



INVESTIGATOR HOME INSPECTIONS

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PROPERTY INSPECTION REPORT

404 Somewhere Dr
Fort worth TX 76244

Sue & Joe Client
JUNE 18, 2019



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PROPERTY INSPECTION REPORT

Prepared For: Sue & Joe Client

(Name of Client)

Concerning: 404 Somewhere Dr, Fort worth TX 76244

(Address or Other Identification of Inspected Property)

By: Cliff Snyder - Pro. Real Estate Inspector TREC # 23321

(Name and License Number of Inspector)

06/18/2019 4:00 pm

(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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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

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

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

In Attendance: Buyer

Occupancy: Vacant

Additional Information:

Equipment Age Information

This report may contain information provided as a courtesy about equipment age located in their respective sections of the report. Equipment age interpreted from component labels is deemed reliable, but not guaranteed, and should be confirmed.

Location Information

This report may contain information about the location of some defects and is provided as a courtesy.

Secondary Reader Of This Report?

If you are reading this report but did not hire Investigator Home Inspections to perform the original inspection, please note that it is likely that conditions related to the home have probably changed even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Do not rely on old information about one of the biggest purchases you will ever make.

Plus, with a full buyer home inspection from Investigator Home Inspections, you automatically receive at no cost:

- Over \$10,000 in FREE protection
- 90 day structural and mechanical warranty - \$2000 in free coverage - INCLUDED
- 90 day warranty on underground sewer and water lines - \$4000 in free coverage - INCLUDED
- 90 day warranty for protection against new signs of visible mold - \$2000 in free coverage - INCLUDED
- 5 year roof warranty - \$3000 in free coverage - INCLUDED
- All major appliances and mechanical equipment checked for recalls - INCLUDED

Protect your family and your investment. Please call us directly at 817-752-5974 to discuss the report you're reading for this property so that we can arrange for a re-inspection. Thank you!

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Slab on Grade

Method Used To Observe Crawlspace: No crawlspace

Location of Crawlspace Access: Not Applicable

Foundation Performing As Intended:

It is the opinion of the inspector that at the time of inspection the foundation was performing its intended function of supporting the structure.

Foundation Elevation Survey Performed:

The foundation was measured using a digital level device which provides elevation information about the homes foundation. Base unit locations are identified with 0.0* measurement. Measurement points are relative to the base unit and are in tenths (0.1) of an inch.

A diagram with measurements or individual measurements by room are provided in the Appendix at the end of this report.

☒ ☐ ☐ ☒ B. Grading and Drainage

1: Erosion Noted

☹ Deficient

Erosion was noted in one or more areas around the foundation. Repair as needed.

Recommendation: Recommended DIY Project

2: Gutter Damage

☹ Deficient

The gutter was damaged in areas. Repair as needed.

Recommendation: Contact a qualified gutter contractor

3: Splash Blocks Missing/Damaged

☹ Deficient

One or more splash blocks are missing or damaged at downspouts. Splash blocks help absorb the force of the water exiting the downspout to help prevent erosion.

Recommendation: Recommended DIY Project



☒ ☐ ☐ ☒ C. Roof Covering Materials

Types of Roof Covering: 3-Tab Asphalt/Fiberglass

Viewed From: Walked roof

1: Coverings Damaged

▲ Safety Hazard and/or Needs Attention

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.

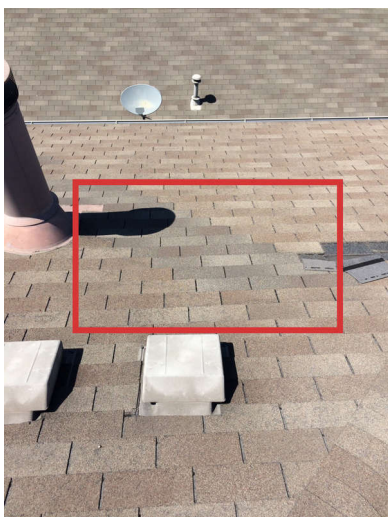


2: Previous Signs of Repair

▲ Safety Hazard and/or Needs Attention

Previous signs of repair were noted on the roof. Additional information should be obtained from the current owner.

Recommendation: Recommend monitoring.



3: Roof Covering Old

▲ Safety Hazard and/or Needs Attention

The roof covering is old, and the life of covering has expired on 3/4 of roof. 1/4 of roof has recently been replaced. The covering does need to be replaced. While it could last a year or so, some areas may need patching as leaks develop.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **D. Roof Structure & Attic**

Viewed From: Attic

Type of Insulation: Loose Fill

Approximate Average Depth of Insulation: 10-12 inches

1: Roof Vent Obstructed

⊖ Deficient

One or more roof vents are obstructed. A birds nest. A qualified contractor should repair as needed.

Recommendation: Contact a qualified professional.



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

Type of Exterior Wall Covering: Brick, Siding

1: Bath Grout/Caulk

⊖ Deficient

Grout and/or caulk improvements are needed at one or more wet locations. Microbial growth present in caulking. Repair as needed.

Recommendation: Contact a qualified professional.



2: Brick/Mortar Separation Minor

🔴 Deficient

Minor brick or mortar separations were noted. Recommend repair as needed to prevent further deterioration.

Recommendation: Recommended DIY Project



3: Repairs Noted

🔧 Maintenance Item

Signs of previous repairs were noted. Additional information should be obtained from the current owner.



4: Walls - Exterior Covering Damaged/Deteriorated

🔴 Deficient

One or more areas of the exterior cladding (brick, stone, siding, trim) was damaged or deteriorated. Further deterioration can occur if not corrected. Recommend repair by a qualified contractor.

Recommendation: Contact a qualified professional.



5: Walls - Interior Covering Damaged/Deteriorated

🔴 Deficient

One or more areas of the interior walls were damaged or deteriorated. Recommend repair as needed.

[Here is a DIY video](#) on repairing a small drywall hole.

[Here is a DIY video](#) on repairing a medium drywall hole.

Recommendation: Recommended DIY Project



6: Hole in Exterior Brick

🔴 Deficient

Hole is brick on exterior leading into garage. Repair as needed

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **F. Ceilings and Floors**

1: Ceiling - Damage Minor

🔴 Deficient

Minor damage or deterioration to the ceiling was visible at the time of the inspection. Repair as needed.

[Here is a DIY video](#) on repairing a small drywall hole.

[Here is a DIY video](#) on repairing a medium drywall hole.

Recommendation: Contact a qualified drywall contractor.



2: Repairs Noted

🔧 Maintenance Item

One or more repairs were noted. Additional information should be obtained from the current owner.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

1: Strike Latch Adjustment

🟡 Deficient

Front door needs a strike and latch adjustment to dead bolt. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a handyman or DIY project

☒ ☐ ☐ ☒ **H. Windows**

1: Screens Missing/Damaged

🟡 Deficient

One or more windows had missing or damaged screens. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.

2: Seal Failed

🔴 Safety Hazard and/or Needs Attention

Dining 2, Upper front right b/r 2,

One or more windows were cloudy or display other evidence of broken seals. Seals between window panes offer some insulation benefits. A qualified contractor should evaluate all windows in these locations and repair as needed.

Recommendation: Contact a qualified window repair/installation contractor.

☒ ☐ ☐ ☒ **I. Stairways (Interior and Exterior)**

1: Balusters Loose

🟡 Deficient

Handrail balusters were loose. This could pose a safety hazard. Recommend a qualified handyman evaluate and fasten.

Recommendation: Contact a qualified handyman.



☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**
Type of Fireplaces: Insert

☐ ☐ ☒ ☐ **K. Porches, Balconies, Decks, and Carports**

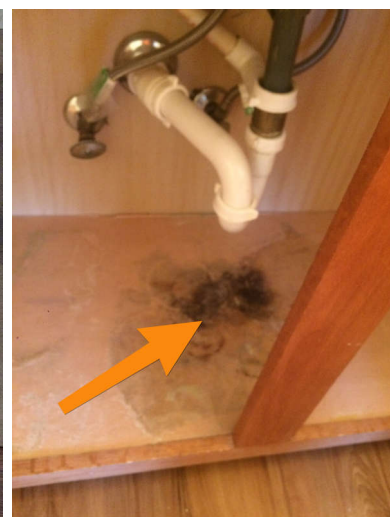
☒ ☐ ☐ ☒ **L. Other**

1: Base Cabinetry Damaged

☹ Deficient

The base cabinetry under one or more sinks has water damage and is structurally unsound and currently showing high levels of moisture. Recommend repair as necessary.

Recommendation: Contact a qualified cabinet contractor.



2: Cabinetry Damaged

☹ Deficient

One or more areas of cabinetry were water damaged.

And currently wet. Repair as needed.

Recommendation: Contact a qualified professional.



II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ **A. Service Entrance and Panels**
Panel Capacity: 150 AMP

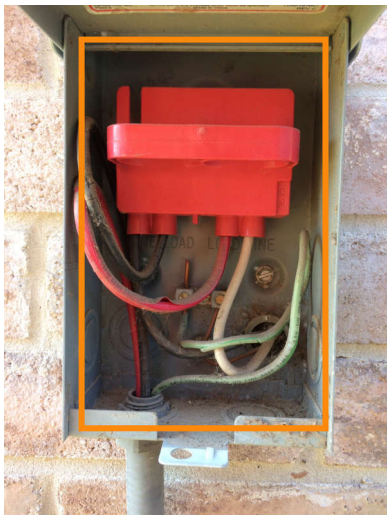
☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring: Romex type

1: A/C Panel Cover Missing

⊖ Deficient

The disconnect for the outside A/C unit is missing a cover. Repair as needed.

Recommendation: Recommended DIY Project



2: Ceiling Fan Controlled By Pull Chain Only

⊖ Deficient

One or more ceiling fans are controlled by a pull chain only. Repair as needed.

Recommendation: Contact a qualified electrical contractor.



3: Light Inoperable

🔴 Deficient

One or more light fixtures were not operating. A new light bulb, repair, or replacement is possibly needed.

Recommendation: Recommended DIY Project



III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Gas

Heating System(s) Age: 2 Year old Goodman Furnance

Gas Turned Off To Home:

The main gas valve for the home was turned off at the time of inspection indicating a known issue may exist. Any gas related systems or components could not be inspected. Additional information should be obtained from the current owner and a re-inspection scheduled. There is an additional fee for a re-inspection.

☒ ☐ ☐ ☒

B. Cooling Equipment

Type of Systems: Air Conditioner Unit

Location of Thermostat: 2nd floor hallway

Cooling System(s) Age: Goodman Compressor 2 years old, air handled Goodman 2 years old

Cooling Performance Adequate:

The above specified cooling systems registered a temperature differential within the expected range indicating the systems were cooling as intended.

1: Drain Discharge Improper

☹ Deficient

One or more cooling systems have a secondary condensation drain line plumbed improper. Have a qualified contractor repair as needed

Recommendation: Contact a qualified HVAC professional.

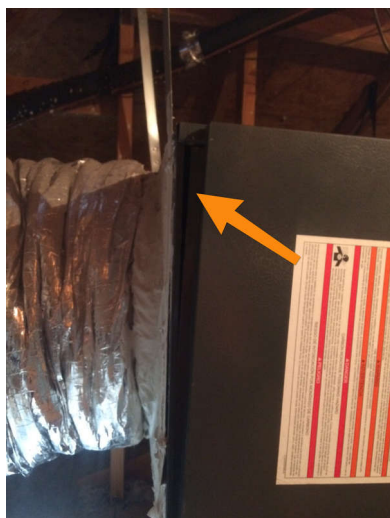


2: Air Handler Box not Sealed

☹ Deficient

The air handler in attic has a cover that is installed wrong do to a mounting screw used for hanger. Repair as needed

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ C. Duct System, Chases, and Vents

1: Filter is Damaged

⚠ Safety Hazard and/or Needs Attention

Filter is damaged. This can allow dirt and dust to enter A/C system. This can block the coils and decrease cooling efficiency.

Recommendation: Contact a qualified professional.



IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front of home

Location of Main Water Supply Valve : Front of home -

Water supply valve not located. Contact qualified contractor to locate contact qualified contractor to locate

Static Water Pressure Reading: 60 psi

Water Source: Public

Location of main fuel shutoff valve: Right side of home

1: Aerator Screen Requires Cleaning/Replacement

⊖ Deficient

One or more fixtures spray water onto adjacent surfaces indicating that the aerator screen needs to be cleaned or replaced.

Recommendation: Contact a handyman or DIY project



2: Faucet Leaks

🔴 Deficient

One or more faucets leaked when operated. Repair as needed.

Recommendation: Contact a handyman or DIY project



☒ ☐ ☐ ☒ B. Drains, Wastes, & Vents

1: Drain Missing

🔴 Deficient

One or more drains are missing. Recommend repair by a licensed plumber.

Recommendation: Contact a qualified plumbing contractor.



☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Source: Gas

Capacity: 50 Gallons

Water Heater(s) Age: 2 years old Rhe

Gas Turned Off To Home:

The main gas valve for the home was turned off at the time of inspection indicating a known issue may exist. Any gas related systems or components could not be inspected. Additional information should be obtained from the current owner and a re-inspection scheduled. There is an additional fee for a re-inspection.

1: Pan/Drain System Not Present

🔴 Deficient

One or more water heaters lack a proper pan and drain system or its location may not allow for a typical pan and drain system. Damage to surrounding materials can occur if the water heater were to leak. The installation of a pan and drain system or other safety device by a qualified licensed contractor is recommended.

Recommendation: Contact a qualified plumbing contractor.

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

☐ ☐ ☒ ☐ **E. Other**

V. APPLIANCES

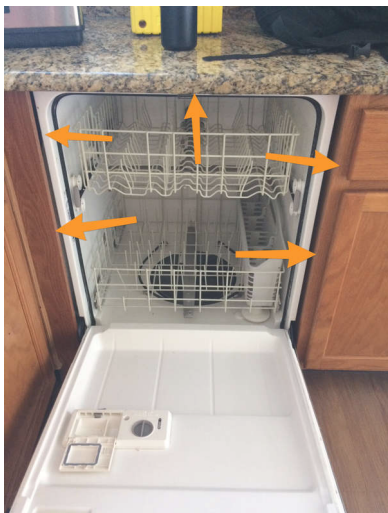
☒ ☐ ☐ ☒ **A. Dishwashers**

1: Loose at Countertop

🔴 Deficient

The dishwasher is loose and should be secured to the underside or side of the cabinetry. Repair as necessary.

Recommendation: Recommended DIY Project



☒ ☐ ☐ ☐ **B. Food Waste Disposers**

☐ ☐ ☒ ☐ **C. Range Hood and Exhaust Systems**

☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens**

1: Light Inoperable

🟡 Deficient

The light for the oven was inoperable. Repair as needed.

Recommendation: Contact a qualified appliance repair professional.

☒ ☐ ☐ ☒ **E. Microwave Ovens**

1: Light Not Working

🟡 Deficient

The microwave light does not work (try bulb first). Repair is recommended.

Recommendation: Recommended DIY Project



☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters**

1: Exhaust Vent Damaged

☹ Deficient

One or more exhaust vents are damaged. The exterior flaps were slightly open. A qualified contractor should evaluate the bathroom exhaust vents and make any repairs needed.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ G. Garage Door Operators

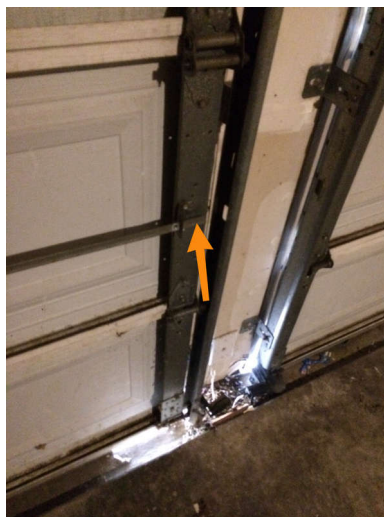
Garage Door Type: Garage Door Opener

1: Locks Should Be Removed/Disabled

☹ Deficient

Garage door locks should be removed or disabled when automatic openers are installed. Accidental damage to the garage door can occur when the locks are engaged and the automatic opener activates, This is a small repair. Repair is recommended.

Recommendation: Recommended DIY Project



2: Weather Stripping Missing/Deteriorated

☹ Deficient

The weather stripping at the bottom of the garage door is missing, damaged, or deteriorated. Repair is recommended.

Recommendation: Recommended DIY Project

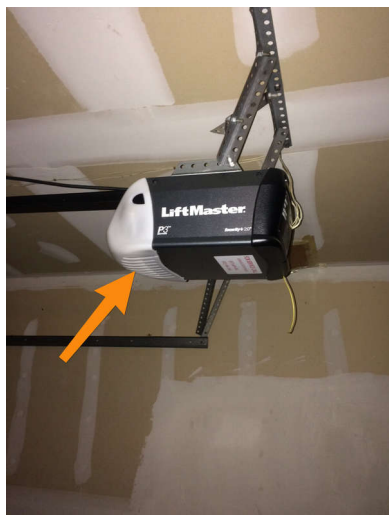


3: Light not working

☹ Deficient

Light not working on garage door opener. Repair as needed

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ H. Dryer Exhaust Systems

☐ ☐ ☒ ☐ I. Other

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒ A. Landscape Irrigation (Sprinkler) Systems

1: Rain/Moisture Sensor Not Installed

☹ Deficient

The sprinkler system lacked a rain or moisture sensor. A sensor conserves water by preventing the sprinkler system from running during periods of rainfall. Repair is recommended.

Recommendation: Contact a handyman or DIY project

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

Backwash Not Tested:

Performing backwash operations and dismantling filters is beyond the scope of this pool inspection. Additional information should be obtained from the current owner about the backwash function and any regular pool maintenance they perform. A qualified professional should be contacted for training and maintenance practices required for your specific pool, spa, hot tub, and equipment in their entirety.

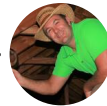


SUMMARY

404 Somewhere Dr, Fort worth TX
76244

Sue & Joe Client
June 18, 2019

Cliff Snyder
Pro. Real Estate Inspector TREC...
Investigator Home Inspections
817-752-5974
cliff@investigatorhi.com



The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

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.

2.3.1 C. Roof Covering Materials

COVERINGS DAMAGED

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.



Safety Hazard and/or Needs Attention

Recommendation
Contact a qualified roofing professional.



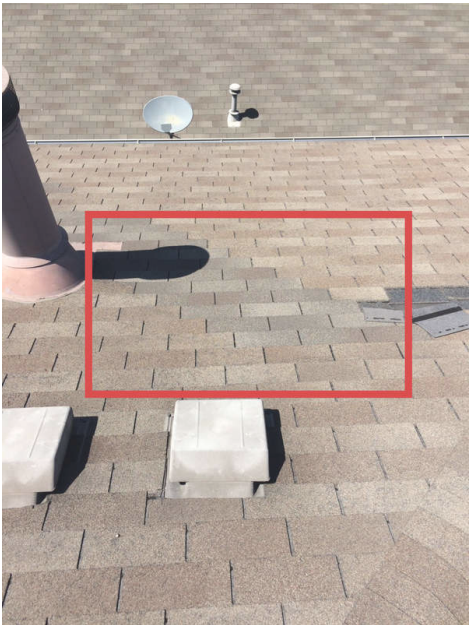
2.3.2 C. Roof Covering Materials

PREVIOUS SIGNS OF REPAIR

Previous signs of repair were noted on the roof. Additional information should be obtained from the current owner.

Recommendation
Recommend monitoring.

 Safety Hazard and/or Needs Attention



2.3.3 C. Roof Covering Materials
ROOF COVERING OLD

The roof covering is old, and the life of covering has expired on 3/4 of roof. 1/4 of roof has recently been replaced. The covering does need to be replaced. While it could last a year or so, some areas may need patching as leaks develop.

Recommendation
Contact a qualified professional.

 Safety Hazard and/or Needs Attention

2.8.2 H. Windows
SEAL FAILED

DINING 2, UPPER FRONT RIGHT B/R 2,

 Safety Hazard and/or Needs Attention

One or more windows were cloudy or display other evidence of broken seals. Seals between window panes offer some insulation benefits. A qualified contractor should evaluate all windows in these locations and repair as needed.

Recommendation

Contact a qualified window repair/installation contractor.

4.3.1 C. Duct System,
Chases, and Vents

FILTER IS DAMAGED

Filter is damaged. This can allow dirt and dust to enter A/C system. This can block the coils and decrease cooling efficiency.

Recommendation

Contact a qualified professional.



Safety Hazard and/or Needs Attention



APPENDIX

Front

-1.8	-2.1	-2.3	-4	-5	-8	-8
-1.2	-1.0	-1.4	-4	-5	-3	-3
-4	0.0*	-2	+1	0.0*	0.0	
-4	-6	-7	0.0	0.0	-1	-1
	-2					
-5	-4	-1	-3	-2	-3	