



PROPERTY INSPECTION REPORT

Prepared For: Bob Smith
(Name of Client)

Concerning: Willow Grove, Dallas, 75229
(Address or Other Identification of Inspected Property)

By: Robert Taylor 3619 5/1/08
(Name and License Number of Inspector) (Date)

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

The inspection of the property listed above was performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Time:

Weather: Clear sky, wet earth

Temp: Avg. 70 degrees F

Realty Co.: Remax

Agent: XXX

Structure Type: Single Family

Status: Vacant

Who Is Present: Buyer & Agent

Directional reference the dwelling faces: South

- Mechanical & Structural
- Pier & Beam
- WDI (Termite)
- Sprinkler
- Pool & Spa
- Spa
- Gas Line
- Outbuilding
- Radon

This Is Your Invoice

Fee: \$535.00

Paid By: Credit card

Received:

Robert W. Taylor

IMPORTANT NOTE - This report is not valid without the signed, separate, [3 page Visual Inspection Agreement](#). If you did not attend the inspection you will need to email a copy to plano.robert@gmail.com or fax to 972-509-2849. Initial page one and two, sign and date page three. The contract agreement is also available at <http://www.aplusinspection.net>

SPECIFIC EXCLUSIONS AND/OR LIMITATIONS: We do not include the following in this inspection: 1) exterior landscape wiring, lights and time clocks.

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

I=Inspected	NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need of Repair	Inspection Item
I	NI	NP	R	

I. STRUCTURAL SYSTEMS

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Type of foundation: Pier and beam

Method of inspection: Visual inspection of exterior and entered crawl space.
Crawl space limited view due to low head room, some areas are inaccessible.

Comments (An opinion on performance is mandatory.):

This structure has visual evidence of movement, showing brick and mortar cracks and interior wall cracks but appears to be within limits commonly seen in our area of expansive clay soil & climate extremes. I Observed the following: See 1.E. Walls, large shrubs can impact the foundation advise to cut back or replace with much smaller shrubs, drainage around the home needs to be corrected.

CRAWL SPACE - Wood destroying insect damaged observed at one floor joist with past activity somewhere beneath the entry to living. Take action to reduce high humidity levels in the crawl space correct drainage around home and consider adding a fan to move air through the crawl space. Presently the earth is very moist throughout the underside of the home, mushrooms growing at the south elevation along entry and living room. A light dusting of mold can be seen on wood floor joists and flooring (but not that much).

NOTE: This report does not predict future movements, repair potentials or past repair histories. Conditions covered by floor coverings, furniture, and stored items or hidden underground are unknown.

B. Grading & Drainage
Underground drainage systems are not inspected.
Comments:
Observed poor drainage conditions at east side of garage, north side of master bedroom and bath, southeast corner of home, entire south elevation and entire west elevation correct grade levels as needed to drain away from structure.

C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)
Type of roof covering: Composition shingle over wood shingle
Method of inspection: Walked on roof
Comments:
Roof is showing signs of aging along south elevation, stains and streaking over much of the roof (usually indicates algae growth). Three to four spots of abrasion wear from prior tree limb contact, near the front. Tree limbs in contact with roof

I	NI	NP	R	Inspection Item
				<p>east elevation need to be cut back. Rusted vent hood above furnace location will likely leak into attic area. Furnace flue rain collar in need of sealant. Rusted flashing at base of chimneys needs attention.</p> <p><u>Gutters</u> need to be cleaned. The leaf screening is tattered all the way around the roof and poses a problem for keeping gutters clean in its present condition. Recommend extending downspout(s) away from building at all locations out to lawn (away from planting beds).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.) All attics have viewing limitations, tight niches and angles. Dense insulation and/or low roofs & ducting may prevent safe entry beyond decked areas.</p> <p><u>Method of inspection:</u> Entered attic and performed a visual inspection. Parts of the attic are not readily accessible.</p> <p><u>Approximate depth of insulation:</u> 5 inches</p> <p><i>Comments:</i></p> <p>Ridge board to small for cut rafter ends however it does appear to be holding fine.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>E. Walls (Interior & Exterior)</p> <p><i>Comments:</i></p> <p>Termite damage an activity observed at the west wall of garage. Ask seller for any treatment history for wood destroying insects.</p> <p>Wall deterioration and appears to be a <u>mold</u> type behind the laundry washer.</p> <p>Wall at furnace closet in garage has been bumped by a vehicle and throws the doors out of alignment.</p> <p>Wall exterior observed stress cracks in masonry at the west elevation off of living room and by the garage window also a horizontal crack at north side of master bedroom to bath.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>F. Ceilings & Floors</p> <p><i>Comments:</i></p> <p>Crack in ceiling finish at south middle bedroom and garage ceiling. Dark stains appear to be a <u>mold</u> at the furnace closet ceiling.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>G. Doors (Interior & Exterior) Interior door locks are not checked.</p> <p><i>Comments:</i></p> <p>Master bath striker is sticking Striker plate needs realignment at hall to master bath. Entry door rubs the jamb. Closet doors off the track at master bedroom and south middle bedroom. Does not close properly at garage furnace pair.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>H. Windows</p> <p>Storm windows if present are checked for damage but are not operated.</p> <p><i>Comments:</i></p> <p>Screen missing at south middle bedroom. Later I noticed a single screen at the entry hall closet.</p>

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I. Fireplace/Chimney

Comments:

Number of Fireplaces:2. Fire Box: Masonry
Family Room - When using ceramic logs a C-clamp must be added to the damper to prevent it from closing fully. Observed creosote buildup (advise cleaning of chimney flue. I do not have a gas key that fits, unable to turn on the gas valve.
Living Room - Review and seal the metal damper frame to the firebox as needed.
Chimney caps deterioration, loose cement top in need of repair.

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J. Porches, Decks and Carports (Attached)

Comments:

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K. Other

Comments:

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Service line is Overhead / Panel of: Breakers & Fuses / Main breaker: Unknown
Location: Garage furnace closet / Type of branch circuit wiring: Copper / Additional Sub-Panels: near the main panel and one in the closet at the Hallway leading to bedrooms.
Comments:

The main panel and all sub-panels are located in closet areas. Current codes do not allow electrical panels to be installed in a closet space, it is defined as hazardous. Panel circuit labeling is incomplete. One panel two circuits double wired. GFCI breaker in one panel defective. There is a 12 AWG on a 30 AMP breaker. Panels covers are not secured.

This home has Federal Pacific electric panels and sub-panel equipment, these panels are known to have problems (breaker connections coming loose & bus bars coming loose) advise review further with a licensed electrician.

Service Line – connection to building is not to current standards. Danger the service line is easily within reach but should be at least 10 above adjacent grade level.

I advise a review of the existing system with a licensed electrician. It is likely the service drop and main panel will need to be upgraded.

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B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Comments:

FIXTURE: Loose blades at kitchen ceiling fan. Broken fan blades not operated at the master. Fan out of balance and loose fixture to fan south middle bedroom. Non working fixtures may be bulb, fixture or switch at front entry lamp post, shared bath 1, master bath 2, south middle bedroom closet.

OUTLET: Outlets that are upgraded to a three prong receptacle suggests a ground is present but it is not at the: kitchen desk, hallway to bedrooms.

GFCI (ground fault circuit interrupter): Is absent at the following locations kitchen, bathrooms, garage, exterior. Defective at pool equipment area and at the electrical panel located at the furnace closet in the garage.

SWITCH: the family room fan/light switch is located at the garage? No apparent switch function at: family room 1.

EQUIPMENT DISCONNECT: interior wire shield is in the planter, rust present at the wire connections to the disconnect, review with an electrician.

ATTIC: Electrical connections out of junction box observed at least two locations. Junction boxes missing covers I counted 10 but did not access area above family room and garage; an electrician should examine attic for others and correct as well.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type Forced Central Air And Energy Source: Gas

Comments:

Gas Furnace – is/are clean with good combustion mix & flame patterns, operation is normal. .

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B. Cooling Equipment

Type Conventional / Carrier And Energy Source: Electric

NOTE - Temp differential optimum reading 18 to 20 degrees, 14 & less is deficient.

Comments:

One System. Temperature differential [7 degrees]. Temperature readings are LOW, readings taken directly at the supply and return connections to HVAC equipment; advise to follow up with a licensed HVAC contractor for further evaluation.

Condensate Drains: Drains to an open floor drain at the furnace closet, take steps to seal around open sewer pipe. There is no secondary drain pan, common of upright units however recommend adding a moisture sensor in the secondary outlet to shut down the system when the secondary is in use. .

Condenser Coil: Needs cleaning side against home. .

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C. Ducts and Vents

Power attic fan(s) installed in roof / Ventilator fan from home to attic.

Comments:

DUCTS: Limited view of ducts in the crawl space due to tight constraints. Metal ducts are in contact with the earth which is causing them to deteriorate, there is little or no room to hang them from the floor joists, some earth will likely need to be removed. Ducts rusting badly in some areas and at least one open visible joint that will draw air in from the attic beneath the dining area.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Comments: Water line behind or concealed by refrigerators are not inspected

Visible water supply lines are: Copper Laundry dryer connection is: Gas Only - I did not see a 220 volt dryer outlet

Washer & dryer are connected unable to check utility lines.

KITCHEN SINK - Evidence of prior leaks at shelving beneath sink (no visible moisture today). Leak at vegetable sprayer.

LAUNDRY CONNECTIONS & SINK - There is a gas line that has been run from the furnace closet that is not secure (floating) behind the washer/dryer. .

SINK - Leak at connections under sink at master bath and restricted drainage.

SHOWER - loose valve handles at the shared bath..

B. Drains, Wastes, Vents

Comments: Visible sewer lines are: Cast Iron with some PVC alterations other assorted metals at sink connections.

95% or more of piping for water, sewer and gas appears to be original plumbing in the crawl space. No leaks observed.

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

Energy Source: Gas. Quantity: 1 . Location: Closet at kitchen area.

Comments:

Lack of combustion air make up. Screened vents block air flow. Corrosion and moisture at the cold water connection. No drain pan with a drain line leading to the exterior of the home.

D. Hydro-Therapy Equipment

Access Panel: yes no / Viewed underside of tub: yes no

Comments:

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V. APPLIANCES

- | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>A. Dishwasher
 <i>Comments:</i> The lower panel is not removed for inspection.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>B. Food Waste Disposer
 <i>Comments:</i>
 Food waste disposer frozen in place not operable & rubber splash guard is worn.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>C. Range Hood
 <i>Comments:</i>
 <u>Is ducted to exterior via attic to roof</u>
 The duct coupling sizes are mismatched at the attic, should be improved.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>D. Ranges/Ovens/Cooktops
 <i>Comments:</i> If present delay timers and self cleaning mode are not tested.
 <u>Cooktop is Electric.</u>
 <u>Oven is Electric. Upper degrees [NA], Lower degrees 350 F when set to 350F.</u>
 No anti-tip present.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>E. Microwave Cooking Equipment
 <i>Comments:</i> Not checked for radiation leaks. Thermometer probes are not tested.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>F. Trash Compactor
 <i>Comments:</i> is operated with whatever is in the bin, no material or trash is added.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>G. Bathroom Exhaust Fans and/or Heaters
 <i>Comments:</i>
 Unvented gas wall heaters should not be left unattended; better if they are disconnected. Shared bath gas valve handle is missing. Both heaters are functional.
 The bathroom exhaust fans vent to the attic but vents should terminate at the exterior.</p> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>H. Whole House Vacuum Systems
 Accessories are not located or tested, only the visible, accessible outlets are tested.
 <i>Comments:</i></p> |

I	NI	NP	R	Inspection Item
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|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>I. Garage Door & Automatic Operators
 Does not include the operation of remote control.
 <i>Comments:</i>
 Garage door panel damage but does not appear to hinder the operation. Infrared safety beam for reverse mode should be mounted 6 inches up from floor (TREC guideline and manufacture requirement). Wood rot at base of garage door jambs also lose door stop attachment to the jambs.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>J. Door Bell and Chimes
 <i>Comments:</i>
 FYI there is one at the exterior garage door, one at interior of garage and one at the entry.</p> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>K. Dryer Vents
 <i>Comments:</i> Limited to visible components only. Vent should be checked to make sure it is clear before connecting your dryer.
 A lot of lint build up at interior of garage, review the duct to see if it is blocked.</p> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>L. Other Appliances
 <i>Comments:</i>
 Refrigerator - Not Inspected
 Music / Intercom - Not Inspected
 Other – Washer and dryer Not Inspected.</p> |

VI. OPTIONAL SYSTEMS

- | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>A. Lawn Sprinklers
 <i>Comments:</i>
 Time clocks are operated in the manual mode only. <u>Time clock stations available 7. Number of stations in use 3.</u>

 The time clock is located at a cabinet in garage above the laundry. Station #2 has one broken head. Full coverage surrounding home.

 Front lawn a couple heads protrude above the lawn, need attention. I was unable to locate the back flow preventer, need to locate or install if there is not one present.</p> |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--|

I	NI	NP	R	Inspection Item
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B. Swimming Pools and Equipment

Comments:

Pool type: Concrete.. Spa type: Concrete

Operation appears to be normal for the following: decking, coping, filter (type Diatomaceous Earth), time clocks working but advise to relocate and mount so they are safe and secured solidly (but do not block access to the equipment) also circulating pump runs 24/7. Both pool sweep pump and circulating pump are working.

POOL & SPA - Check operation of the following: 0] pool sweep working however it spends most of its time circling the deep end, 1] pool light did not turn on, 2] plaster finish is stained and pitted consider acid wash and/or replaster, some algae in pool, 3] diving board gel coat hairline surface cracks on top of board, 4] missing tile at one skimmer throat, 5] need to seal (gap) skimmers to the plaster at the throat, 6] the pool overflow has been sealed.

AT THE EQUIPMENT Area: 7] **defective GFCI** associated with the pool light, 8] hazardous wiring landscape time clocks are plugged into the equipment service outlet, freeze guard box unsupported, missing all casing grounds to the heater and motors (REVIEW WITH ELECTRICIAN), 9] epoxy patched plumbing line connections to motors, 10] a motor (I believe intended for the spa) is nonoperational at this time. 11] The pool heater is connected to the inoperable spa pump so it could not be turned on, unable to evaluate the heater operation. 12] wet pool equipment pad may be leak or recent rain?

ODD the pool sweep is powered by an above ground water line.

DATED – valves and equipment are dated.

ADVISE get a complete evaluation for estimate of upgrading and repairs as needed by pool concern company.

MORE RECENT CODES require two main drains at both pool and spas when constructing, alarm sensor attached to doors leading from home to pool yard. Gates that open outwards from pool yard with self-latching mechanism 54 inches or higher from bottom of gate. Fencing to be constructed with all posts and horizontal rails to be towards the inside of the pool yard.

I DO NOT: check for underground or leaks in pool shell, back wash pools, turn any valves, test freeze guard.

Diving boards may not meet newer codes which includes calculation of depth and distance for safe pool entry. You will need to talk with a pool specialist and take measurements if you have any concerns.

The gate is locked, when unlocked it is important to check that it closes freely on the gate's spring and latches for pool safety.

C. Outbuildings

Comments:

Shed structure shielding the pool equipment numerous areas of wood decay, caution that the roof supports are decayed and may fail.

D. Outdoor Cooking Equipment (permanent units only)

Comments:

I	NI	NP	R	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>E. Gas Lines <i>Comments:</i> A 15 minute meter check with all gas pilots turned off is the method by which I check if there is continued measurable gas flow through the meter. Additionally this includes commentary on any obvious gas orders at the visible connections to equipment.</p> <p>NOTE: <u>We do not</u> perform gas leak testing on propane systems but will comment on any questionable propane odors detected.</p> <p>Gas</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>H. Security Systems <i>Comments:</i> Security systems are not inspected by Aadvanced Inspections Inc. If you have any questions regarding the present system , installing a new system you can contact BRINKS Home Security at 1-800-884-8682. They will review the present system and provide feed back to contacts or sensors not responding free of charge.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>I. Fire Protection Equipment <i>Comments:</i> NOTE: Smoke detectors in the home are inspected however they are not tested for sensitivity to heat or smoke. Smoke alarms should be installed one at each bedroom in addition to those in hallways leading to bedrooms, 4 are missing. Alarms should be interconnected so that if one sounds they all do simultaneously.</p> <p>Aadvanced Inc. <u>Does Not Inspect</u> Heat Sensors connected to the security system or Fire Sprinkler Systems.</p>

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OBSERVATIONS

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

GENERAL - Observed rodent droppings at the water heater closet. Observed rodent droppings and activity in attic.

LANDSCAPE - Landscape - large shrubs and mature trees next to home can impact the foundation over time during dry seasons by pulling moisture from the earth supporting the foundation.

EXTERIOR - Common ant penetration at northeast corner of the garage. Cut shrubs back a minimum of 6 inches from home, trim shrubs to expose the foundation.

MOLD - Where mentioned in the report follow up by identifying location of underlying cause, i.e. moisture. Recommend testing by qualified lab & treat as necessary according to results of test.

MISCELLANEOUS CODES

Neither the Seller or Buyer are required to bring the home up to current codes. The Buyer may choose to consider upgrading to some of the more recent code changes.

When using ceramic logs a C-clamp must be added to the damper to prevent it from closing fully also the change requires glass door front for energy loss (energy code).

Exterior outlets should have the waterproof Plexiglas lens covers.

Water heater is missing a drain pan with a drain line directed to the exterior of the home (code effective 2003 - install pan where leakage of the tanks or connections will cause damage).

Hose bibs do not have antisiphon devices.

FURNACE CLOSET (current code) - Combustion air make up must come from outside the living space, vents should not be screened and vent pipes must penetrate the attic 6 inches higher than the top of the ceiling joists. Air vent openings in the closet are required near the ceiling and at the burner level. The door leading to this utility closet needs to be weather stripped for a tight seal. Space between closet door and furnace must be more than six inches.

WATER HEATER CLOSET (current code) - should be in a sealed space/closet. Combustion air make up must come from outside the living space, vents should not be screened and vent pipes must penetrate the attic 6 inches higher than the top of the ceiling joists. Air vent openings in the closet are required near the ceiling and at the burner level. The door leading to this utility closet needs to be weather stripped for a tight seal.

ADDENDUM: PHOTO SUMMARY



1 Termite evidence garage



Rain collar
need to seal

2 holes through old furnace flue



3 areas of roof shingle abrasion



4 chimney cap erosion



5 pool equipment - electrical hazard



6 spa motor pump out (hard to see)

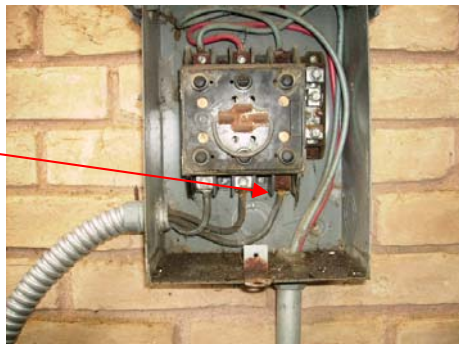
ADDENDUM: PHOTO SUMMARY



7 Looks like mold at furnace closet



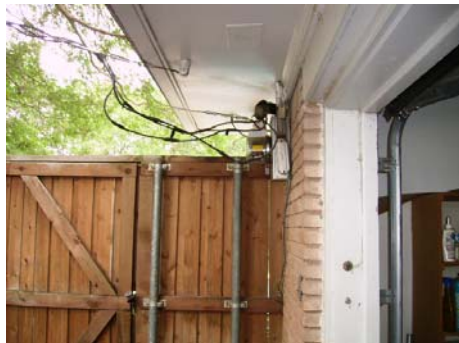
8 mold behind the washer



9 rust at AC disconnect connections



10 Advise review with electrician



11 caution - service line in reach



12 in the attic at least 10 electrical conditions noted

ADDENDUM: PHOTO SUMMARY



13 Rusted ductwork contacting earth



14 many rusting crawl space ducts



15 drawing air from crawl space



16 previous wood destroying insect



17 damp condition - mushrooms growing in crawl space

I	NI	NP	R	Inspection Item
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ADDENDUM: REPORT SUMMARY

Purpose of the Summary is an effort to point out important findings, please refer to the body of this report for further details on these and other recommendations.

Major Concerns: *a system or component which is considered significantly deficient is unsafe. or may likely involve significant expense.*

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

Repair Items: *denotes a general repair.*

MAJOR CONCERNS

CRAWL SPACE - Wood destroying insect damaged observed at one floor joist with past activity somewhere beneath the entry to living. Take action to reduce high humidity levels in the crawl space correct drainage around home and consider adding a fan to move air through the crawl space.

Rusted vent hood above furnace location will likely leak into attic area.

Termite damage an activity observed at the west wall of garage. Ask seller for any treatment history for wood destroying insects.

Wall deterioration and appears to be a mold type behind the laundry washer.

One System. Temperature differential [7 degrees]. Temperature readings are LOW, readings taken directly at the supply and return connections to HVAC equipment; advise to follow up with a licensed HVAC contractor for further evaluation.

DUCTS: Limited view of ducts in the crawl space due to tight constraints. Metal ducts are in contact with the earth which is causing them to deteriorate, there is little or no room to hang them from the floor joists, some earth will likely need to be removed. Ducts rusting badly in some areas and at least one open visible joint that will draw air in from the attic beneath the dining area.

Dark stains appear to be a mold at the furnace closet ceiling.

SAFETY ISSUES

I advise a review of the existing system with a licensed electrician. It is likely the service drop and main panel will need to be upgraded.

EQUIPMENT DISCONNECT: interior wire shield is in the planter, rust present at the wire connections to the disconnect, review with an electrician.

ATTIC: Electrical connections out of junction box observed at least two locations. Junction boxes missing covers I counted 10 but did not access area above family room and garage; an electrician should examine attic for others and correct as well.

Unvented gas wall heaters should not be left unattended; better if they are disconnected. Shared bath gas valve handle is missing. Both heaters are functional.

I was unable to locate the back flow preventer associated with the sprinkler, need to locate or install if there is not one present.

GFCI (ground fault circuit interrupter): Defective at pool equipment area and at the electrical panel located at the furnace closet in the garage. This is the GFCI is likely associated with the pool light.

REPAIR ITEMS

Observed poor drainage conditions at east side of garage, north side of master bedroom and bath, southeast corner of home, entire south elevation and entire west elevation correct grade levels as needed to drain away from structure.

Water heater - lack of combustion air make up. Screened vents block air flow. Corrosion and moisture at the cold water connection.