

# STAR BRITE

## HOME INSPECTIONS, LLC

PROPERTY INSPECTION REPORT  
PREPARED FOR  
**PETER & MARY ODELL**  
**2613 WINTER DRIVE, PLANO, TX 75023**  
DECEMBER 27, 2010



*Thank you for allowing me to help you with your home buying experience.  
Best wishes, Frank*

FRANK ADAME  
PROFESSIONAL HOME INSPECTOR  
TREC License #10235

[www.SBHInspections.com](http://www.SBHInspections.com) • [frank@SBHInspections.com](mailto:frank@SBHInspections.com) • 214-680-4378

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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**I. STRUCTURAL SYSTEMS**

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**A. Foundations:**

Type of Foundation(s): **SLAB ON GRADE:** Vantage points: all around

Comments: **Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

There was evidence of excessive foundation movement all the way around the perimeter. Step cracks running vertically were present and the fascia board corners were pulled apart. In the interior, numerous drywall cracks were visible that also told of foundation problems. The doors and windows did not stick. They all opened and closed easily. This is indicative of the entire foundation settling more or less evenly throughout. One culprit to blame for this problem is the type of soil on which the house sits, 1) it moves too much when too wet or dry and/or 2) the negative slope of the grading allowing excessive water to pond around the perimeter. This is in contrast to what could have been a drastic, differential settling or heaving at different points around the perimeter. Recommend a foundation specialist to evaluate further.

*There Are Limitations as to which building components we must inspect. Issues found were at the time of inspection. I cannot predict future problems.*

*Final Notes: This is not an exhaustive inspection and will not reveal all current or any future deficiencies. These are my opinions. At your discretion you may ask a specialist for further evaluation, cost estimates or suggestions for corrective actions before the option/closing periods. Please review these websites for further information: [www.foundationperformance.org](http://www.foundationperformance.org), [www.tbpe.org](http://www.tbpe.org), [www.texasce.org](http://www.texasce.org), [www.foundationrepairnetwork.com](http://www.foundationrepairnetwork.com), [www.concretenetwork.com](http://www.concretenetwork.com), [www.inspectapedia.com/structure/foundation.htm](http://www.inspectapedia.com/structure/foundation.htm).*

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**B. Grading and Drainage:**

Comments: **Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

• There were issues where the grading sloped toward the foundation on the left side of the house and to some degree in the front of the house. Excessive water is running down to and ponding in these areas. These issues, if not addressed, will continue to add to the foundation problem. A possible remedy is to install some type of drainage system to divert the excess water to the alley. I recommend that a foundation specialist evaluate further.

• Existing gutter system should be kept clean. This will keep the water moving so that it will not back up into the soffit area where it will form wood decay.



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**C. Roof Covering Materials:**

Type(s) of roof covering: composition shingles

Viewed from: walked on roof

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

- The roof more or less is at its bottom 1/3 of its useful life. My conclusion is that the roofing material is still in reasonably good condition. There were exposed nail heads which should be patched. The flashing for the chimney was lifted. It should be screwed back down and the screw heads caulked. There was one area where some cracked shingles were poorly caulked. Recommend replacing them.
- The white plastic cover on the skylight was broken. Recommend replacement. The flue for the furnace was badly rusted and was becoming un-nailed. Recommend replacement.
- Roof valleys should be clear of any debris which will form dams which in turn will divert the water in between the shingles.
- Recommend roofing specialist to further evaluate the entire roof and recommend repairs if required. Have your insurance company inspect the roof prior to closing for insurability.



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**D. Roof Structure and Attic:**

Viewed from: from hatch plus 10': unsafe to walk further

Approximate average depth of insulation: 4-6"

Approximate average thickness of vertical insulation: 6"

Type of insulation: blown

*It is recommended to have a depth of 10 + inches to achieve a 30R rating or better.*

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

- No obvious significant roof sheathing, structural deficiencies or water stains were found from my limited viewing area of inspection. There were areas of uneven insulation coverage. Recommend smoothing out blown insulation and add extra where needed. I recommend at least another 6-“ of insulation added.
- Indoor pull down attic stairs should be insulated for better energy efficiency. All pull down attic stairs should be used with caution. Attic should be free of excessive storage items. This will keep the area safer and less hiding area and food for vermin.



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

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

**Interior:** There was evidence of drywall cracks due to foundation problems. The cracks will close somewhat with the foundation repairs but a drywall tech will have to make further repairs.

**Exterior:** There were obvious significant step cracks cause by foundation problems. Consult a foundation specialist for further evaluation.

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√    **F. Ceilings and Floors:**

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

**Ceilings:** There were signs of drywall cracks and corner separations due to foundation issues. Regular tape and floating will suffice as repair techniques. Taking care of the foundation problems and the ceiling problems will be easier to repair.

**Floors:** Overall they looked in good condition except for normal wear. No obvious significant structural deficiencies. At least 3 ceramic tiles will have to be replaced in the sun room. The plastic laminate floor will “pop” and “click” in a few areas. This is typical of this type of installation. If needed, contact a flooring specialist to evaluate and recommend repairs.

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√    **G. Doors:**

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

**Interior:** Overall working reasonably well as designed.

**Exterior:** Overall working reasonably well as designed.

**Garage door(s):**

- ✱It was in generally good condition except for typical wear that does not adversely affect its function. The operator motor was not tested because the electricity was no connected.

- ✱Eventually, excessively noisy track/wheel movement should be evaluated by a qualified garage door contractor.

- ✱Follow manufacturer’s warnings and maintenance information. \_\_\_\_\_

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**H. Windows:**

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

- Overall they were in serviceable condition. Most older windows and their latches will be a little difficult to open and close.
- There were several window screens missing and/or torn. Recommend replacement. The wooden covers above the window were badly deteriorated and coming loose. Recommend repairs.
- I recommend all windows with noted deficiencies to be inspected by a window specialist for a further evaluation prior to closing.



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

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

None.

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✓   ✓

**J. Fireplace and Chimney:**

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

**Fireplace:** The fireplace gas burner and components looked like they were in reasonably good working order. Interior areas of the flue were inaccessible and conditions remain undetermined. Recommend hiring a professional to clean the firebox, evaluate and/or make repairs (if necessary) to the components before usage. I could not inspect the functioning capabilities because the gas was not connected.

**Chimney:** The mortar on the exterior chimney stack looked like it would need replacing or perhaps the entire chimney brickwork will need replacing. I recommend that a chimney specialist make the final decision. I also recommend installing a “saddle” at the base of the chimney on the high side. This miniature pitched roof will help divert rainwater around the chimney.

- Any deficiencies found should be corrected immediately by qualified fireplace technician.



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Technical info: Hearth House 3200 S. Cooper St., Arlington, TX 817-467-4848.*

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

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

None.

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**L. Other:**

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

Cabinets and countertops: No obvious defects detected except for normal wear.

Fence: Generally, it was in adequate condition for its age.

Driveway, Walkway, Patio Slab: The patio area between the sunroom and the swimming pool was badly cracked causing a trip hazard. A foundation specialist can evaluate this problem further.

Garage (interior): Generally it was in adequate condition except for minor cosmetic issues such as paint peeling, scratches and stains.

Vermin: There was evidence of the presence of a past vermin problem. Recommend pest control company to evaluate further.

Insects (not WDIs): None.

*Inspection Limitations: Issues found were at the time of inspection. I cannot predict future problems. I inspect what is visual and apparent.*

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**II. Electrical Systems:**

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**A. Service Entrance and Panels:**

**Service Entrance:**   underground  

For safety reasons, AFCIs are currently required in the breaker box by all jurisdictions on all new homes.

*Arc Fault Circuit Interrupters de-energize circuit wiring when it recognizes arcing in wiring in bedrooms, dens, family rooms, living rooms, dining rooms, closets, sun rooms, rec rooms, hallways and libraries. They are meant to protect against arcs caused by loose wiring and nails or screws penetrating thru walls.*

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

- Main breaker panel box was overall wired in a professional manner. AFCIs were missing. They were not required at the time this house was built. Nevertheless TREC requires us to report this condition as deficient. The box was badly rusted and all the wire connections were badly oxidized. The oxidization does not allow for proper connections which may result in arcing and becoming a possible fire hazard. One reason for the oxidization may be that caustic pool chemicals were stored near the panel box. Two additional wires were inserted into the main service cable lug nuts. These lug nuts were meant to hold only one cable each. Doubling up may lead to arcing and a fire hazard. The neutral and ground wires were also doubled and tripled up. Recommend, with electrician’s advice, an upgrade and repairs to meet today’s building standards to address safety concerns.
- Circuit breakers were not clearly and/or adequately identified in directory. Identify and mark down as soon as possible in case you have to turn off a breaker in an emergency or for repair service.
- The panel box was of the Federal Pacific brand. There is an on-going debate about the breakers not tripping quickly when necessary. Recommend electrician to evaluate further.
- Any deficiencies should be immediately evaluated and corrected if necessary by a qualified electrician.



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At your discretion you may ask a specialist for further evaluation, cost estimates or suggestions for corrective actions before the option/closing periods. GFCIs and AFCIs are currently required by all jurisdictions on all new construction. For further information on Federal Pacific breaker boxes: [www.cpsc.gov/cpsc/pub/prerel/prhtml83/83008.html](http://www.cpsc.gov/cpsc/pub/prerel/prhtml83/83008.html).

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

**Type of wiring:**   copper  

*Ground Fault Circuit Interrupters are installed in areas of bathroom sinks, hot tubs, pools/spas, crawl spaces, kitchen sinks, laundry rooms and counter tops, garage and exterior use and offer protection against electrical shock.*

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

- Missing GFCIs in bathroom and kitchen sink countertop areas, garage and exterior walls. They were not required at the time this house was built. Nevertheless TREC requires us to report this condition as deficient. Recommend upgrade to meet today’s building standards to address safety concerns.
- Smoke alarms were missing in the bedrooms and in the hallway. Recommend installing them up to current building standards which require that they be electrically hardwired with battery backup. All batteries should be replaced.
- The clothes dryer outlet was the outdated type with only three slots. Recommend update to the safer four slot outlet type. Recommend electrician to evaluate further.
- The light bulbs in the closets were exposed. This is a fire hazard when flammable objects come in contact with the bulbs. Recommend upgrading to glass covered bulbs or florescent lamps.
- Recommend using compact florescent bulbs because they run cooler and are more energy efficient. Some light switches may not turn anything on. That may be because the light bulbs are burnt out or they are powering outlets that are meant for lamps.

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✳️ Any deficiencies should be immediately evaluated and corrected if necessary by a qualified electrician. I could not inspect the working properties of any outlets, switch or light fixtures because the electricity was not connected. Recommend having all utilities turned on and a re-inspection ordered before closing.

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**III. Heating, Ventilation and Air Conditioning Systems:**

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**A. Heating Equipment:**

Type of system: central forced air

Energy Source: gas

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

- ✳️ I could not inspect the working mechanisms because the gas was turned off at the meter.
- ✳️ A sediment trap (manufacturer recommended) was missing in the gas line before the shut off valve. This trap will hold any debris before it would eventually reach the sensitive mechanisms of the gas valve assembly and possibly damaging them.
- ✳️ Recommend licensed HVAC technician to evaluate and recommend repairs (if any). The evaluation will also offer advice for better efficiency and energy savings. \_\_\_\_\_

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**B. Cooling Equipment:**

Type of system: forced air central

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

- ✳️ The cooling equipment was not inspected because the electricity was not connected.
- ✳️ The thermostat was outdated. Recommend having a new programmable thermostat installed for better energy efficiency.
- ✳️ The primary condensate drain (white pvc pipe shown below) was missing rubber insulation, a trap and an air vent (manufacturer recommended). The rubber insulation will keep condensation from dripping to the attic floor and eventually thru the ceiling below. The trap will keep sewer gases from back flowing into the air handler which would then distribute them throughout the house. The trap will also keep the cool air from escaping thru the condensate drain vent. Recommend that an HVAC tech to evaluate further.
- ✳️ Recommend licensed HVAC tech to evaluate, recommend repairs (if any), clean coils on both indoor and outdoor units before use for better efficiency and energy savings. Dirty coils reduce air flow thereby reducing life span of system.



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√    **C. Duct System, Chases and Vents:**

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

✳️ I could not inspect their working capabilities because the electricity was not connected. The return air compartments should always be kept clean and clear of blockage by furnishings which will give you better efficiency and indoor air quality.

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**IV. Plumbing System:**

√  √ **A. Water Supply Systems and Fixtures:**

Location of water Meter: front sidewalk

Location of main water supply valve: NA

Static water pressure reading: NA psi. Water flow rate: NA gpm.

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

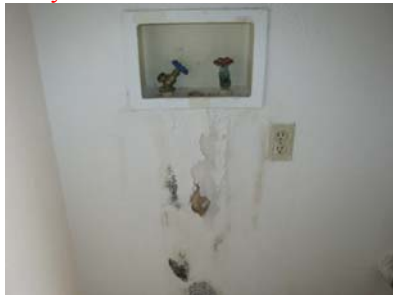
✳️ **Interior:** I could not inspect their function capabilities because the water meter was locked. Water pressure may be slightly different throughout all older fixtures due to the possibility of defective valves and/or clogged plumbing lines. If water supply has been turned off for more than 30 days, faucet drips may appear later when system is in full use.

✳️ The hot and cold water washing machine hose connection area was badly water stained. Recommend a plumber to evaluate further.

✳️ The shut-off valves were difficult to open and close. Replace as soon as possible or monitor for future leaks.

✳️ **Exterior:** I could not inspect their function capabilities because the water meter was locked. Back flow preventers were missing. Recommend installing them to keep dirty exterior ground water from re-entering the interior water supply piping. They can be purchased at any hardware store. The void in the bricks thru which the exterior bib enters the house was too large. Recommend caulking.

✳️ Any deficiencies should be immediately evaluated and corrected if necessary by a qualified plumber.



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

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

I could not inspect their function capabilities because the water was not connected. The cover to one of the clean out traps should be replaced. Debris or vermin may clog your main drain.



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**C. Water Heating Equipment:**

**Energy Source:** \_\_\_\_\_ gas \_\_\_\_\_

**Capacity:** 50 gallons \_\_\_\_\_

**Manufactured year:** 2007 \_\_\_\_\_

**Comments: Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

- Hot water was not available in all fixtures because the water was not connected. The exterior of the unit and its water and gas pipe connections looked like they were in reasonably good working condition.
- A drip pan with a pvc condensate line to the exterior was missing. This drip pan and condensate line will help to divert water to the exterior in case of a tank water leak. Recommend installation.
- A sediment trap (manufacturer recommended) was missing in the gas line before the shut off valve. This trap will hold any debris before it would eventually reach the sensitive mechanisms of the gas valve assembly and possibly damaging them.
- The temperature pressure relief valve was not tested. Recommend replacing the temperature pressure relief valve that is three years or older.
- Any deficiencies should be immediately evaluated and corrected if necessary by a qualified plumber.

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**D. Hydro-Massage Therapy Equipment: Comments:**

**Findings, Recommendations:** (Photo is 1 example of one or more deficiencies.)

None.

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**V. Appliances:**

**A. Dishwasher: Comments:**

None.

**Inspection points:** Overall condition of the unit, door gaskets, door hinges, latch, soap dispenser, sprayer arms, rinse cycle; air gap. I do not inspect a dishwasher when it is full of dishes. [www.cdc.gov/elcosh/docs/d0400/d000435/d000435.html](http://www.cdc.gov/elcosh/docs/d0400/d000435/d000435.html).

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**B. Food Waste Disposer: Comments:**

None.

**Inspection points:** Overall condition of the unit, splash guard, grinding components, proper wiring, secure mounting, unusual noises or vibration levels, leaks, water flow, seized-up.

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**C. Range Exhaust Vent: Comments:**

None.

**Inspection points:** Overall condition of the unit, filters, vent pipe material and termination, lights, switches, blowers, unusual noises, duct work insulation.

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

None.

**Inspection points:** Overall condition of the unit, heating controls, all heating elements, combustible material clearance, presence of anti-tipping bracket, filters, condition of gas burners, proper installation and materials for gas valves, flames, signal lights, gas leaks. Luxury features are not inspected for operation. Oven tested at 350 degrees w/± 25 degrees.

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**E. Microwave Oven: Comments:**

None.

**Inspection points:** Overall condition of the unit, knobs, handle, secure mounting, door and seal, lights.

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**F. Trash Compactor: Comments:**

None.

**Inspection points:** Overall condition of the unit, unusual noises and vibration levels, secure mounting. These units have a high repair frequency. Keep clean and well maintained.

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**G. Mechanical Exhaust Vents and Bathroom Heaters: Comments:**

**Bathroom exhaust vents were not present. Recommend upgrading by having them installed and vented to the outside.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Inspection points:** Overall condition of the unit, unusual noises and vibration levels, vent materials, proper exterior termination. Heaters should be operated by a timer and not a switch. This will reduce a risk of fire if forgotten to turn off. I cannot determine the ventilation rate of the units.

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**H. Garage Door Operator(s): Comments:**

None.

**Inspection points:** Overall condition of the unit, automatic reverse operation, safety beam sensors; warning labels; manual release; freely opens/closes; high mounted switch; strong mounting brackets; operator rack and side tracks; longer roller shafts top and bottom. Angled lift arm. I recommend that you review the information at: [www.dasma.com](http://www.dasma.com).

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**I. Door Bells and Chimes: Comments:**

None.

**Inspection points:** Overall condition of the unit.

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**J. Dryer Vents: Comments:**

I could not determine the interior condition of the dryer vent. Clogged vents are a fire hazard. Clean out before using.

**Inspection points:** Overall condition of the vents, vent materials, proper length and termination with flaps, exterior dryer vent hood, proper bends and turns; recommend using washing machine stainless steel burst proof water hoses. Dryer vents should terminate to the exterior. I cannot determine the strength of the dryer exhaust blower.

**Inspection Limitations:** I will check all appliances using normal operating controls. Issues found were at the time of inspection. I cannot predict future problems.

**Final notes:** This is not an exhaustive inspection and will not reveal all current or any future deficiencies. These are my opinions.

At your discretion you may ask a specialist for further evaluation, cost estimates or suggestions for corrective actions before the option/closing periods. For uninspected appliances, I recommend that you ask the owner for verification of their working condition.

I recommend that you review the information at: [www.cpsc.gov](http://www.cpsc.gov) for safety product recall information and [www.dryerbox.com/dryerventingguide.htm](http://www.dryerbox.com/dryerventingguide.htm), [www.GEappliance.com](http://www.GEappliance.com). For instructions on calculating the electrical use of your appliances, review [www.energysavers.gov](http://www.energysavers.gov). It is highly recommended that you have a representative from a Home Warranty Company examine components to verify their insurability before you purchase the warranty. Please visit <http://www.aham.org/consumer/ht/d/sp/i/2319>.

**VI. OPTIONAL SYSTEMS:**

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**A. Lawn and Garden Sprinkler Systems: Comments:**

None.

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

**Type of Construction:**

**Comments:**

None.

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**C. Outbuildings: Comments:**

None.

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**D. Outdoor Cooking Equipment:**

**Energy Source:**

**Comments:**

None.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**G. Private Sewage Disposal (Septic) Systems:**

*Type of System:*

*Location of Drain Field:*

*Comments:*

**I. Other Built-in Appliances: *Comments:***

*None.*

**J. Wood Destroying Insect Report (Termite Report):**

*Comments: This is a separate report that is attached to the Home Inspection Report.*

**Wood Destroying Insect Inspection Information: This is not an official WDI Report.**

*(The official WDI Report will be sent to you in a separate email).*

**Conducive conditions:** Cracks in foundation, form boards left in place, leaky pipes or dripping faucets, inadequate ventilation in crawl spaces, wood construction debris, in backfill next to foundation, foundation footing too low or soil line too high, stucco veneer low to ground, planter boxes next to structure, wood to structure contact, paper collars or forms around piers, termite tunnels, damaged wooden framing members, sprinkler heads too close to foundation. Dirty, clogged and leaky gutters and down spouts. Overhanging branches on roof. Wooded areas and vacant lots. Window AC condensation drip areas. Wooden retaining walls. Dead stumps and decayed trees.

# STAR BRITE

## HOME INSPECTIONS, LLC

Dear Peter and Mary,

I would like to thank you for having allowed me to assist you in the purchase process of your new home. I know that you are counting on my inspection information to help ease your decision on what direction to take. I have tried to explain to you the deficiencies: what they were, where they were and how bad they were.

I have also done my best to give you well thought of recommendations. If you wish to get any second opinions, please seek them from qualified experts in their fields. To avoid confusion please go by what is written and not what was discussed verbally.

If you have any questions, please call me or email me anytime, any day before closing.

I wish you the very best.

Sincerely,



Frank Adame



Frank Adame

Professional Home Inspector ★ TREC License #10235

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