

Important!

If you did not get a chance to read the “Inspector’s Agreement” before the inspection, please take the time to read it now before continuing on with the report.

The inspector always prefers to go over the “Inspector’s Agreement” prior to the inspection to make sure the buyer knows exactly what the inspection includes and does not include.

Please read the following pages carefully BEFORE you read and/or accept the report. If you have any questions or concerns, please call the inspector so we can work out any issues.

1) So that you know what modern construction practices are, I compare the home I am inspecting with a new (i.e. perfect) home. Of course, the older a home is, the less it will compare favorably with a new one. You need to take this into consideration when reviewing this report. Examples are: Older homes do not have GFCI outlets or the latest standards for smoke alarms

2) I write down everything I find that is in need of repair no matter how trivial it may be. You decide how important each item is in your decision to buy the home.

This report is not intended to be a “pass or fail” determination for this home. Nor is it a “repair list” for the seller to complete, in fact, the seller is under no obligation to correct anything on this report.

This report is also not a “code inspection”.

The home inspection is simply a complete physical exam of the general integrity, functionality, and overall safety of a home and its various components. The purpose of this process is to ensure that home buyers know exactly what is being purchased, prior to completing the transaction.

YOU SHOULD READ THIS REPORT COMPLETELY.

Don Powell
TREC Lic # 8534
4933 Grapeland Dr.
El Paso, TX 79924
Home (915) 821-7170
Cell (915) 474-4241

Acceptance of this inspection report signifies the acceptance of the following terms and conditions

- 1) THIS AGREEMENT is made and entered into by and between Advantage Home Inspection (TREC License Number 8534) referred to as "Inspector", and the "Client".
In consideration of the promise and terms of this Agreement, the parties agree as follows: The client will pay the sum of \$ 000 for the inspection of the "Property" located at:
 - 2) The Inspector will perform a visual inspection and prepare a written report of the apparent condition at the time of the inspection of the existing readily accessible and clearly visible installed systems and components of the property.
Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating and central air-conditioning (weather permitting); insulation and ventilation. **Readily accessible systems and components:** only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility. **Latent and concealed defects and deficiencies are excluded from the inspection.**
 - 3) The parties agree that the "New Texas Real Estate Commission Home Inspection Standards of Practice" shall define the standard of duty and the conditions, limitations, and exclusions of the inspection. A copy of the "Standards" will be provided either digitally or by hand upon request.
 - 4) **Disclaimer of Warranties -**
The Inspector makes no guarantee or warranty, expressed or implied, as to any of the following:
 - a) **That all defects have been found or that the inspector will pay for repair or replacement of disclosed or undisclosed defects.** The inspection fee is nominal given the scope of the inspection and the risk of liability associated with performing a home inspection. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies.
 - b) **That any of the items inspected are designed or constructed in a good and workmanlike manner.**
 - c) **That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection.**
 - 5) If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
 - 6) **This Agreement represents the entire agreement between the parties and there are no other Agreements either written or oral between them. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client.** No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs, and attorney fees arising from such a claim.
 - 7) **Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to:** radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, mold, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks, energy efficiency measurements; concealed or private secured systems; water wells; heating system accessories; solar heating systems; heat exchangers; sprinkling systems; water softeners; central vacuum systems, telephone, intercom or cable TV systems; antennae, lightning arrestors, trees or plants; governing codes, ordinances, statutes and covenants and manufacturer specifications, recalls, EIFS. **Client understands that these systems, items and conditions are excepted from this inspection.** Any general comments about these systems, items, and conditions of the written report are informal only and do not represent an inspection.
 - 8) In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the "Texas Real Estate Commission Home Inspection Standards of Practice" and only is liable for the expense of the inspection. Furthermore, any legal action must be brought within two (2) years from the date of the inspection, or will be deemed waived and forever barred. The Client is hereby notified that there is a Real Estate Recovery Fund available, established under Section 23 of the Texas Real Estate License Act for reimbursement of certain aggrieved persons. The Texas Real Estate Commissions mailing address and telephone number are: 1101 Camino Lacoste, Austin, Texas, 78752; (512) 465-3960.
- Client has read this entire Agreement and accepts and understands this Agreement.**

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 10-27-08
P.O. BOX 12188, AUSTIN, TX 78711-2188

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:

- improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

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 requires 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.

This form (No. OP-I) has been approved by the Texas Real Estate Commission for voluntary use by its licensees.

Advantage Home Inspections

4933 Grapeland Dr. ♦ El Paso, TX 79924 ♦ (915) 474-4241

PROPERTY INSPECTION REPORT

Prepared for: _____
(Name of Client)

Concerning: _____
(Address or Other Identification of Inspected Property) (Date)

By: **Don Powell 8534** _____
(Name and License Number of Inspector) (Name of Realtor)

Weather Clear	Temperature 85	Faces N	Time 10:00 am
State of Occupancy: unoccupied		Age New - 2010	
Sq footage Approx. 1250		Present at inspection:	

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

The TREC Standards of Practice (Sections 535.227-535.231 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 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

(Continued on next page)

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This property inspection is not an 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 action, 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.

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. In an occupied home, furniture and other articles may cover up items that would normally be inspected.

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

I	NI	NP	D	Inspection Item
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1. STRUCTURAL SYSTEMS

A. Foundations

Type of foundation - Slab on grade

Comments: The foundation appears to be stable and is performing as designed. The slab, of course, can not be seen so I can only report on present and visible indications to render an opinion of adverse performance, such as open or offset concrete cracks; binding, out-of-square, nonlatching, warped, or twisted doors or frames; framing or frieze board separations; out-of square wall openings or separations at wall openings or between the cladding and windows/door frames; sloping floors, countertops, cabinet doors, or window/door casings; wall, floor, or ceiling cracks; rotating, buckling, cracking, or deflecting masonry chadding; separation of walls from ceilings or floors; and soil erosion, subsidence or shrinkage adjacent to the foundation and differential movement of abutting flatwork such as walkways, driveways, and patios.

COMMENTS ON DEFICIENCIES: No deficiencies were observed

B. Grading and Drainage

COMMENTS ON DEFICIENCIES: No deficiencies were observed

C. Roof Covering Materials

Comments: Please look at Appendix B concerning roofs for more general information and more specific limitations.

Inspected from roof Percent roof visibility **100%** Pitch - **Med** Style of roof - **Gable**
 Roof covering material (type of roof covering) **Asphalt shingle** Appropriate for pitch? **Yes**
 Roof material condition - **Good** How is the roof covering material fastened? **Nails**

Any evidence of repairs (other than normal maintenance) to roof covering materials, flashing details, skylights, and other roof penetrations? **No**

COMMENTS ON DEFICIENCIES:

1) There are several exposed nail heads in various locations on the roof. These nail heads should be sealed to prevent any water penetration.

Specific limitations: The inspector is not required to make a determination on the remaining life expectancy of the roof covering nor is he required to walk on a roof that he determines to be unsafe or that damage to the roof or roof covering may result from walking on the roof. The inspector is not required to determine the number of layers of roof covering material, identify latent hail damage or provide an exhaustive list of locations of water penetrations or previous repairs.

Since I can't see through the layers of the roof assembly, the comments concerning this roof are based on the assumption that the roof assembly was installed correctly using quality materials and following current standards of practice and manufacturer's instructions. There are many factors that go into the installation of a quality roof assembly, unfortunately, most of these factors are not visible to the inspector.



Example of exposed nail heads

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D. Attic and roof structure

Comments: There was no attic in which I could gain access to visually inspect the structure and its components. I walked the roof for the purpose of determining if the structure was sturdy and had any deflections or soft spots. The roof structure appears to be sound and have solid construction.

Access to attic location - **Hallway**
 Inspected from and method used to inspect - **Entered attic**
 Percent of attic inspected - **50%** If less than 100%, WHY? **Accessibility was limited**
 Flooring - **None**
 Attic Structure - **Wood Trusses**
 Roof Sheathing - **Compressed wood** - Condition of sheathing? **Good**
 Any evidence of water penetration? **No**
 Insulation - **Good**
 Type of material - **Blown Rock Wool**
 Approx. Material depth - **8-10 inches** Approx. Material thickness - **4 inches**
 Ventilation - **Good**
 Type of ventilation system - **Soffit with 2 roof vents and a gable vent**

COMMENTS ON DEFICIENCIES:

1) The attic hatch is a weak link in the insulation envelope of the home. Cooling and heating can escape through the hatch because of no insulation.

Interior Walls

COMMENTS ON DEFICIENCIES: No deficiencies were observed

E. Exterior Walls

COMMENTS ON DEFICIENCIES: No deficiencies were observed

F. Interior Ceilings and Floors.

COMMENTS ON DEFICIENCIES: No deficiencies were observed

Specific limitations: concerning exterior and interior walls, ceilings, doors, and floors: The inspector is not required to determine the condition of floor, wall or ceiling covering unless such conditions affect structural performance or indicate water penetration, to report obvious damage to floor, wall or ceiling coverings, to determine the condition of paints, stains, and other surface coatings, to determine condition of cabinets or to determine the extent or type of insulation or vapor barriers in exterior walls. Its is not uncommon to observe cracks or for cracks to occur in concrete slabs or the exterior and interior wall. While cracks may not necessarily effect the structural integrity of a building, cracks should be monitored so that appropriate maintenance can be performed if movement continues at an abnormal rate.

G. Exterior Doors / Sliding Patio Doors

COMMENTS ON DEFICIENCIES: No deficiencies were observed

Interior Doors

COMMENTS ON DEFICIENCIES: No deficiencies were observed

H. Exterior Windows/ Screens

COMMENTS ON DEFICIENCIES: No deficiencies were observed

Interior Windows (Only a sampling of windows are tested in each room)

COMMENTS ON DEFICIENCIES: No deficiencies were observed

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I. Interior and Exterior Stairways

J. Exterior Chimney

Interior Fireplace

K. Attached Porches, Decks, Carports, Driveways, Sidewalks, Balconies
COMMENTS ON DEFICIENCIES: No deficiencies were observed

L. Other

Safety Glass
COMMENTS ON DEFICIENCIES: No deficiencies were observed

Smoke Alarms

COMMENTS ON DEFICIENCIES:

- 1) There is no smoke alarm in the hall as is required in this location.
- 2) The smoke alarm in the front corner bedroom does not sound loudly enough.
- 3) The smoke alarm outside the front bedroom is too close to a vent. Vents should be at least 3 feet away from smoke alarms. A vent too close to the alarm can affect the operation of the alarm.



Vent too close to alarm

2. ELECTRICAL SYSTEMS

IMPORTANT NOTE: DUE TO THE DANGEROUS NATURE OF ELECTRICITY, THIS INSPECTOR CONSIDERS EVERY ITEM WRITTEN UP TO BE A SAFETY HAZARD AND SHOULD BE REPAIRED BY A LICENCED, BONDED ELECTRICAL CONTRACTOR. ELECTRICITY CAN CAUSE SERIOUS BODY INJURY AND HAS A POTENTIAL TO CAUSE FIRES.

A. Service Entrance
COMMENTS ON DEFICIENCIES: No deficiencies were observed

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I	NI	NP	D	Inspection Item
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Service Panels / Sub Panels
 Breakers
 Fuses

Comments: Please look at Appendix A at the end of this report for more information concerning AFCI's and GFCI's.

Also more information can be found at (click on link) <http://www.nachi.org/arc-fault-circuit-interrupters.htm>

COMMENTS ON DEFICIENCIES:

1) AFCI's were not in all the proper locations. This is a new standard that the city is not requiring the builders to install yet. I am required to report it because it is in the "Standard of Practice" for home inspectors in Texas. I spoke to you about this at the panel.

2) The city seal for the meter is missing.

3) There is an open knockout in the bottom of the meter. Boxes and enclosures must have the integrity to keep out foreign objects, protect the conductors and devices therein, contain any arcing or hot materials resulting from faults and splice failures in the box or enclosure and protect persons from accidental contact with energized components.

4) The bonding lock inside the panel does not have a ground wire attached to it. This is necessary to insure proper bonding for the electrical grounding system.



Open knockout



Specific limitations: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgement; report the lack of arc-fault circuit interrupter protection when the circuits are in a conduit; conduct voltage drop calculations; determining the accuracy of overcurrent device labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.

No bonding wire is present at this location

B. Branch Circuits - Connected Devices and Fixtures

Type of branch circuit conductors? Copper

COMMENTS ON DEFICIENCIES:

1) An outlet in the attic does not have a protective cover to protect against shock.



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3. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments: Conventional gas furnaces typically last 20 to 25 years. Furnaces are usually replaced when the heat exchanger fails. Other minor components are typically replaced when they fail.

Type and Energy Source: Gas, forced air. This furnace is located in the attic.

COMMENTS ON DEFICIENCIES:

- 1) The flue pipe is not attached to the furnace. This will allow carbon monoxide to escape into the attic which could possibly get into the house.



Flue pipe not properly connected.

B. Cooling Equipment (Refrigerated Air)

COMMENTS ON DEFICIENCIES:

- 1) The drain pan underneath the unit to collect evaporative water overflow has rock wool insulation in it. This should be cleaned out for two reasons:
 - a) any leakage will be absorbed by the insulation not allowing it to flow out the pan drain.
 - b) this insulation could easily clog the pan drain which will allow it to back up and over flow damaging the ceiling.
 The pan should be cleaned out with no insulation in it.



This drain pan should be cleaned out to prevent problems with the drain for the pan.

C. Ducts, Chases, Vents and Flues

COMMENTS ON DEFICIENCIES: No deficiencies were observed

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4. PLUMBING SYSTEMS

A. Water Supply System and Fixtures

What is the static water pressure? **50 psi** Location of meter? **Street** Location of shut-off? **Garage**

COMMENTS ON DEFICIENCIES:

1) The glass is broken on the water meter. It appears that the gauge is damaged also.



B. Drains, Wastes, and Vents

COMMENTS ON DEFICIENCIES: No deficiencies were observed

C. Water Heating Equipment

Energy source? **Gas** Capacity? **40 gals.**

Note: The life of a water heater depends on many factors (for example- the quality of the water heater, its usage, the quality of the water, the maintenance schedule and many other items). Most of the time, the first evidence of a water heater going out is a small leak that gets larger as time goes by. I recommend that the home owner inspect a water heater over 6 years old once a week for any signs of leaking out the bottom. This practice can save much grief if a leak is detected early.

COMMENTS ON DEFICIENCIES: No deficiencies were observed

D. Hydro-Therapy Equipment / Jacuzzi / Whirlpool

5. APPLIANCES

A. Dishwasher

COMMENTS ON DEFICIENCIES: No deficiencies were observed

B. Food Waste Disposer

COMMENTS ON DEFICIENCIES: No deficiencies were observed

C. Range Exhaust Hood

COMMENTS ON DEFICIENCIES: No deficiencies were observed

D. Range Electric Gas

COMMENTS: The range had not been turned on by the builder

Oven Electric Gas

COMMENTS: The oven had not been turned on by the builder.

When the oven is turned on, be sure to give it the 350 degree test. Put a dial temperature gauge in the oven and set the oven to 350 degrees. After the oven has reached the proper temperature, the range should stay between 325 and 375 degrees. The anti-tip valve was installed.

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E. Microwave Cooking Equipment
COMMENTS ON DEFICIENCIES: No deficiencies were observed

F. Trash Compactor
COMMENTS ON DEFICIENCIES: No deficiencies were observed

G. Bathroom Exhaust Fans and / or Heaters
COMMENTS ON DEFICIENCIES: No deficiencies were observed

H. Garage and Garage Door Openers
COMMENTS: There was no garage door opener.

Modern practice calls for two safeties on the garage door. One is the automatic reverse and the other is the electronic sensor. The automatic reverse activates when the door is coming down and hits an object - a car or a person, for example. The electronic sensor reverses the door when a beam is broken by an object, a crawling child or a small pet. The electronic sensor must not be more than 6" above the garage floor. Also, the door locks should be removed or disabled to prevent damage to the door hardware in the event that the garage door opener is used when the door is locked. Please make sure these safety issues are in place when you have your opener installed.

I. Door Bell and Chimes
COMMENTS ON DEFICIENCIES: No deficiencies were observed

J. Dryer Exhaust Duct / Back-draft damper.
COMMENTS ON DEFICIENCIES:

1) The dryer vent out the roof was incorrect. Backdraft dampers must be installed in dryer exhaust ducts to avoid outdoor air infiltration during periods when the dryer is not operating and to prevent the entry of animals. These dampers should be designed and installed to provide an adequate seal when in a closed position to minimize air leakage. Screens and/or sheet metal screws are prohibited on the duct termination because lint from the dryer will eventually clog the screen or catch on the screws to the point that no exhaust air will be able to reach the outdoors. This will build up to the point that a fire hazard is created.



The vent on the left is your incorrect vent. The vent on the right is what a sample correct vent should look like.



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■ □ □ □ **K. Washer / Dryer**

COMMENTS ON DEFICIENCIES: No deficiencies were observed

RECOMMENDATION:



Steel braided hoses

* The standard black hoses typical on a washer hookup are not approved for use as permanent water lines; over time, hoses left pressurized will blister and ultimately explode. Washer hoses that are left pressurized all the time should be stainless-steel braided. The number one claim with all insurance companies is washing machine hoses bursting. The water is constantly under pressure. The normal black rubber hoses become weakened within a few years of installation. Replace those old rubber hoses with these braided steel “no burst” hoses.



These are your rubber hoses that should be replaced.

L. Misc.

COMMENTS ON DEFICIENCIES:

- 1) There are cracks already present on the floor of the garage. This is usually normal over a period of time. I just want to bring it to your attention that it should be monitored during the life of your home warranty to make sure it does not get worse.
- 2) The light fixture in the kitchen is not correctly installed.

Appendix A

What are AFCI's and GFCI's?

AFCI's



AFCI Breaker

An arc fault occurs when electricity is unintentionally released from home wiring, cords, or appliances because of damage or improper installation. This release of electricity can cause surrounding material to catch fire. According to the National Fire Protection Association, electrical arcing is the source of ignition in more than 30,000 fires annually. These fires are responsible for the deaths and injuries of hundreds of people and cause more than \$750 million in direct property damage.

An arc fault circuit interrupter (AFCI) is a newly developed circuit breaker designed to prevent fires by detecting non-working electrical arcs and disconnecting power before the arc starts a fire. Arc faults in a home is one of the leading causes for household fires. AFCI breaker devices are primarily designed to protect against fire. AFCI installation of the combination type is required in bedrooms, family rooms, dining rooms, living rooms, parlors, libraries, dens, sunrooms, recreation rooms, closets, hallways, and similar rooms or areas of new residential construction. (NEC 210.12B) When an electrical switch is opened or closed, an arc, or discharge of electricity across a circuit, occurs. Unintentional arcs can occur at loose connections or where wires or cords have been damaged. Such arcs can lead to high temperatures and sparking, possibly igniting combustibles. AFCIs (arc-fault circuit-interrupters) protect against fire by continuously monitoring the electrical current in a circuit and shutting off the circuit when unintended arcing occurs. These devices are designed to discriminate between unintended arcing

and the type of arcing that occurs when a switch is operated. AFCIs are an important safety addition to homes in part because they address an additional type of electrical fault that can cause a fire and one which may not be detected and interrupted by a conventional circuit breaker, nor by a ground-fault circuit interrupter (GFCI's).

GFCI's



GFCI Outlet

Over the last three decades, Ground Fault Circuit Interrupters (GFCIs) have saved thousands of lives and prevented many more injuries. Found mostly in areas where electrical products might come in contact with water (i.e. bathrooms, kitchens, and outdoors), a GFCI is a special type of outlet designed to trip before a deadly electrical shock can occur. Just 25 years after the GFCI was introduced, the number of accidental electrocutions in the United States has been cut in half, even though electricity use has doubled. If GFCIs were

installed in older homes, experts suggest that 70 percent of the approximately 400 electrocutions that occur each year in the home could be prevented.

GFCI outlets are designed to protect against electrical shock. A GFCI is a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit before a person can be electrocuted. The GFCI is designed to trip and interrupt the circuit at approximately 5 to 8 milliamps.

GFCI's are found in the kitchen, the bathroom, outdoors, garages, crawl spaces, unfinished basements and near swimming pools.

Top Causes of Arc Faults

Loose or improper connections, such as electrical wires to outlets or switches

Frayed appliance or extension cords

Pinched or pierced wire insulation, such as a wire inside a wall nipped by a nail or a chair leg sitting on an extension cord

Cracked wire insulation stemming from age, heat, corrosion, or bending stress

Overheated wires or cords

Damaged electrical appliances

Electrical wire insulation chewed by rodents

Appendix B

What makes a quality roof system?

A properly installed roof will not leak for the guaranteed life of the roof (excluding hail and other natural disasters). A properly installed roof includes (but not limited to):

- 1) The selection of a shingle rated as class A, B, or C as tested in accordance with UL 790 or ASTM E 108. In other words a quality shingle must be selected.
 - 2) The shingle must be installed as designated by law, code and manufacturers instructions. Shingles must have the proper overlap, correct number of nails that are nailed properly (i.e., not too deep or too shallow or at an angle).
 - 3) The required flashing must be installed correctly and in the proper locations. This includes using stair-step flashing at vertical walls and at chimneys.
 - 4) The roof must be properly drained.
 - 5) A solid roof surface (sheathing/decking) is required for the installation of shingles.
 - 6) The proper material must be used for the slope of the roof.
 - 7) The underlayment must be the correct type and installed correctly. Also, the correct number of underlayment layers must be installed depending on the roof structure.
- These are some of the items that go into a roof that does not leak.
- 8) The attic or roof structure must be properly ventilated.

Unfortunately, most of these important items are not visible to the home inspector doing a visual inspection.

