



This Professional Inspection Report has been prepared exclusively for:

Buyer's name
Property address

Inspected by: Raul Carrillo Professional Home Inspector
TREC # 20404 TPRESA # 925 Phone: 915-2240388

"Every detail means Time & Money"



PROFESSIONAL HOME INSPECTION REPORT

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PROPERTY INSPECTION REPORT



Prepared For: buyer's name
(Name of Client)

Concerning: property address
(Address or Other Identification of Inspected Property)

By: RAUL CARRILLO MONTANO 20404 5/19/2020
(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)
(<http://www.trec.texas.gov>).

P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000

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

DO NOT CERTIFY ROOFS AS LEAK-PROOF

As part of a General Home Inspection WE DO NOT CERTIFY ROOFS AS LEAK-PROOF. If you would like the roof of this property certified against leakage, you should contact a qualified roofing contractor who provides this service.

Report: The inspection report provided by C&S Com Home Inspection will contain the good faith opinions of the inspector concerning the observable need, if any, on the day of the inspection, for the repair, replacement, or further evaluation by experts of the items inspected. Unless, specifically stated, this report will not include and should not be read to indicated opinions as to the environmental conditions such as the presence of mold, radon or lead base paint, the presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected.

This report is good for the day of the inspection only and is not to be used for Home Warranties or Insurance.

GENERAL LIMITATIONS

The inspector is not required to:

- (A) Inspect:
 - i. Items other than those listed herein;
 - ii. Elevators;
 - iii. Underground items, including, but not limited to underground storage tanks, or other underground indications of their presence, whether abandoned or active;
 - iv. Systems or components which are not installed;
 - v. Decorative items;
 - vi. Systems or components located in areas which are not entered in accordance with these Standards of Practice.
 - vii. Detached structures other than garages and carports; ejm detached structures not required to inspect: buildings, decks, docks, fences, or waterfront structures or equipment;
 - viii. anything buried, hidden, latent, or concealed;
 - ix. Common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing;
 - x. The inaccessible and / not visual plumbing pipes or systems
 - xi. automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;
 - xii. Recirculation or sump pumps
- (B) report:
 - i. past repairs that appear to be effective and workmanlike;
 - ii. cosmetic or aesthetic conditions; or
 - iii. wear and tear from ordinary use;
- (C) determine:
 - (i) insurability, warrantability, suitability, adequacy, capacity, reliability, marketability, operating costs, recalls, counterfeit products, life expectancy, age, energy efficiency, vapor barriers, thermostatic operation, code compliance, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
 - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or
 - (iv) types of wood or preservative treatment and fastener compatibility;
- (D) anticipate future events or conditions, including but not limited to:
 - (i) decay, deterioration, or damage that may occur after the inspection;
 - (ii) deficiencies from abuse, misuse or lack of use,
 - (iii) changes in performance of any part, component, or system due to changes in use or occupancy;
 - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (v) common household accidents, personal injury, or death;
 - (vi) the presence of water penetration(s); or
 - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure, or pressure-regulating valves or items requiring the use of codes, keys,

- combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) operate recirculation or sump pumps;
- (K) remedy conditions preventing inspection of any item;
- (L) apply open flame to operate any appliance;
- (M) turn on decommissioned equipment, systems, or utility services; or
- (N) provide repair cost estimates, recommendations, or re-inspection services.

VIEWING LIMITATIONS: *The inspector's ability to view, inspect and/or operate some elements or components was limited by some or all of the following: finished surfaces, stored items, locked/blocked doors, house occupied /furnished, personal belongings or other obstructions.*

POSSIBLE RECOMMENDATIONS:

MONITORING RECOMMENDED: Denotes a system or component needing further evaluation and/or close observation in order to determine if corrections is needed.

IMPROVEMENT AND REPAIR RECOMMENDED: Denotes a system or component that should receive normal maintenance, repair, or adjustment in order to function properly.

CORRECTION AND FURTHER EVALUATION RECOMMENDED: Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action by a professional. I recommend the professional making any corrective action to inspect the properly further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. I recommend that the professional making any repairs inspect the properly further, in order to discover and repair related problems that were not identified in the report. I recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, or roofers.

TO BE CONCISE, the following phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods. This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficiency (D) = The item, component or unit is not functioning as intended or needs further inspection by a qualified

contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

Texas Real Estate Commission (TREC)

InterNACHI National Association of Certified Home Inspectors

Roof Terminology:

Satisfactory: The roof covering, under normal conditions. It should last at least 5 years or more.

Marginal: Will need replacing in 5 years or less.

Poor: Will need replacing soon.

GENERAL CONDITIONS

Inspection Time In: 10:00 P.M.	Single Family: 1,367 sqft Year built 1990
State of Occupancy: Vacant	House Faces: South
Weather Condition: Sunny	Outside Temperature: 84 °F
Utilities on: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Water <input type="checkbox"/> No Electricity <input type="checkbox"/> No Gas	Reports were given to: <input checked="" type="checkbox"/> Buyer <input checked="" type="checkbox"/> Realtor

Note: This report has pictures of the deficiencies. Sometimes there will be only few photos as examples because there are too many to list. Contractors should review this report for further evaluation.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found.

Home inspectors are not required to report on the following: Life expectancy of any component or system; the causes of the need for a repair; the methods, materials, and costs of corrections; the suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(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.

The report is effectively a snapshot of the home structure, recording the conditions on the given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report, however a fee and or mileage charge may apply. For the systems that are not able to be inspected at the time of the inspection, the inspector disclaims its proper operation. The client should ask the seller about its condition, if applicable

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

A. Foundations

Type of Foundation(s): Concrete Slab

Comments

- In this inspector opinion, the foundation was found to be in good condition on the day and time of the inspection.

At this time, I didn't observe any evidence that I would consider being indications of settlement. These opinions are based solely on observations of the inspector which were made without sophisticated testing procedures or equipment. Therefore, the opinions expressed are one's of apparent conditions and not absolute fact and are only good for the date and time of the inspection.

☒ ☐ ☐ ☐

B. Grading and Drainage

Comments:

B.1 Grading:

- In this inspector opinion the grading sloped away from the house on the day and time of the inspection. Therefore, the opinions expressed are one's of apparent conditions and not absolute fact and are only good for the date and time of the inspection.

B.2 Drainage

Gutters: ☐ Yes ☒ No

- Inspection limited to visual observation of adequate drainage.

☒ ☐ ☐ ☒

C. Roof Covering Materials

Comments:

- Roof inspection typically includes examination of the following: Roof-covering material, presence of an underlying membrane, permanent structures such as chimneys, flashing of all roof covering penetrations such as vents and chimneys, junctions with dissimilar materials, valleys, any extreme changes in the slope of the roof, fastener and mounting penetrations for any roof mounted equipment such as HVAC equipment or supports for structures such as chimneys or combustion vents or flues, condition of any installed skylights and visible roof framing. **This limited visual inspection is not a certification or warranty, expressed or implied, that the roofing surfaces will not leak.**
- Recommend all roof penetrations be examined periodically by a qualified roofing contractor and sealed as necessary.
- Viewed From: ☒ Direct on roof ☐ Ladder at eaves ☐ Ground w/binoculars
- Types of Roof Covering:
- ☒ Composition Asphalt / shingles ☐ tiles/slate ☐ Modified Bitumen ☐ Rolling roof
- ☐ Metal ☐ Plastic Rubber Roof ☐ T-locking

C.1 Composition/Asphalt

Roof Condition: Marginal

Plumbing Vents: Satisfactory

Flashing: Satisfactory

1. There were several shingles broken, missing, detached, and / or lifted due to lower wind resistance. Shingles may become detached and blow completely off from the roof. This type of failure is often caused by poor bonding of the adhesive strips, resulting in tab-uplift forces that break the bonds completely. The wind can then lift the tab and enter beneath the affected shingle, increasing the uplift forces on that entire shingle.
 2. There were some nails exposed that should be removed or sealed to avoid water penetration. Exposed nails will corrode over time, and expansion and contraction may eventually expand the nail holes enough to allow leakage. Shingle manufacturers recommend replacing any shingles with exposed fasteners. They consider caulking nail heads to be a temporary repair.
 3. **Evidence of replaced shingles.** - A patch is not always a problem, but it usually indicates a previous leak or damage. Patches warrant a close look to determine there is a proper tie in with surrounding shingles. If surrounding shingles are old and brittle, a good tie in is hard to accomplish.
 4. The shingles below the cooling equipment appeared to be noticeably worn. Water draining or leaking from a rooftop mounted evaporative cooler can cause hard water calcium stains on asphalt shingle roofs. Sometimes they can be only white stains on the surface, which do not cause any damage to the shingles. But other times these calcium stains can hide some shingles damages.
- **CORRECTION NEEDED AND FURTHER EVALUATION RECOMMENDED:** Contact a qualified roofing contractor for further evaluation and repair / replacement as needed.





D. Roof Structures and Attics

Viewed From: Interior of the house – access hatch

Approximate Average Depth of Insulation: 8"

Comments:

Style of Hip Roof: ☐ Hip - ☒ Gable - ☒ Flat / low slop – ☐ Hip / Flat – Gable / Flat

Viewed From: ☐ Interior of the house and roof ☒ Hatch access ☒ Walking on the roof

- In my opinion, the **roofing structure** was found to be in good condition on the Date and Time of the Inspection. Therefore, the opinions expressed are one's of apparent conditions and not absolute fact and are only good for the date and time of the inspection.



E. Walls (Interior and Exterior)

Comments:

E.1 INTERIOR WALLS:

- Wall Conditions: The general condition of the visible areas of the interior walls appeared to be satisfactory at the time of the inspection.

E.2 EXTERIOR WALLS

- Wall Conditions:
 - ☐ Brick Veneer - ☐ Wood - ☐ Metal - ☐ Stone - ☐ Vinyl - ☒ Stucco - ☐ Fiber-Cement - ☐ EIFS - ☐ Other
- 1. Several locations with paint and plaster deterioration.
 Recommend all failed caulking or voids in caulking at junctions of dissimilar materials including but not limited to door and window frames, thresholds, plumbing penetrations, siding, trim and light fixtures be improved in order to prevent possible moisture penetration in several locations. These are also annual maintenance and cosmetic issues to check regularly.





F. Ceilings and Floors

Comments:

F.1 Ceilings:

- The general condition of the visible areas of the ceilings appeared to be satisfactory at the time of the inspection.

F.2 Floors:

- The general condition of the visible areas of the floors appeared to be satisfactory at the time of the inspection.



G. Doors (Interior and Exterior)s

Comments:

G.1 INTERIOR DOORS:

- The general condition of the visible areas of the interior doors appeared to be satisfactory at the time of the inspection.

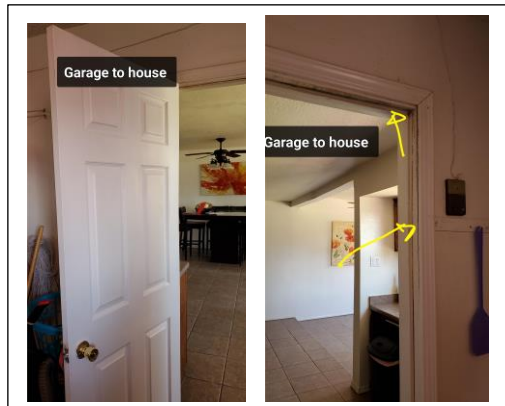
G.2 EXTERIOR DOORS:

- Backyard egress door with the weather strip deteriorated.



G.3 GARAGE TO HOUSE DOOR:

- Should be fire rated. The door may be a solid-core wood not less than 1-3/8" (35 mm) in thickness, solid or honeycomb core steel doors not less than 1-3/8" (35 mm) thick, or 20-minute fire-rated doors.
- Weather strip deteriorated in garage access door: The door between the garage and the interior of the house should be well sealed to prevent automobile fumes from entering the house.



Recommend correction to ALL defective interior & exterior doors as to allow proper safety and function.

**H. Windows***Comments:*

1. Several windows were not operating as needed,
 - a) The spring enclosure was exposed.
 - b) Some windows did not stay open or open/close mechanism was deficient.
- **Recommend correction to ALL defective windows as to allow proper safety and function.** All windows must be able to open for safety concerns, there are many reasons why there should be at least one opening window in each room typically used for living (bedrooms, living room, kitchen); an openable window could save one's life as it offers an easy way out in the unfortunate event of an emergency.

**I. Stairways (Interior and Exterior)***Comments:***J. Fireplaces and Chimneys***Comments:***K. Porches, Balconies, Decks, and Carports***Comments:***L. Other***Comments:*

II. ELECTRICAL SYSTEMS



A. Service Entrance and Panels

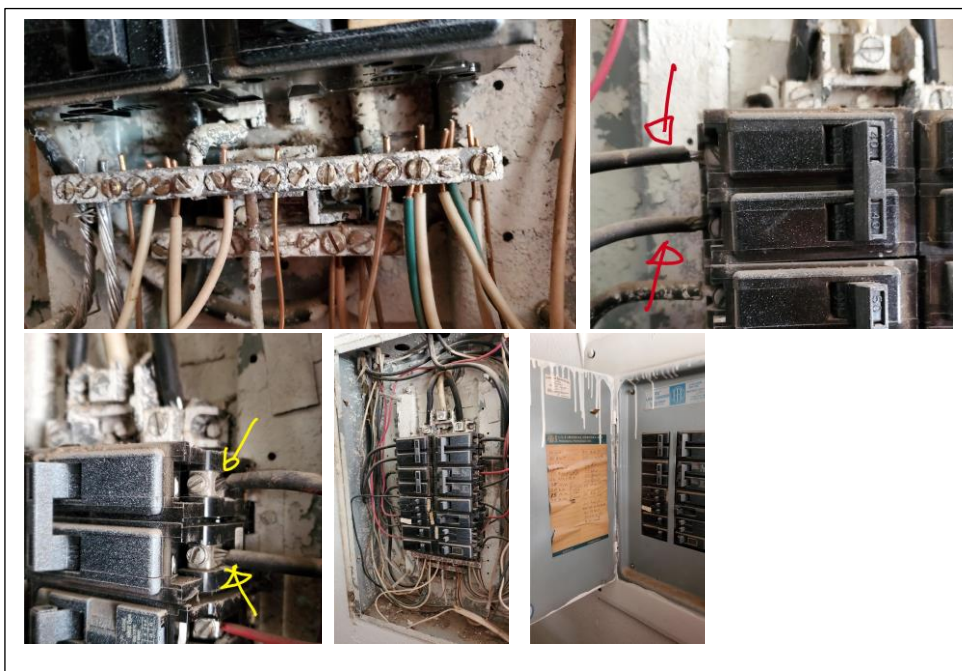
Comments:

A.1 Main panel / Materials and Amp rating:

- Location – Garage wall
- No main breakers were installed
- Grounded system
- Bonded panel
- Aluminum wiring
- Breakers
- NO AFCIs (Arc -Fault Circuit Interrupter)
- Underground service
- Circuits unlabeled

1. The electrical panel lacks main circuit breakers. This panel needs more than 6 movements to turn off the power of all the house and this is a deficient. This is a safety hazard because the NEC requires no more than 6 switches and must be close enough together for all to be operated with no more than 6 hand movements.
2. Double tapped neutral wires were observed in the service panel. One neutral wire per screw set is the recommended installation requirement.
3. The service panel is NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles. *Checking each breaker to see if each one was identified correctly is beyond the scope of the inspection, this evaluation should be conducted by a professional electrician.*
4. The aluminum wire connections did not show anti-oxidant compound. Without it, aluminum wiring will oxidize, and aluminum oxide is a good insulator. Therefore, oxidation will cause a poor connection and become overheated, perhaps enough to cause a fire.

Correction needed and further evaluation by professional electrician.



**B. Branch Circuits, Connected Devices, and Fixtures***Type of Wiring: Copper**Comments:***Components inspected:**

- GFCI (The ground-fault circuit interrupter, or GFCI, is a fast-acting circuit breaker designed to shut off electric power in the event of a ground-fault within as little as 1/40 of a second. It works by comparing the amount of current going to and returning from equipment along the circuit conductors.)
- Exterior and interior electrical outlets
- Smoke detectors
- Doorbell
- Connected devices
- Fixtures

1. Electrical outlets, some locations were NOT GFCI protected: exterior and garage outlets.
2. Front/exterior outlet with open ground.
3. Backyard outlet lacks exterior cover and was unpowered.
4. Hallway bathroom and master bathroom lack GFCI protection.
5. Master closet light fixture with the chain broken.
6. Single-strand, solid conductor aluminum branch-circuit wiring was present in branch circuits: aluminum wiring can be a fire hazard due to inherent qualities of the metal.
 - *Between approximately 1965 and 1973, single-strand (solid) aluminum wiring was sometimes substituted for copper branch-circuit wiring in residential electrical systems due to the sudden escalating price of copper. After a decade of use by homeowners and electricians, inherent weaknesses were discovered in the metal that lead to its disuse as a branch wiring material. Aluminum will become defective faster than copper due to certain qualities inherent in the metal. Neglected connections in outlets, switches and light fixtures containing aluminum wiring become increasingly dangerous over time. Poor connections cause wiring to overheat, creating a potential fire hazard. In addition, the presence of single-strand aluminum wiring may void a home's insurance policies. I recommend further evaluation of the electrical system by an electrician with knowledge and experience with solid-conductor aluminum wiring; it is a prudent recommendation for homes built between 1964 and 1974.*
7. Hallway smoke detector and carbon monoxide detector were non-functioning.
8. There were no smoke detectors in bedrooms: Smoke alarms should be installed on the ceiling or wall outside of each separate sleeping area in the vicinity of bedrooms, in addition to requiring them outside each sleeping area and on every level of the home. The National Fire Protection Association (NFPA), recommends one Smoke Alarm on every floor, in every sleeping area, and in every bedroom. In new construction, the Smoke Alarms must be AC powered and interconnected.

CORRECTIONS NEEDED AND FURTHER EVALUATION RECOMMENDED

- **Note:** according to the National Fire Protection Association. it is recommended to replace smoke detectors when it is 10 years old.





III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



A. Heating Equipment

Type of Systems: Central Forced

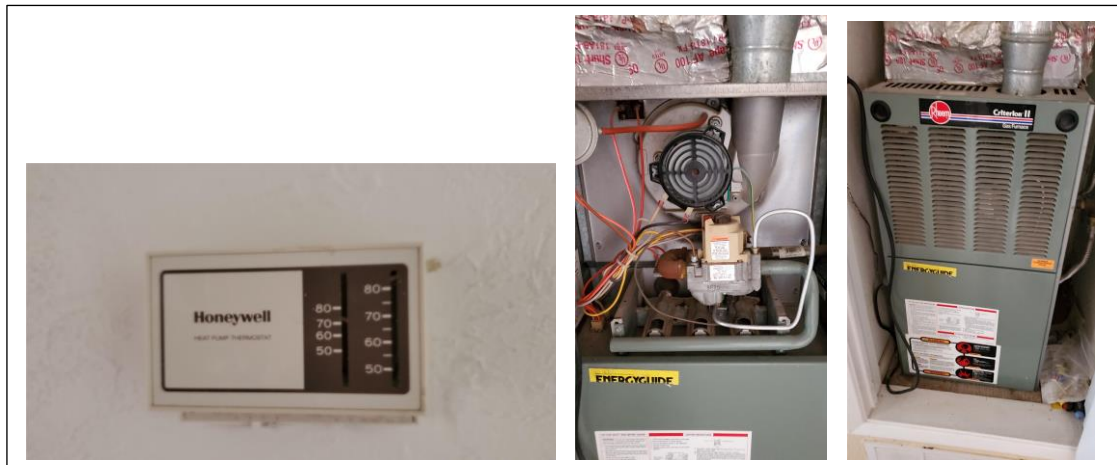
Energy Sources: Gas

Comments:

- One unit
 - Inspection of the furnace typically includes examination/operation of the following: cabinet interior and exterior, fuel supply and shut-off (not tested), electrical shut-off, adequate combustion air, proper ignition, burn chamber conditions (when visible), exhaust venting, air filter and blower, plenum and ducts and response to the thermostat.
1. The furnace is short cycling (Turning ON and OFF Frequently): Short cycling basically means short run times and short off times, that the furnace is turning on and off quickly and thus not providing the heat that the home needs.

Furnace not reaching set temperature

Recommend correction and reinspection prior to close of escrow or evaluation by a licensed HVAC contractor.



- Please note that to properly inspect the heat exchanger; the unit must be physically dismantled and heat exchangers removed for examination. Due to the limitations of the Texas Real Estate Commission {TREC}; this procedure is prohibited and the inspection of the heat exchanger was limited.



B. Cooling Equipment

Type of Systems: Evaporative/Swamp

Comments:

- Inspection of the swamp air-conditioning system typically includes examination of the following:
 - ✓ Visually inspected the evaporative housing cooler for any type of damage.
 - ✓ Visually inspected the pipe tubing for leakage or damage.
 - ✓ Check the spider tubing for loose or leaking connections.
 - ✓ Checked the drive motor & wiring for scorched or discoloration.
 - ✓ Checked the pump motor & wiring for scorched or discoloration.
 - ✓ Checked for proper voltage to the evaporative cooler.
 - ✓ Checked the thermostat for proper mounting, location and setting.
 - ✓ Checked water filters

- ✓ Check the drive belt
- ✓ Checked the float
- ✓ Checked the pads

- Evaporative system:
- Water Line supply - plastic
- Two speeds

Deficiencies:

1. The enclosure needs to be cleaned.
2. The water shutoff valve was leaking.
3. Rust or corrosion spots were noted on the enclosure.

The corrosion of steel enclosures results from exposure to oxygen and moisture. Corrosion is accelerated in the presence of salt from roadway deicing, salt water or perhaps salts deposited from other sources. There are methods for preventing corrosion of structural steel. Refer proper maintenance with a qualified technician in HVAC in a short time, the corrosion can cause water leaks.

Corrections needed in order to prevent further damage, proper maintenance and regular inspection is necessary.



As per TREC guidelines; the Inspector is not required to dismantle or operate valves, determine the presence of subsurface leaks, add water into the pool and/or spa, inspect any winterized components or chlorinators and chemical dispensers aside from visual leakage and/or deterioration.

**C. Duct Systems, Chases, and Vents**

Comments:

Comments: Duct work not checked. Air Filters for Refrigeration Units should be replaced monthly. During the inspection at least one register was removed, and the HVAC Duct system was inspected for rust. Due to complexity of HVAC Duct systems we are unable to see all areas with limited visual inspection.

1. The air filter was dirty.
Corrections needed.



IV. PLUMBING SYSTEM



A. Plumbing Supply, Distribution Systems and Fixtures

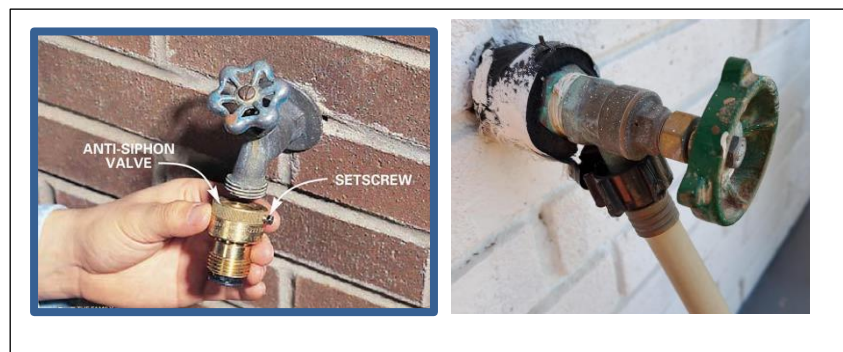
Comments:

- Checked fixtures and faucets (those not connected to appliances) mechanical drain stops, drainage at plumbing fixtures, commodes, showers, accessible water and drain lines and the condition of the gas distribution system. Plumbing fixtures may not be operated if appliances or timers were connected to them, or if operating the fixtures may cause water spillage. Typical fixtures that may not be operated were clothes washer connections and refrigerator ice-maker connections. This inspection does not include buried water or gas lines. This limited visual inspection is not a certification or warranty, expressed or implied, that the plumbing systems will not leak.
- Shutoff valves are not tested, including ice maker and laundry valves, unless otherwise expressly noted water pressure deficiency. Open drains, i.e., floor drains, laundry drains, etc. are not tested
- Location of water meter: Street
- Location of main water supply: Street
- Valve: Static water pressure reading: 70 PSI

**A.1 EXTERIOR PLUMBING:**

1. One or more of the exterior water hose bibbs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system.

Corrections needed.

**A.2 INTERIOR PLUMBING:**

- All components were found to be performing and in satisfactory condition at the time of the inspection.
- This limited visual inspection is not a certification or warranty, expressed or implied, that the plumbing systems will not leak.
- No leaks or unpleasant odors were present at the time of the inspection.

**B. Drains, Wastes, and Vents***Comments:*

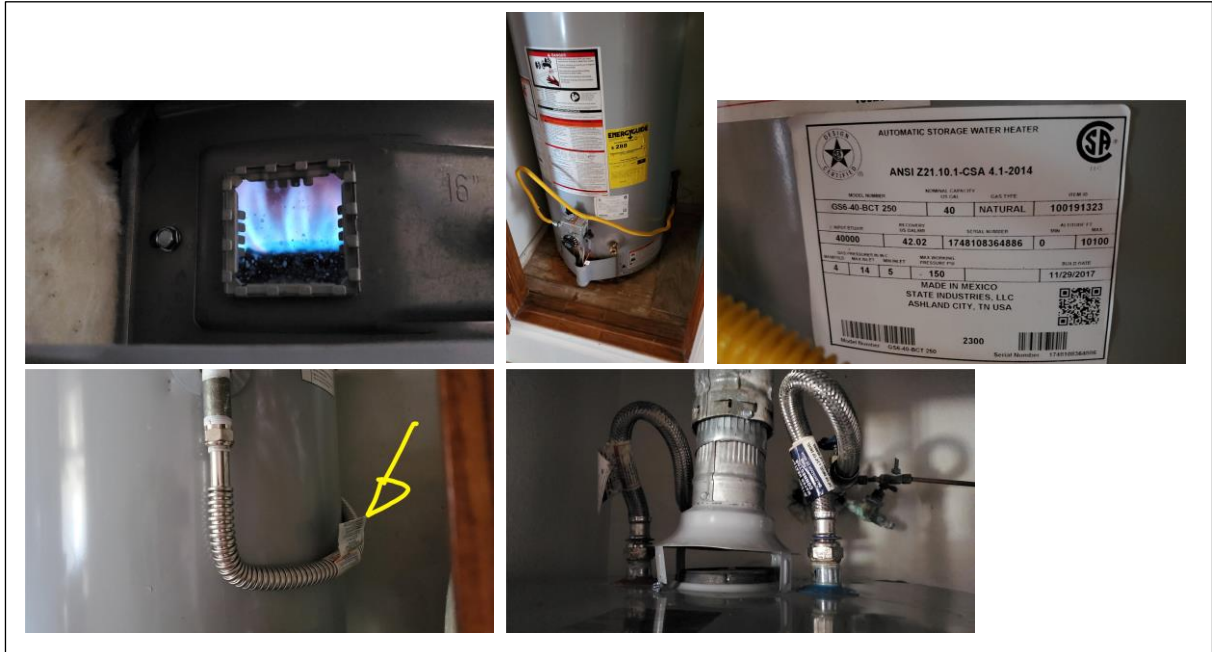
1. Bathrooms sinks with a corrugated piece of pipe that is no approved. Between the fixture and the trap is the tailpiece. This pipe should be smooth-walled material that is compatible with the trap material. The flexible, ribbed material available at big-box retailers isn't allowed because the ribs hold unsanitary materials, and this material is prone to clogging. The vertical distance between the fixture and the trap should be less than 24 inches. This helps prevent stuff from building enough force to blow out the trap's water seal. "2009 IRC P3002.1 Piping within buildings. Drain, waste and vent (DWV) piping in buildings shall be as shown in Tables P3002.1(1) and P3002.1(2) except that galvanized wrought iron or galvanized steel pipe shall not be used underground and shall be maintained not less than 6 inches (152 mm) above ground. Allowance shall be made for the thermal expansion and contraction of plastic piping."
 - **Correction needed.**

**C. Water Heating Equipment***Energy Sources: Gas**Capacity: 40 Gl Manufacture date: 2017**Comments:*

- For all gas Water Heaters. A gas line leak check to include a pressure test is recommended to test for leaks that are not Readily detectable during the inspection.
 - Water heater Temperature and Pressure Relief Valve (T/P Valve) was visually inspected. Due to T/P Valves tending to leak after being tested C&S COM home inspectors do not test the valve.
 - Brand: State Water Heater Company Proline
1. The pressure valve was not properly installed. It is sending water upward instead of down. The Temperature/Pressure relief valve mouth must point down, and a 3/4" I.D. (or greater) discharge tube must be attached to the T&P Valve's opening and routed down close to but not touching the floor level, typically near a floor drain and stopping 6" above the floor. This permits emergency hot water to be discharged without risk of burning the face and body of a bystander.
 2. The pan under the water heating was not installed. It is recommended that a water heater tank be installed inside a pan in locations in a dwelling where a leak from the tank could cause damage to the structure or property. The pan is intended to catch water leaks from the tank or associated connections or condensate from the tank. The pan should be of sufficient size and shape to catch all dripping water or condensate leaks. The pan drain must not be reduced in size over its entire length because a reduction will act as a restriction and will impede the discharge.

3. A drainpipe was missing. The pan drain should be terminated in indirect waste or outdoor 6-24" above grade. Recommend its installation.
4. There was not sediment trap on water heater gas pipe. Sediment traps are intentionally installed to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and fouling things up.

Corrections needed.


☐ ☒ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments:

☐ ☒ ☒ ☐

E. Other

Comments:

I. APPLIANCES

☐ ☒ ☒ ☐

A. Dishwashers

Comments:☐ ☒ ☒ ☐

B. Food Waste Disposers

Comments:☐ ☒ ☐ ☒

C. Range Hood and Exhaust Systems

Comments:

1. There was no range hood. Most residential building codes do not require a range hood above a stove or cooktop, but it is important to ensure its locale is not the exception. The range hoods are designed to collect airborne grease, toxins, moisture, and cooking odors. **Deficient.**

☒ ☐ ☐ ☒

D. Ranges, Cooktops, and Ovens

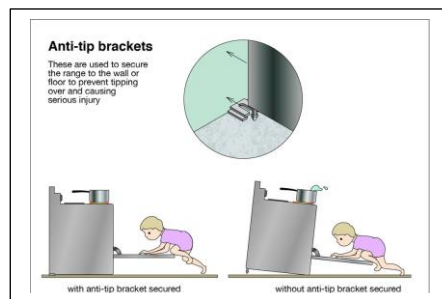
Comments:

- System operated normally unless otherwise noted below in observations. For all gas ovens and stove Tops, a gas line leak check to include a pressure test is recommended to test for leaks that are not readily detectable during the inspection.

Stove energy source: Gas Oven energy source: Gas

Anti-tip device: ☐ Yes ☒ No

- Stove and oven operated normally.
1. Anti-tip bracket is missing from range installation (to anchors it safely to the floor or the wall). All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991. This is a safety issue as the oven could potentially tip over if a child were to stand on the door.
- **Correction needed.**



☐ ☒ ☒ ☐

E. Microwave Ovens

Comments:

☒ ☐ ☐ ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The bath fan{s} were functioning as intended at the time of inspection.

☒ ☐ ☐ ☐

G. Garage Door Operators

Comments:

Garage door opener inspection: Systems operated normally.

- Manual release handle
- Garage door panels
- Warning labels
- Spring and hardware
- Door operation
- Spring containment
- Wall push button
- Photoelectric Eyes
- Non-contact or contact reversal Test

☒ ☐ ☐ ☒

H. Dryer Exhaust Systems

Comments: Inspection method: Visual inspection of exterior

- The full interior of the dryer vent was not inspected and is beyond the scope of this inspection. We recommend all vents be cleaned prior to use.

1. There was no dryer exhaust hook. The duct termination should be fitted with a closeable gravity or automatic damper (a backdraft damper).

- Correction needed.



☐ ☒ ☒ ☐

I. Other

Comments:

II. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- This company does not inspect sprinkler systems.

☐ ☒ ☒ ☐

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

Comments:

☐ ☒ ☒ ☐

C. Outbuildings

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 Pump:

Location of Drain Field:

Comments:

☐ ☒ ☐ ☐

F. Other

Comments:

- This company does not inspect or move freestanding appliances, refrigerators, washers and dryers, whole house vacuum systems, trash compactors, water softeners, low-voltage landscaping lighting or additional appliances systems, items or equipment other than those listed within these standards of practice.

SUMMARY REPORT

CORRECTIONS NEEDED

I. STRUCTURAL SYSTEMS

PAGE	ITEM / COMMENTS
9 - 11	C. Roof covering materials C.1 Composition/Asphalt Roof Condition: Marginal <ol style="list-style-type: none"> There were several shingles broken, missing, detached, and / or lifted due to lower wind resistance. Shingles may become detached and blow completely off from the roof. This type of failure is often caused by poor bonding of the adhesive strips, resulting in tab-uplift forces that break the bonds completely. The wind can then lift the tab and enter beneath the affected shingle, increasing the uplift forces on that entire shingle. There were some nails exposed that should be removed or sealed to avoid water penetration. Exposed nails will corrode over time, and expansion and contraction may eventually expand the nail holes enough to allow leakage. Shingle manufacturers recommend replacing any shingles with exposed fasteners. They consider caulking nail heads to be a temporary repair. Evidence of replaced shingles. - A patch is not always a problem, but it usually indicates a previous leak or damage. Patches warrant a close look to determine there is a proper tie in with surrounding shingles. If surrounding shingles are old and brittle, a good tie in is hard to accomplish. The shingles below the cooling equipment appeared to be noticeably worn. Water draining or leaking from a rooftop mounted evaporative cooler can cause hard water calcium stains on asphalt shingle roofs. Sometimes they can be only white stains on the surface, which do not cause any damage to the shingles. But other times these calcium stains can hide some shingles damages. <ul style="list-style-type: none"> CORRECTION NEEDED AND FURTHER EVALUATION RECOMMENDED: Contact a qualified roofing contractor for further evaluation and repair / replacement as needed.
11	E. Walls E. EXTERIOR WALLS <ol style="list-style-type: none"> Several locations with paint and plaster deterioration. Recommend all failed caulking or voids in caulking at junctions of dissimilar materials including but not limited to door and window frames, thresholds, plumbing penetrations, siding, trim and light fixtures be improved in order to prevent possible moisture penetration in several locations. These are also annual maintenance and cosmetic issues to check regularly.
12	G. Doors G.2 EXTERIOR DOORS: <ol style="list-style-type: none"> Backyard egress door with the weather strip deteriorated. G.3 GARAGE TO HOUSE DOOR: <ol style="list-style-type: none"> Should be fire rated. The door may be a solid-core wood not less than 1-3/8" (35 mm) in thickness, solid or honeycomb core steel doors not less than 1-3/8" (35 mm) thick, or 20-minute fire-rated doors. Weather strip deteriorated in garage access door: The door between the garage and the interior of the house should be well sealed to prevent automobile fumes from entering the house. Recommend correction to ALL defective interior & exterior doors as to allow proper safety and function.
13	H. Windows <ol style="list-style-type: none"> Several windows were not operating as needed, <ol style="list-style-type: none"> The spring enclosure was exposed. Some windows did not stay open or open/close mechanism was deficient.

- **Recommend correction to ALL defective windows as to allow proper safety and function.** All windows must be able to open for safety concerns, there are many reasons why there should be at least one opening window in each room typically used for living (bedrooms, living room, kitchen); an openable window could save one's life as it offers an easy way out in the unfortunate event of an emergency.

II. ELECTRICAL SYSTEMS

PAGE	ITEM / COMMENTS
14	<p>A. Service entrances and Panels</p> <ol style="list-style-type: none"> 1. The electrical panel lacks main circuit breakers. This panel needs more than 6 movements to turn off the power of all the house and this is a deficient. This is a safety hazard because the NEC requires no more than 6 switches and must be close enough together for all to be operated with no more than 6 hand movements. 2. Double tapped neutral wires were observed in the service panel. One neutral wire per screw set is the recommended installation requirement. 3. The service panel is NOT completely and/or properly labeled. All breakers must be specifically identified as to appliances, lighting and receptacles. <i>Checking each breaker to see if each one was identified correctly is beyond the scope of the inspection, this evaluation should be conducted by a professional electrician.</i> 4. The aluminum wire connections did not show anti-oxidant compound. Without it, aluminum wiring will oxidize, and aluminum oxide is a good insulator. Therefore, oxidation will cause a poor connection and become overheated, perhaps enough to cause a fire. <p>Correction needed and further evaluation by professional electrician</p>
15, 16	<p>B. Branch circuits, connected devices and fixtures</p> <ol style="list-style-type: none"> 1. Electrical outlets, some locations were NOT GFCI protected: exterior and garage outlets. 2. Front/exterior outlet with open ground. 3. Backyard outlet lacks exterior cover and was unpowered. 4. Hallway bathroom and master bathroom lack GFCI protection. 5. Master closet light fixture with the chain broken. 6. Single-strand, solid conductor aluminum branch-circuit wiring was present in branch circuits: aluminum wiring can be a fire hazard due to inherent qualities of the metal. <ul style="list-style-type: none"> • <i>Between approximately 1965 and 1973, single-strand (solid) aluminum wiring was sometimes substituted for copper branch-circuit wiring in residential electrical systems due to the sudden escalating price of copper. After a decade of use by homeowners and electricians, inherent weaknesses were discovered in the metal that lead to its disuse as a branch wiring material. Aluminum will become defective faster than copper due to certain qualities inherent in the metal. Neglected connections in outlets, switches and light fixtures containing aluminum wiring become increasingly dangerous over time. Poor connections cause wiring to overheat, creating a potential fire hazard. In addition, the presence of single-strand aluminum wiring may void a home's insurance policies. I recommend further evaluation of the electrical system by an electrician with knowledge and experience with solid-conductor aluminum wiring; it is a prudent recommendation for homes built between 1964 and 1974.</i> <ol style="list-style-type: none"> 7. Hallway smoke detector and carbon monoxide detector were non-functioning. 8. There were no smoke detectors in bedrooms: Smoke alarms should be installed on the ceiling or wall outside of each separate sleeping area in the vicinity of bedrooms, in addition to requiring them outside each sleeping area and on every level of the home. The National Fire Protection Association (NFPA), recommends one Smoke Alarm on every floor, in every sleeping area, and in every bedroom. In new construction, the Smoke Alarms must be AC powered and interconnected. <p>CORRECTIONS NEEDED AND FURTHER EVALUATION RECOMMENDED</p>

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

PAGE	ITEM / COMMENTS
17	A. Heating equipment 1. The furnace is short cycling (Turning ON and OFF Frequently): Short cycling basically means short run times and short off times, that the furnace is turning on and off quickly and thus not providing the heat that the home needs. Furnace not reaching set temperature Recommend correction and reinspection prior to close of escrow or evaluation by a licensed HVAC contractor.
17, 18	B. Cooling equipment Deficiencies: 1. The enclosure needs to be cleaned. 2. The water shutoff valve was leaking. 3. Rust or corrosion spots were noted on the enclosure. <i>The corrosion of steel enclosures results from exposure to oxygen and moisture. Corrosion is accelerated in the presence of salt from roadway deicing, salt water or perhaps salts deposited from other sources. There are methods for preventing corrosion of structural steel. Refer proper maintenance with a qualified technician in HVAC in a short time, the corrosion can cause water leaks.</i> Corrections needed in order to prevent further damage, proper maintenance and regular inspection is necessary.
18, 19	C. Duct systems 1. The air filter was dirty. Corrections needed.

IV. PLUMBING SYSTEM

PAGE	ITEM / COMMENTS
20	A. Plumbing Supply, distribution systems and Fixtures A.1 EXTERIOR PLUMBING: 1. One or more of the exterior water hose bibbs {faucets} was not equipped with a back flow and/or anti-siphon {vacuum breaker} device. An anti-siphon device prevents unsanitary water from being pulled back through a garden hose and/or lawn sprinklers and contaminating the household water system. Corrections needed
21	B. Drains, Wastes and Vents 1. Bathrooms sinks with a corrugated piece of pipe that is not approved. Correction needed.
21,22	C. Water heating equipment 1. The pressure valve was not properly installed. It is sending water upward instead of down. The Temperature/Pressure relief valve mouth must point down, and a 3/4" I.D. (or greater) discharge tube must be attached to the T&P Valve's opening and routed down close to but not touching the floor level, typically near a floor drain and stopping 6" above the floor. This permits emergency hot water to be discharged without risk of burning the face and body of a bystander. 2. The pan under the water heating was not installed. It is recommended that a water heater tank be installed inside a pan in locations in a dwelling where a leak from the tank could cause damage to the structure or property. The pan is intended to catch water leaks from the tank or associated connections or condensate from the tank. The pan should be of sufficient size and shape to catch all dripping water or condensate leaks. The pan drain must not be reduced in size over its entire length because a reduction will act as a restriction and will impede the discharge.

3. A drainpipe was missing. The pan drain should be terminated in indirect waste or outdoor 6-24" above grade. Recommend its installation.
4. There was not sediment trap on water heater gas pipe. Sediment traps are intentionally installed to help prevent sediment in the gas piping from getting into the gas valve or burner area of an appliance and fouling things up.

Corrections needed.

V. APPLIANCES

PAGE	ITEM / COMMENTS
23	C. Range hood and exhaust systems <ol style="list-style-type: none"> 1. There was no range hood. Most residential building codes do not require a range hood above a stove or cooktop, but it is important to ensure its locale is not the exception. The range hoods are designed to collect airborne grease, toxins, moisture, and cooking odors. Deficient.
23, 24	D. Ranges, cooktops and ovens <ol style="list-style-type: none"> 1. Anti-tip bracket is missing from range installation (to anchors it safely to the floor or the wall). All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. Anti-Tip devices became a UL (Underwriters Laboratories) safety standard requirement in 1991. This is a safety issue as the oven could potentially tip over if a child were to stand on the door. <ul style="list-style-type: none"> • Corrections and further evaluation needed.
24, 25	H. Dryer exhaust systems <ol style="list-style-type: none"> 1. There was no dryer exhaust hook. The duct termination should be fitted with a closeable gravity or automatic damper (a backdraft damper). <p>Correction needed.</p>

The purpose of this home inspection was to assess and report the condition of all home systems through visual inspection and when possible an operational check of its unconcealed, observable and accessible major components. Our inspection and this report do not identify, nor are they intended to identify, every minute or latent defect. The inspection and report do identify, in general accordance with the State of Texas's Home Inspection Standards of Practice, the systems and components that are near the end of their serviceable lives and the significant defects or deficiencies of the systems and components the inspector identified at the time of your inspection. Your inspection and this report will provide you with enhanced general insight and useful information about the house and will contain comments that should help you better maintain it should you become its owner. We recommend that you retain a copy of the Standards of Practice & Code of Ethics in the event that you need to better understand the scope and purpose of your home inspection.