



**J. Chris Quoyeser**  
**Professional Inspector**  
**TREC License #21071**



**This inspection report has been prepared exclusively for:**

**Stephen F. Austin**  
**1836 Early Days of Texas**  
**Austin, Texas 78745**



# J. Chris Quoyeser dba National Property

**Inspections**  
7309 Ferndale Cir  
Austin, TX 78745

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## PROPERTY INSPECTION REPORT

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Prepared For: Stephen F. Austin  
(Name of Client)

Concerning: 1836 Early Days of Texas, Austin, TX 78745  
(Address or Other Identification of Inspected Property)

By: James Chris Quoyeser, Lic #TREC License #21071 08/05/2014  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

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### 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 (δRulesö) of the Texas Real Estate Commission (δTRECö), which can be found at [www.trec.texas.gov](http://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. 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, bathroom, 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.

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.

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Date: 08/05/2014

Property:  
1826 Early Days of Texas  
Austin, Texas 78745

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. This report may be electronically distributed by NPI and changes, deletions or amendments to the report of any type are strictly prohibited. It is recommended that you ask the seller to update the sellers' disclosure document to reflect the most current condition of the home at the time of closing. It is also recommended that you obtain receipts and warranties for repairs resulting from this inspection. Re-inspection of repairs is available for an additional fee. **Note Regarding Photos:** Photos have been included in this report to provide examples of items in need of repair and/or to help provide a better understanding of a condition. Pictures may not represent every location and/or condition discovered during time of inspection. **Please completely read your inspection report before closing.**

Age of Property: 36 years

Building Faces: South

Building Status: Owner Occupied

Client Present?: Yes

Owner Present?: No

Agent Present?: Yes

Weather: Clear

Temperature: 96 degrees F

Rain In Last 3 Days?: No

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

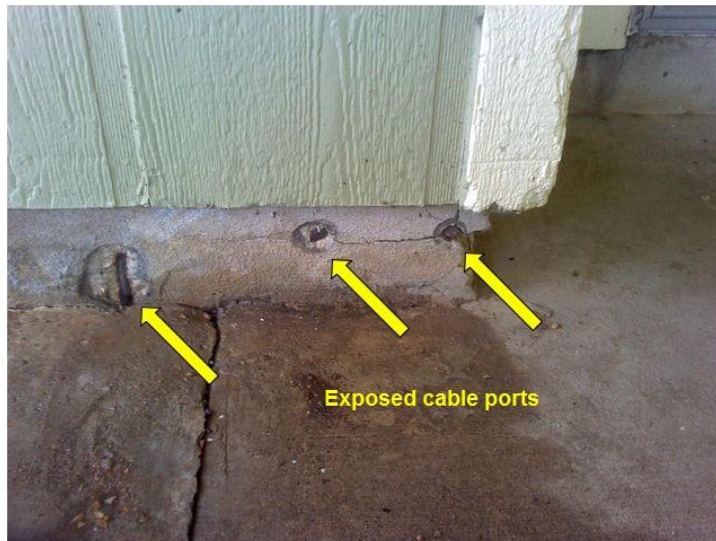
### A. Foundations

*Type of Foundation(s):* Slab On Grade

*Comments:*

**In the inspector's opinion, the foundation appears to be performing as intended at the time of this inspection.** Inspector did not observe evidence of significant movement or out of level floors that would indicate foundation problems. The interior and exterior structural coverings, door openings, and window openings showed no significant stress, cracking, or binding.

Cable ports on the patio are exposed and should be covered with mortar to prevent further oxidation and deterioration to the concrete.



A foundation perimeter beam corner was observed to be cracked (corner pop). This is a common condition in slab on grade foundations. This condition rarely affects the performance of the foundation and is typically cosmetic in nature. Recommend monitoring it over time for further cracking/breaking.

I=Inspected

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I	NI	NP	D
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**CLIENT NOTICE:** This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of the inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. **The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a structural engineer of your choice.

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**B. Grading and Drainage**

Grading and Drainage

*Comments:*

**The grading and drainage were found to be deficient at the time of the inspection.**

The ground slopes toward the house in the backyard causing water to pool next to the house and at patio. Grading should be a minimum of a 6 inch slope away from the foundation for the first 10 feet. The existing underground drainage system does not appear to be effective in preventing water from pooling next to the foundation. Uneven moisture conditions around the house could result in structural foundation issues.



Backyard slope toward foundation.

The gutter at the northeast corner of the house has separated from the fascia and should be repaired. Failure to do so could result in water intrusion into the attic and/or wood rot to the fascia.



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The down spouts on the southwest and northeast corners of the house empty water next to the foundation. Downspouts should channel water 3 to 4 feet away from the structure. Recommend downspout extensions be added and routine cleaning and maintenance of gutter system to prevent future problems.



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**C. Roof Covering Materials**

*Types of Roof Covering:* Asphalt Shingles

*Viewed From:* Roof surface

*Comments:*

**Overall, the roof covering appears to be performing as designed at the time of the inspection with no active leaks observed.**

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Some shingles are beginning to loose granules which could be an indication that they are nearing the end of their useful life.



### Roof Penetrations

The flashing around the furnace vent is pulled up on the low side and needs repair.

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The siding material and wood trim on the chimney was found to be in contact with the roofing material on both sides. Current standards require 2" clearance between siding/trim materials and the roof to prevent deterioration. Also, the sides of the chimney are not properly **step-flashed**, but instead have one continuous piece of metal flashing. This could result in water intrusion into the attic. Finally, the west side of the chimney does not have proper **kick-out flashing** which could result in wood rot on the trim and siding below.

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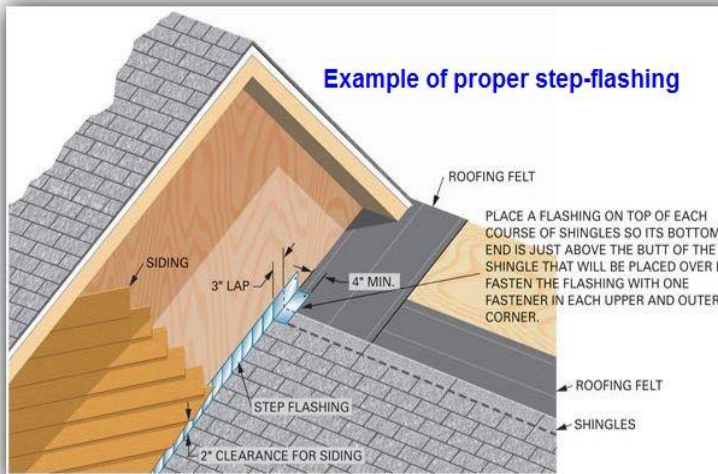
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**D. Roof Structures and Attics**

*Viewed From:* Attic Decked Space Only, 75% OBSERVED

*Approximate Average Depth of Insulation:* 10" to 12"

(Note: Recommended depth of attic floor insulation is approximately 10+ inches to achieve R-30 rating.)

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**Comments:**

**Exterior Soffit / Fascia & Related Components**

Wood rot was detected on the fascia and 1 x 2 trim under the edge of the roof covering at the southeast corner of the house.



**Attic Area:**

Visible or functional deficiencies defined by TREC Standards of Practice were not observed at the time of the inspection.

**Roof Structure:**

Visible or functional deficiencies defined by TREC Standards of Practice were not observed at the time of the inspection.

**Attic Ventilation:**

Visible or functional deficiencies defined by TREC Standards of Practice, were not observed at the time of the inspection.

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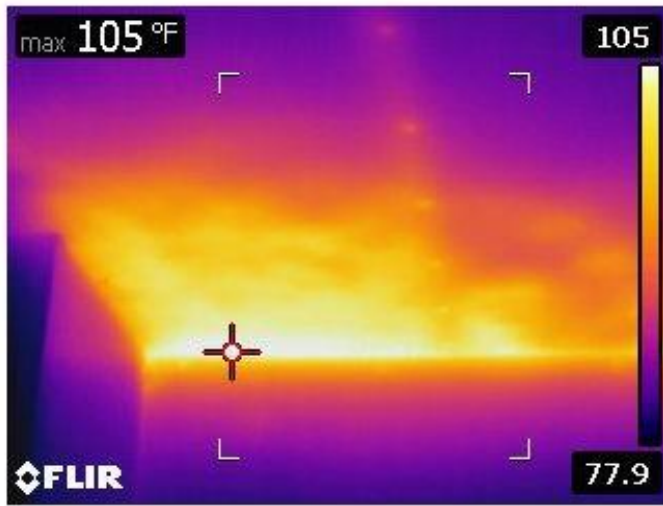
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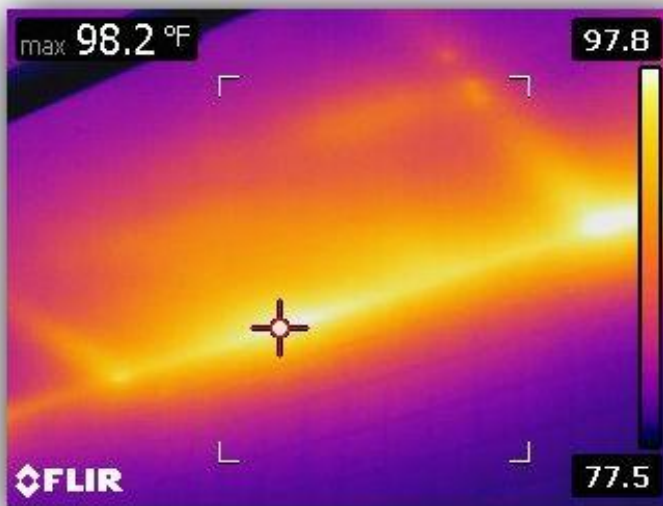
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**Attic Insulation:**

Two areas with **possible** missing/disturbed/compressed insulation in ceiling were detected using infrared thermography. Unable to verify due to inadequate headroom and accessibility in attic. Insulation observed from accessible attic decked space appeared to be adequate.



Breakfast Area - northwest corner of ceiling, approximately 2.5' x 5'



Master Bedroom Bath (above shower surround) - approximately 1' x 3'

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

*Comments:*

Description of interior walls: Sheetrock and stone veneer at fireplace

Description of exterior walls: Stone veneer and composition board siding

**Interior Walls & Surfaces:**

Caulking around bathtub recommended.





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Arrow - vertical crack

Circle - void

**Exterior Walls & Surfaces:**

The stone veneer has some minor cracks and voids in the mortar and some of the stones are loose. Recommend new mortar be applied and continued monitoring of cracks.

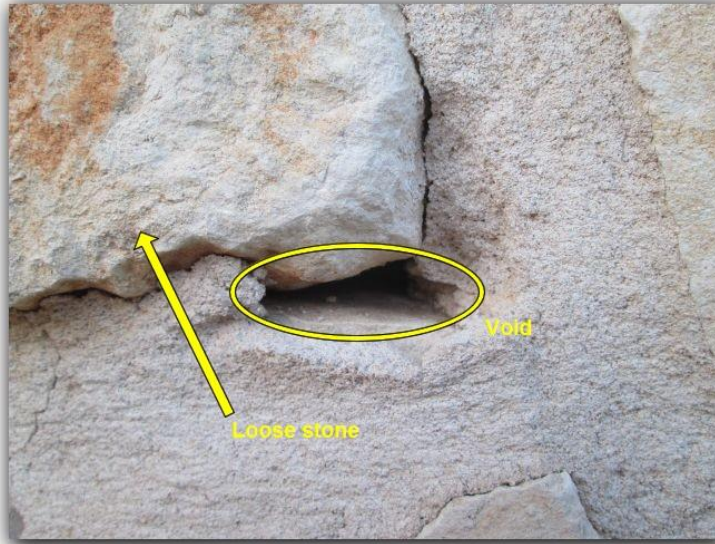
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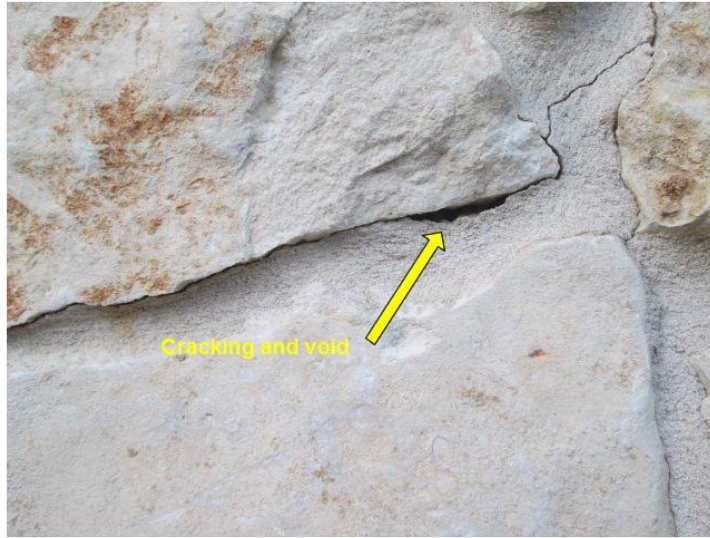
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Incorrect weep hole spacing was noted in the porch area and the stone veneer wall to the right of the dining room window. Weep holes allow for any moisture behind the stone veneer to escape, thus keeping the inside wall dry. Spacing should be no more than 33 inches apart. The approximately 12 foot stone veneer wall in the porch area had 1 weep hole and the approximately 12 foot stone veneer to the right of the dining room window had 2 weep holes. (The porch area is protected by the roof.) Recommend additional weep holes be added for wall ventilation.



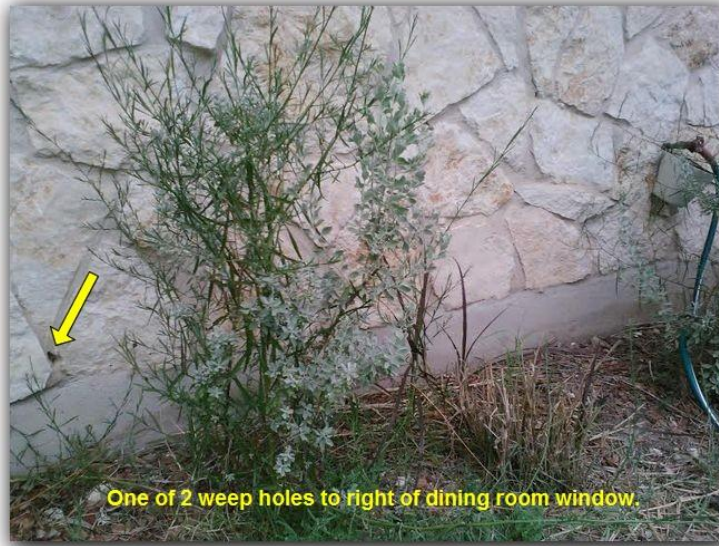
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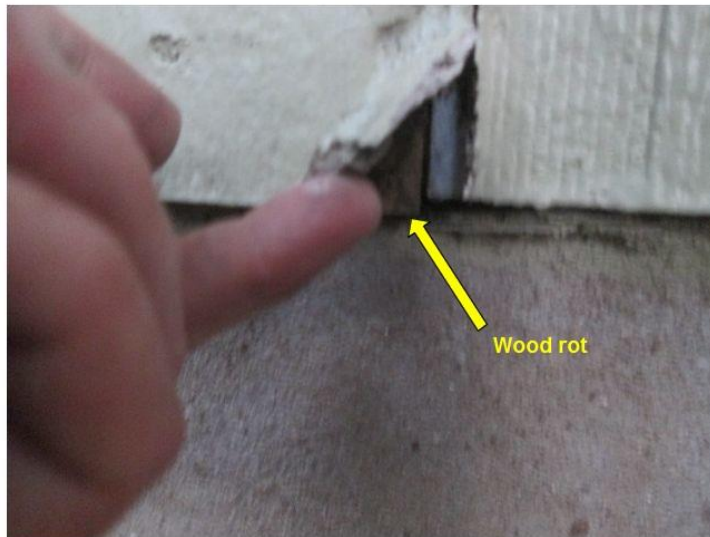
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Evidence of wood rot and water damage were observed in the composite board.



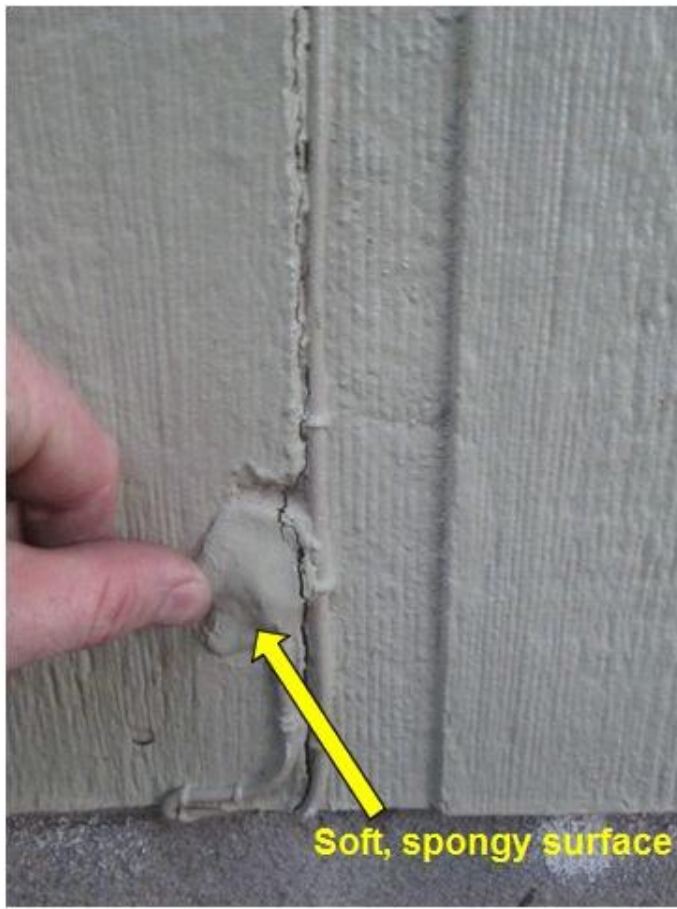
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The raised bed (planter box) in the backyard puts soil in contact with composite siding. Recommend that it be moved at least 2" from the house to avoid possible wood rot and problems with wood destroying insects.



Cracking was observed on window casings around the window on the west side of the house. Recommend caulking open cracks.



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All exterior wall penetrations should be maintained with a good weather seal. Recommend sealing wall on east side of house.



**F. Ceilings and Floors**

*Comments:*

Visible or functional deficiencies defined by TREC Standards of Practice were not observed at the time of the inspection.

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

*Comments:*

Visible or functional deficiencies defined by TREC Standards of Practice were not observed within these components at the time of the inspection.

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**H. Windows**

*Comments:*

The exterior window frame on the west side of the house appears to be incorrectly installed or has pulled away from house. The open void across the top needs to be weather sealed and some sort of cap flashing should be installed to prevent water intrusion.



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

*Comments:*

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**J. Fireplaces and Chimneys**

*Comments:*

Visible or functional deficiencies defined by TREC Standards of Practice were not observed at time of inspection.

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

*Comments:*

Visible or functional deficiencies defined by TREC Standards of Practice were not observed at time of inspection.

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**L. Other**

*Comments:*



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## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

*Comments:*

#### Main Electrical Service Entrance Panel Box

**Electrical Service:** Lateral service, 110/220 volts

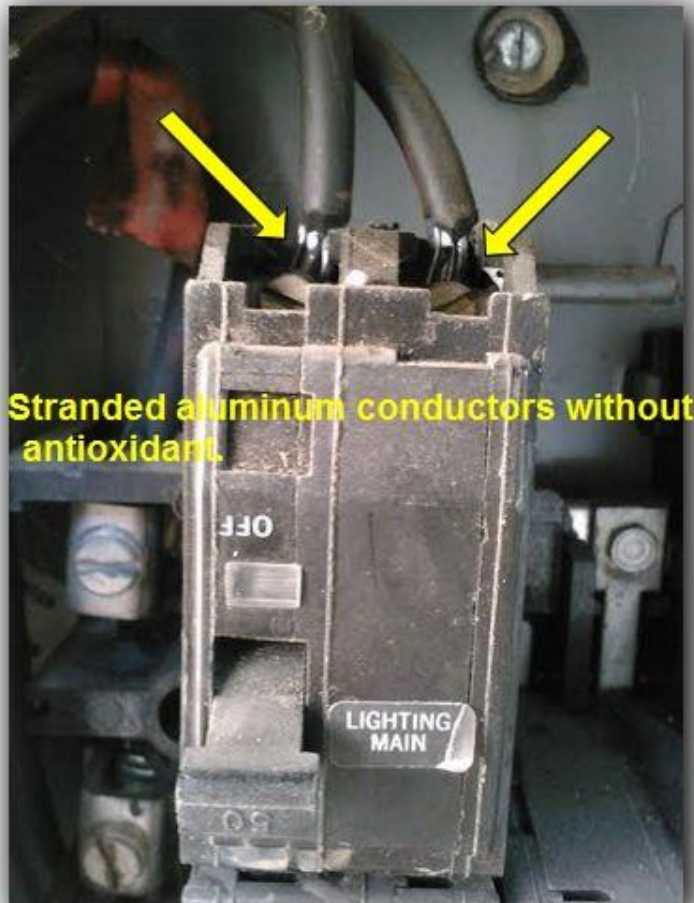
Box rating: 125 amps

Location: Exterior west side

Panel Type: Circuit Breakers

Main Service Panel disconnect: (3) shut-offs in main panel.

The stranded aluminum service conductors do not have protective antioxidant at connections nor does the stranded aluminum wires connected to the 50 amp, 220 volt breaker and leading to the sub-panel. Aluminum wires are prone to oxidation which can **cause overheating and possible fire hazard**. Recommend repair.



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Neither the 20 amp, 220 volt breaker or the 50 amp, 220 volt breaker show an AL or CUAL designation, indicating approval for use with aluminum wiring. Recommend evaluation by licensed electrician.

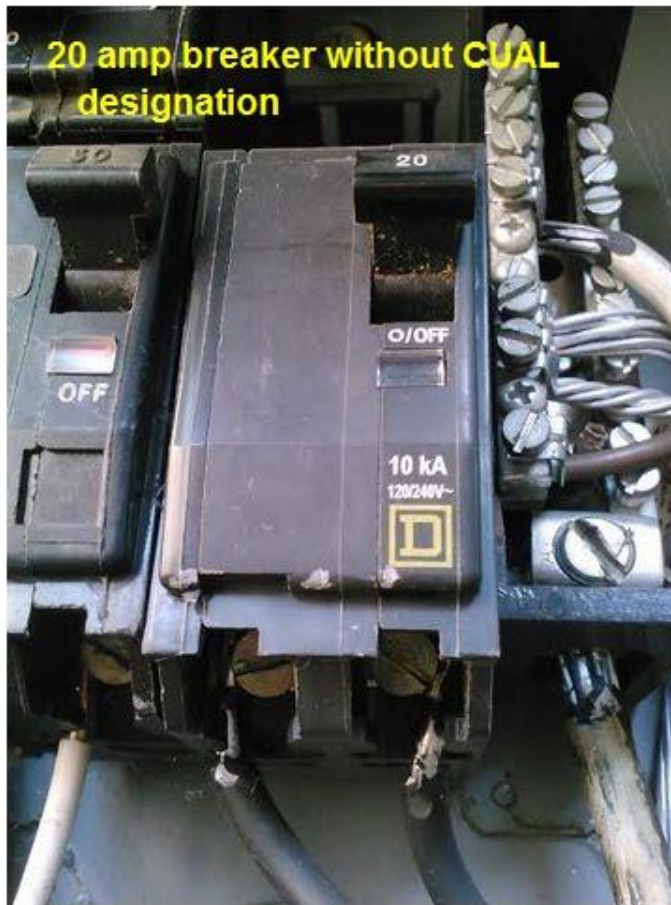
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The infrared image below shows an elevated temperature in the 20 amp, 220 volt breaker. Breakers can get hot when they supply power at near peak amperage over long periods and may begin to breakdown internally. Other factors that can elevate the temperature include loose connectors, improperly size conductors, and wrong type of breaker. Recommend review by a licensed electrician.

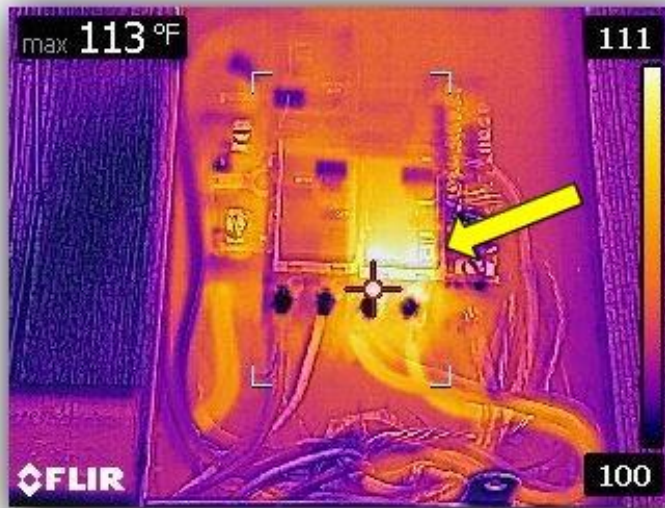
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#### Electric Sub Panel Box

Location: Garage

This home does not meet current electrical standards established by the NEC (National Electrical Code) such as but not limited to the installation of AFCI (arc fault circuit interrupter) breakers in all currently required areas. The adoption and/or enforcement of these standards were not in place at time of construction and may be considered an "as built condition". Recommend replacement of existing breakers with AFCI breakers.

Three out of four fastener screws that connect the subpanel cover to the wall are missing. Recommend repair.

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**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* 20 amp branch circuits. Copper wire in branch circuits.

*Comments:*

The receptacles above the kitchen countertop, the one in the hall bathroom, and the one in the garage on the east wall do not have GFCI protection. This is a safety issue and required by today's standards. All outlets within 6 feet of water, outlets in unfinished areas (garage) and all kitchen countertop outlets should be GFCI protected. Recommend repair by a licensed electrician.

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**Notice: Effective grounding and bonding could not be determined in areas that were not visible and readily accessible at time of inspection. Examples: Within appliances, gas plumbing, or any other area obstructed from view by construction materials or other means.**

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

*Type of Systems:* Amana gas fired, forced air furnace

*Energy Sources:* Natural gas

*Comments:*

Heating syste appears to be performing as intended at time of inspection.

Amana gas fired furnace - manufactured in 2002

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The Amana unit does not have a sediment trap on the gas line. A sediment trap prevents moisture and small particles from clogging small orifices within the gas valve assembly and burners. Not having a sediment trap could void the warranty. However, since the unit is 12 years old the warranty may not be an issue.



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**B. Cooling Equipment**

*Type of Systems:* Central split system  
*Comments:*

The air conditioning unit appears to be operating as intended at time of inspection with proper temperature differential observed.

Amana 2-1/2 ton unit, manufactured in 2000.



The unit has some minor damage to the condenser fins.

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I NI NP D



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

*Comments:*

Visible or functional deficiencies defined by TREC Standards of Practice were not observed at the time of the inspection.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchasing the house. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**IV. PLUMBING SYSTEM**

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Location of water meter:* Front yard, left side, near street.

*Location of main water supply valve:* At water meter

*Static water pressure reading:* 60 to 70 psi

Plumbing Distribution: Copper

Comments:

Functional flow at the kitchen sink is not adequate. This may be the result of sediment trapped by screen at the end of the faucet.

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I NI NP D



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

*Comments:*

Visible or functional deficiencies defined by TREC Standards of Practice were not observed at the time of the inspection.

**C. Water Heating Equipment**

*Energy Sources:* Natural gas

*Capacity:* 50 gallons

*Comments:*

Water heater appears to be operating as intended at time of inspection

GE Smart Water gas fired water heater, manufactured in 2005.

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This unit does not have a sediment trap on the gas line. The sediment prevents moisture and small particles from clogging the small orifices in the gas valve assembly and burners. Not having a sediment trap could void the warranty. Since the unit is 9 years old, the warranty may not be an issue.

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**D. Hydro-Massage Therapy Equipment**

*Comments:*

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**E. Other**

*Comments:*

**V. APPLIANCES**

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**A. Dishwashers**

*Comments:*

Dishwasher: Maytag

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**B. Food Waste Disposers**

*Comments:*

Disposer: Badger

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**C. Range Hood and Exhaust Systems**

*Comments:*

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

*Comments:*

Frigidaire gas range



**E. Microwave Ovens**

*Comments:*

Microwave: Built-in Frigidaire

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

*Comments:*

The hall bathroom does not have a mechanical exhaust vent or window. Recommend installing one to prevent moisture damage to walls and ceilings.

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**G. Garage Door Operators**

*Comments:*

The garage door opener appears to be performing as designed at time of inspection.

**H. Dryer Exhaust Systems**

*Comments:*

The dryer exhaust system appears to be clogged and may not be performing as intended. Lint and debris can build up in the dryer vent reducing airflow and cause exhaust gases to back up, creating a potential fire hazard. Recommend repair.

**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

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

*Type of Construction:* Pool Construction Types

*Comments:*

**C. Outbuildings**

*Comments:*

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

*Type of Pump:* Water Pump Types

*Type of Storage Equipment:* Water Storage Equipment

*Comments:*

**E. Private Sewage Disposal (Septic) Systems**

*Type of System:* Septic Systems

*Location of Drain Field:*

*Comments:*

**F. Other**

*Comments:*

## SUMMARY

### FOUNDATIONS

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**In the inspector's opinion, the foundation appears to be performing as intended at the time of this inspection.** Inspector did not observe evidence of significant movement or out of level floors that would indicate foundation problems. The interior and exterior structural coverings, door openings, and window openings showed no significant stress, cracking, or binding.

Cable ports on the patio are exposed and should be covered with mortar to prevent further oxidation and deterioration to the concrete.

A foundation perimeter beam corner was observed to be cracked (corner pop). This is a common condition in slab on grade foundations. This condition rarely affects the performance of the foundation and is typically cosmetic in nature. Recommend monitoring it over time for further cracking/breaking.

### GRADING AND DRAINAGE

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**The grading and drainage were found to be deficient at the time of the inspection.**

The ground slopes toward the house in the backyard causing water to pool next to the house and at patio. Grading should be a minimum of a 6 inch slope away from the foundation for the first 10 feet. The existing underground drainage system does not appear to be effective in preventing water from pooling next to the foundation. Uneven moisture conditions around the house could result in structural foundation issues.

The gutter at the northeast corner of the house has separated from the fascia and should be repaired. Failure to do so could result in water intrusion into the attic and/or wood rot to the fascia.

The down spouts on the southwest and northeast corners of the house empty water next to the foundation. Downspouts should channel water 3 to 4 feet away from the structure. Recommend downspout extensions be added and and routine cleaning and maintenance of gutter system to prevent future problems.

### ROOF COVERING MATERIALS

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**Overall, the roof covering appears to be performing as designed at the time of the inspection with no active leaks observed.**

Some shingles are beginning to loose granules which could be an indication that they are nearing the end of their useful life.

#### **Roof Penetrations**

The flashing around the furnace vent is pulled up on the low side and needs repair.

The siding material and wood trim on the chimney was found to be in contact with the roofing material on both sides. Current standards require 2" clearance between siding/trim materials and the roof to prevent deterioration. Also, the sides of the chimney are not properly **step-flashed**, but instead have one continuous piece of metal flashing. This could result in water intrusion into the attic. Finally, the west side of the chimney does not have proper **kick-out flashing** which could result in wood rot on the trim and siding below.

### ROOF STRUCTURES AND ATTICS

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#### **Exterior Soffit / Fascia & Related Components**

Wood rot was detected on the fascia and 1 x 2 trim under the edge of the roof covering at the southeast corner of the house.

#### **Attic Insulation:**

Two areas with **possible** missing/disturbed/compressed insulation in ceiling were detected using infrared thermography. Unable to verify due to inadequate headroom and accessibility in attic. Insulation observed from



accessible attic decked space appeared to be adequate

## WALLS (INTERIOR AND EXTERIOR)

Caulking around bathtub recommended.

### **Exterior Walls & Surfaces:**

The stone veneer has some minor cracks and voids in the mortar and some of the stones are loose. Recommend new mortar be applied and continued monitoring of cracks.

Correct weep hole spacing was noted in the porch area and the stone veneer wall to the right of the dining room window. Weep holes allow for any moisture behind the stone veneer to escape, thus keeping the inside wall dry. Spacing should be no more than 33 inches apart. The approximately 12 foot stone veneer wall in the porch area had 1 weep hole and the approximately 12 foot stone veneer to the right of the dining room window had 2 weep holes. (The porch area is protected by the roof.) Recommend additional weep holes be added for wall ventilation. Evidence of wood rot and water damage were observed in the composite board.

The raised bed (planter box) in the backyard puts soil in contact with composite siding. Recommend that it be moved at least 2" from the house to avoid possible wood rot and problems with wood destroying insects.

Cracking was observed on window casings around the window on the west side of the house. Recommend caulking open cracks.

All exterior wall penetrations should be maintained with a good weather seal. Recommend sealing wall on east side of house.

## WINDOWS

The exterior window frame on the west side of the house appears to be incorrectly installed or has pulled away from house. The open void across the top needs to be weather sealed and some sort of cap flashing should be installed to prevent water intrusion.

## SERVICE ENTRANCE AND PANELS

The stranded aluminum service conductors do not have protective antioxidant at connections nor does the stranded aluminum wires connected to the 50 amp, 220 volt breaker and leading to the sub-panel. Aluminum wires are prone to oxidation which can **cause overheating and possible fire hazard**. Recommend repair. Neither the 20 amp, 220 volt breaker or the 50 amp, 220 volt breaker show an AL or CUAL designation, indicating approval for use with aluminum wiring. Recommend evaluation by licensed electrician.

The infrared image below shows an elevated temperature in the 20 amp, 220 volt breaker. Breakers can get hot when they supply power at near peak amperage over long periods and may begin to breakdown internally. Other factors that can elevate the temperature include loose connectors, improperly size conductors, and wrong type of breaker. Recommend review by a licensed electrician.

This home does not meet current electrical standards established by the NEC (National Electrical Code) such as but not limited to the installation of AFCI (arc fault circuit interrupter) breakers in all currently required areas. The adoption and/or enforcement of these standards were not in place at time of construction and may be considered an "as built condition". Recommend replacement of existing breakers with AFCI breakers.

Three out of four fastener screws that connect the subpanel cover to the wall are missing. Recommend repair.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

The receptacles above the kitchen countertop, the one in the hall bathroom, and the one in the garage on the east wall do not have GFCI protection. This is a safety issue and required by today's standards. All outlets within 6 feet of water, outlets in unfinished areas (garage) and all kitchen countertop outlets should be GFCI protected. Recommend repair by a licensed electrician.

## HEATING EQUIPMENT

The Amana unit does not have a sediment trap on the gas line. A sediment trap prevents moisture and small particles from clogging small orifices within the gas valve assembly and burners. Not having a sediment trap could void the warranty. However, since the unit is 12 years old the warranty may not be an issue.

## COOLING EQUIPMENT

The unit has some minor damage to the condenser fins.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Functional flow at the kitchen sink is not adequate. This may be the result of sediment trapped by screen at the end of the faucet.

## MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

The hall bathroom does not have a mechanical exhaust vent or window. Recommend installing one to prevent moisture damage to walls and ceilings.

## DRYER EXHAUST SYSTEMS

The dryer exhaust system appears to be clogged and may not be performing as intended. Lint and debris can build up in the dryer vent reducing airflow and cause exhaust gases to back up, creating a potential fire hazard. Recommend repair.