dryer vent, due to access.
- Suggest cleaning vent prior to use.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Dryer exhaust inaccessible, gas and electric connections available

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

Observations:

VI. OPTIONAL SYSTEMS

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Landscape Irrigation (Sprinkler) Systems

Comments:



Sprinkler system controller in garage utility closet, not tested. Appears to require smartphone app to operate.

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

I	NI	NP	D
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:

Comments:

C. Outbuildings

Materials:

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

E. Private Sewage Disposal (Septic) Systems

Type of System:

Location of Drain Field:

Comments:

F. Other

Comments:

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

STRUCTURAL SYSTEMS		
Page 10 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Low sloped section appears to be holding water, lifted flashing, may leak.. over garage
ELECTRICAL SYSTEMS		
Page 24 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • The breakers for the A/C condensing units are 50 and 40 amps. The maximum rated fuse or breaker on the air conditioning units are 40 and 30 amps, meaning that the breaker in the panel is too large for the unit. This could be a fire hazard. Recommend further evaluation by a licensed electrician
Page 25 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • All receptacles near "wet" locations should be GFCI protected. This includes bathrooms, kitchen counter area, outside receptacles, garage and utility areas. • Outdoor receptacles should be GFCI protected and have an "in-use" weatherproof cover. Additionally "WR" (weather resistant) receptacles should be used. All these items are to help prevent electrocution. • CO detectors recommended at each level of house, as gas fired appliances are present in the house.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 32 Item: A	Heating Equipment	<ul style="list-style-type: none"> • Rust / corrosion found on furnace burner tubes. Possible rust corrosion on heat exchanger. Recommend HVAC contractor evaluate both furnaces.
Page 33 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • Downstairs cooling system only produced a 8 degree temperature differential. The units should produce between 18 and 22 degrees. Further evaluation should be performed by HVAC service company. • R-22 refrigerant present. This refrigerant is no longer being used, and may be very difficult to have serviced or parts replaced. Suggest contact with a HVAC contractor to see if unit can be retrofit with R410a or others.

12726 Shady Knoll - 2021 Inspection Corrections

- Rolled asphalt was replaced on the flat roof section
- 3 Ton HVAC was replaced, which rules out most of the red items
- Smaller items like door stops have been taken care of
- The fence was extended by 18' on one side and a double gate
- The cold water to one sink was just the wrong valve in the faucet, so it was an easy fix.