PROPERTY INSPECTION REPORT

Date: June 19, 2018 **Date of Inspection: June 20, 2018**
Prepared for: Mr. XXXXXXXXXXXXXXXX
Concerning: XXXXXXXXXXXXXXXX
Contact: XXXXXXXXXXXXXXXXX
By: Fernando Martinez, Professional Inspector #2945, Wendy Matson #3666, Elissa Martinez #10490

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 this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a 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 an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

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

I NI NP D

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS

OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. If is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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.

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TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN

CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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I. Structural Systems

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): post tension cable

Comments:

1. The foundation is performing as intended.
2. To begin our inspection, we start examining the foundation, since it is the basis of a sound home. We use a professional engineering tool called a "Zip" level, which is an electronic measuring device, to determine if the foundation is level to within tolerances. The allowable deflection is determined by the length in inches divided by 360. (L/360). The benchmark can be any point in the house; in this home, the fireplace was used. The digital reader is taken to each room, usually to an exterior wall unless otherwise noted, and measured. The information below refers to each room as though one is looking at the house from the street. (Note that this is true of any directions given in this report). The following elevations were found, taking carpeting or step-ups into consideration):
    a. Rear breakfast room, left rear corner, was even
    b. Rear right master bedroom at corner was 9/10" lower (in 45')
    c. Front left was 4/10" lower
    d. Right side laundry room was 8/10" lower

   This system establishes the relative elevations of exterior floors in most areas of the home to help determine if and how the foundation may be moving. These readings provide you with a reference point for future evaluations of your foundations performance, but is not meant to be a substitute for a structural engineering report, which you may want to obtain. It was found that the floor/slab was within tolerance.

☑ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

1. Proper grading and drainage of the soil adjacent to the foundation can be critical to the performance of the foundation and to avoid water penetration problems that can occur from heavy downpours. EXCELLENT GRADING
2. Note that as a homeowner, you should attempt to keep the swales and in-ground drains clear and free of obstruction so as to allow quick water run off during heavy rains. (Don't build gardens on the sides of your home, for example). NOTES

☐ ☐ ☐ ☑ **C. Roof Covering Materials**

Types of Roof Coverings: composition shingles

Viewed from: from below was the roof accessible? No due to height

(Inspectors are not required to climb on top of roofs due to *height*, slope or other

Conditions.)

Comments:

1. 30 year dimensional type shingles.
2. The boot for the water heater, shown below, is allowing moisture into the attic – repair needed. This is also discussed under Attic and Water Heater.

3. A second leak over the master bedroom was seen in the attic. Due to ductwork and lack of accessibility, inspector is not sure of the cause, however, the area is pinpointed in the photo below.

Circled above is the general area of this leak; it could be a shingle problem

Since the house has had a roof since March of this year, it is likely that leaking has been occurring all this time. The area underneath the lines shown below very likely has mold growth on the sheetrock ceiling of the master bedroom. Part of the repair of this problem must include removing insulation (in order to replace and seal the gypsum

with an encapsulant paint after being removed by someone wearing an N95 mask). Recommend also installing walkway to be able to access this area

The area circled, left photo, shows where insulation must be removed and documented by contractor or his men with photos as to the condition of the gypsum ceiling below, the cause of the problem and the repair performed.

☐ ☐ ☐ ☑ **D. Roof Structure and Attics**

Viewed from: inside the attic

Approximate Average Depth of Insulation: 15 inches

Comments:

1. Location of attic space:
    a. Entry in pantry on left elevation of home
        i. Attic ventilation: no ventilation for this attic
        ii. Light was on already during inspection (inspector could not find switch to turn off)
    b. Entry off rear bedroom (over master bedroom)
        i. Raining at time of inspection into this attic due to roof issues (see roof/water heater/ceiling)
        ii. Entry door scrapes on large duct when entering this attic – raise and repair duct. Discussed under Ducts
        iii. Note that this attic contains the whole house water heater
    c. Upper whole house attic
        i. Attic ventilation: not enough ventilation. Need to add approximately 20 air hawks (natural flow) vents to the roof.

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R806.2 Minimum area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted, provided
that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a vapor barrier having a transmission rate not exceeding 1 perm ($5.7 \cdot 10^{-11}$ kg/s ⊕ m^2 ⊕ Pa) is installed on the warm-in-winter side of the ceiling.

ii. Attic framing (in attic): 2" x 8" ridge with 2" x 6" rafters, spaced 24" on center (notes) with all properly installed support framing.

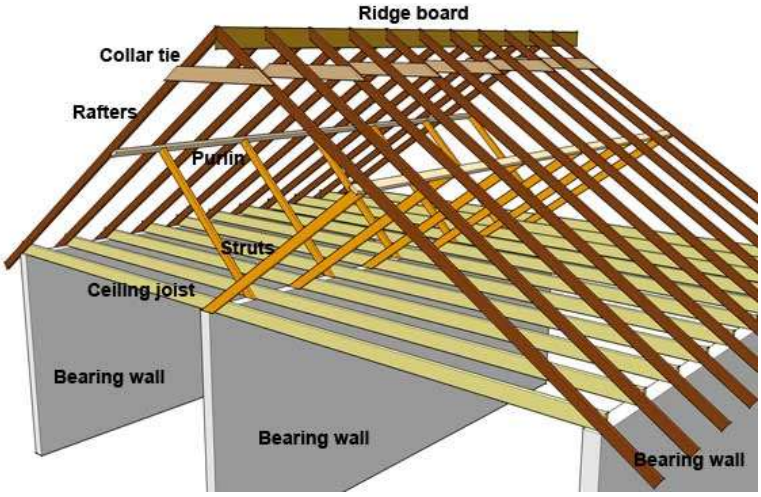

Diagram above illustrates attic framing terminology

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

Comments:

1. The cladding of this home is natural stone and hard coat stucco with cement board cornicework.(note)
2. Brick is cracking off the ledge at the front corner. This brick should be removed and reset.

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☐ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

1. Two leaks were found in the first floor of this home using the infra-red camera:
    a. Inside master bedroom at ceiling of the wall that is adjacent to the bathroom
        i. Confirming that the spot was moisture using the Delmhorst BD2100, a .7%, scale 3, was found. This is due to a leak in the attic above (also discussed under "Attic".

The digital image of the area discussed, above left, and duplicate infra-red image, above right, shows a "moisture signature" as blue (cooler) against a background of yellow/orange, which is warm/dry

I NI NP D

Reference scale for **gypsum (#3)** is as follows
0% to 0.4% normal moisture
.5% shows beginning of moisture
.6 to .9% medium moisture - moisture may be leak or chronic water penetration
1% and over – indicates complete saturation - due to a leak or chronic water penetration

Area in attic affected by leak

General area of incoming moisture

Also discussed under roof, this repair requires that repairperson take photos of gypsum ceiling below after insulation is removed and also photos of the cause and the repair.

b. In the formal dining room between the window and the air register
   i. Confirming that the spot was moisture using the Delmhorst Bd2100, a .7%, scale 3, was found, indicating present moisture. The cause of this leak was not determined.

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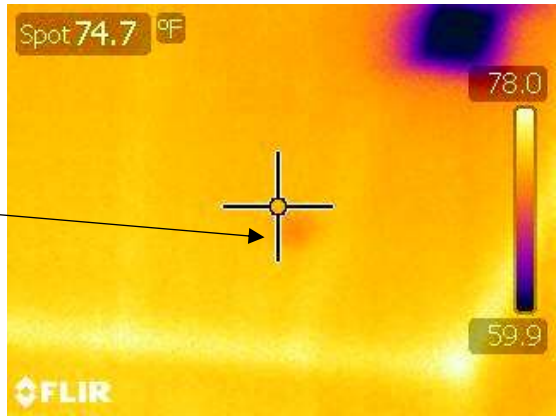

The digital image of the area discussed, above left, and duplicate infra-red image, above right, shows a "moisture signature" as blue (cooler) against a background of yellow/orange, which is warm/dry

Reference scale for **gypsum (#3)** is as follows
0% to 0.4% normal moisture
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1% and over – indicates complete saturation - due to a leak or chronic water penetration

Also discussed under roof, this repair requires that repairperson take photos of gypsum ceiling below after insulation is removed and also photos of the cause and the repair.

c. A third leak was found in the attic over the master bedroom and was due to a leaking boot for the water heater flue, also discussed under Attic and Water Heater. This leak did not appear on any ceiling in the home since the moisture landed on osb decking next to the water heater. (note)

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2. The flooring, both tile and wood, were checked for adherence to the subfloor by "tapping" with a tapper to "hear" any hollowness in the tile or wood flooring, which would indicate that the tile or wood is not adhered fully or at all.
    a. One strip in master closet, rear right wall

b. Several strips at breakfast room exit door to exterior

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

Comments:

1. Door to garage from laundry room shows light around the perimeter – adjustment or more weather-strip needed.

☑ ☐ ☐ ☐ **H. Windows**

Comments:

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

Comments:

☐ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

Comments:

1. The fireplace was a prefabricated metal manufactured fireplace that vented by a flue pipe. The following was found:
    a. No gas outlet was seen.

b. No remote or switch was available to turn fire on.

☐ ☐ ☐ ☑ **K. Porches**

Comments:

1. The front sidewalk has house brick installed on it which is roughly textured. It caused the inspector to trip. Recommend that the peaks be ground down.

☐ ☐ ☐ ☑ **L. Other**

Comments:

1. The front two sidewalls were built extremely crooked, shown below. Recommend to rebuild.

II. ELECTRICAL SYSTEMS

☐ ☐ ☐ ☑ **A. Service Entrance and Panels**

Comments:

1. The following information, unless otherwise written "deficiency" is considered a note for reference purposes:
    a. Type: Underground (note)
    b. Brand of panel box: Square D (note)
    c. Location: inside garage (note)
    d. The size of service is: amp service on (size) and type aluminum line (no anti-oxidant on line ends
    e. Room for additional circuits? yes (note)
    f. Incoming volts: 245 (both legs were equal to within + or – 1 to 3 volts), which is adequate (note)
    g. Type of system: 3-wire grounded system (note)
    h. Condensing unit breakers do match the manufacturer's requirements, however, the wiring that runs between the condenser and the panel box are INCORRECTLY sized. Deficiency

50 amp breaker = #10 (must be a #6)

This line is too small

36 amp breaker = #10 (must be #8) or reduce breaker size

☐ ☐ ☐ ☑ **B. Branch Circuits**

Comments:

1. The sprinkler system was plugged into an extension cord because the outlet was too far away. Another outlet must be installed.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: furnace with HVAC unit
Energy Sources: gas
Comments:

☐ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: split systems (inside and outside units)
Comments:

1. Thermostat(s) set on 76F at both locations. The house was comfortable at time of inspection. The a/c temperatures were adequate, coming out of the air registers between 54 – 57F. (notes)

2. Exterior unit(s):
   a. Unit #1, closest to the back yard, is a Lennox brand, 5 ton the size of breaker required by the manufacturer is 50 amp, minimum 34.1 amp, which was found to be proper in the panel box, however, the wiring size was incorrect. This is also discussed under Service Entrance

   b. Unit #2 is a 3.5 ton unit, Lennox, on the right elevation, the size of breaker required by the manufacturer was 35 amp, minimum 32 amp, which was found in the panel box, however, the wire size run to it is incorrect. Also discussed under Service Entrance.

3. Units in attic:

I NI NP D

a. Unit at right side of attic upon entering

i. Condensation drips into the pan due to lack of enough neoprene insulation and/or proper sealing around the protrusions, shown below. Additionally, dripping between the evaporator coil and the plenum is occurring and beginning to rust the unit. This MUST be repaired.

a. Unit on left side upon entering attic

i. Condensation drips into the pan due to lack of enough neoprene insulation and/or proper sealing around the protrusions, shown below. Need to use UL silver tape covered with high velocity duct sealant.

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

Comments:

1. Duct in the walk-in attic, which must be raised, is also damaged. UL silver tape repair

needed.

2. The air return, prior to the media filters, is filled with sheetrock dust. Both units are in need of vacuuming of return plenum.

IV. PLUMBING SYSTEM

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

Location of water meter: normally at street
Location of main water supply: right elevation
Static water pressure reading: 70 psi
Comments:

1. Ceilings and walls were tested for moisture by scanning using a FLIR infra-red camera, which uses thermal technology to find the temperature differences in the surfaces. No moisture was found due to plumbing issues.

**Note that we are not required to use shut off valve handles because they almost always

leak. If these valves are original or older than 5 years a plumber should check.

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

Comments:

1. The whole house drain line was located at the front elevation. It must remain exposed (don't cover with mulch). The anti-back up valve cover is painted shut. Repair or replace.

Pop up cover keeps the sewer from backing up into the home in this example photo

☐ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Sources: gas

Capacity: on demand

Comments: temperature set on 115F

1. As discussed under attics, rain was penetrating into the attic where this unit is located from the flue protrusion; also discussed under "Roof". Repair needed.

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

☐ ☐ ☑ ☐ **E. Other**
Comments:

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**
Comments:

☐ ☐ ☐ ☑ **B. Food Waste Disposers**
Comments:
1. Debris must be removed

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**
Comments:

☐ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**
Comments:
1. Oven thermostats were checked and found to be within proper parameters.
    a. Methodology: the thermostat was at 350 F and the ovens heated to within the allowable + or – 25 degrees, then tested. Note that the self-cleaning feature cannot be operated as per TREC due to time and high temperatures involved.

☑ ☐ ☐ ☐ **E. Microwave Ovens**
Comments:

☑ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:

☑ ☐ ☐ ☐ **G. Garage Door Operators**
Comments:

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**
Comments:

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☐ ☐ ☑ ☐ **I. Other**

Comments:

ADDITIONAL INFORMATION

As licensed Indoor Air Quality Professionals in addition to licensed home inspectors, we perform a search for visible mold growth in addition to conditions that would exacerbate mold growth, such as high humidity, lack of ventilation, etc. We may have offered indoor air quality testing at the time of inspection or discussed that we could return to perform if you desired. However, it must be noted that only the lab can determine what the actual air quality is in a home, and therefore, you should weigh the decision to test during the option period of your home purchase.

VI. OPTIONAL SYSTEMS

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

Comments:

1. The panel is located inside the garage; it was set on "run" and "bypass"

ABOUT OUR TOOLS
DELMHORST BD2100 Moisture Detector

Note: The green, yellow and red indicators on the DELMHORSDT indicators only and only have meaning during testing.
Note that the tool is re-calibrated at every inspection, often between readings. It is tested on walls in house to predetermine a standard. The above chart has been gleaned from product literature and other relevant information and formulated into a "chart" by the inspector.
The DELMHORST BD2100 uses state-of-the-art "pin" type technology and are the only sure way to obtain three key pieces of information quickly and accurately: the moisture gradient (the difference between the shell and core moisture), an estimate of the average moisture content, and the range of moisture content. Pin-type meters operate on the principle of electrical resistance; they use the wood or other surface as an element in a circuit by driving two pins or electrodes into it. This method works because moisture is an excellent conductor of electricity and dry wood is an effective insulator.

From "Measuring Wood Moisture: Straight Talk from DELMHORST", published 1994

TRAMEX Moisture Encounter Plus

The instrument measures the electrical impedance of the sample by creating a low frequency alternating electric field between the electrodes. This field penetrates under tests to the depth of approx. 1 ¼" (30 mm). The very small alternating current flowing through the field is inversely proportional to the impedance to the material. The instrument detects this current, detects it amplitude and after processing, drives the pointer to the moving coil meter to the computed moisture value.

About the FLIR Infra-Red Camera:

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Used to Find Moisture, Electrical lack of Insulation

An infrared camera is a non-contact device that detects infrared energy (heat) and converts it into an electronic signal, which is then processed to produce a thermal image on a video monitor and perform temperature calculations. Heat sensed by an infrared camera can be very precisely quantified, or measured, allowing you to not only monitor thermal performance, but also identify and evaluate the relative severity of heat-related problems. Recent innovations, particularly detector technology, the incorporation of built-in visual imaging, automatic functionality, and infrared software development, deliver more cost-effective thermal analysis solutions than ever before.

Quoted from the FLIR website

Respectfully submitted,



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713-249-4267 Wendy

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Licensed Mold Assessment Consultant #1002
Licensed by TDSHS
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Stucco Inspector – EDI certified
Certified FLIR Thermographer

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Stucco Inspector – EDI certified

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Elissa L. Martinez

Licensed Mold Assessment Consultant #1137
Licensed TREC apprentice #10490

Home/business address: 26406 Pine Canyon Dr., Spring, TX. 77380

Associations and Accolades:

Member of Indoor Air Quality Association
Member of BBB with an A rating
Recommended by Angie's List, 2007, 2008, 2009 , 2010, 2011. 2012, 2013, 2014 "Super Service Award" winners

Learning? For good reads on a variety of topics, follow this link: http://www.nachi.org/articles.htm

What we DON'T do:

1. **Check shut off valves for toilets and sinks**
2. **Check water supply lines for refrigerators**
3. **Check clothes washers**
4. **Plug in unplugged appliances**
5. **Check for Toxic or Chinese Drywall**

You can learn more about us and our equipment on our websites: www.moldconsultanttx.com

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We recommend that you procure a CLUE report for resale homes (Comprehensive Loss Underwriting Exchange) on this home. Follow this link: http://www.nachi.org/clue-reports.htm

Unless specified and previously agreed to, this report is not meant to be for forensic purposes

IMPORTANT NOTE: If any of the services (gas, electric, water) are not turned on at time of inspection, we recommend that prior to closing, the service (s) be turned on to assure a full and complete inspection of all appliances.

We encourage you to ask questions about our findings and about this report, especially if something does not make sense! We want to assure that what we have found is understandable.

PHI protocol for testing wet areas of home: checking adjacent walls to wet areas with BD2100 DELMORST moisture detector prior to running water. Then shower heads are started first, tub stoppers are removed from tub and start water running. Water is run approximately 45 minutes, then areas re-checked. If meter registers moisture, water is run longer, then re-checked to confirm leak(s). All areas of the home are scanned using the FLIR BD200 infra-red camera. Access panels are opened where accessible for viewing. Note that in new homes, it is unknown when painting of both wood trim and walls has occurred, which makes it difficult to determine if "moisture" is due to painting or water leaks.

***** FOUNDATIONS - General Information: The following information is provided for your reference and may help reduce potential foundation issues:

* Avoid leaking sewage lines beneath the slab.
* Avoid negative drainage around the foundation. Soils should slope a minimum of 6-inches in the first 10-feet away from the foundation.
* Avoid usage of French type drains with perforated piping that can allow water to collect and the soil to swell.
* Avoid leaking faucets.
* Avoid leaking swimming pools, spas, fountains and their piping systems.
* Avoid sloped driveways, walks, patios and pool decks that drain toward the foundation or with open joints that allow for accumulation of water sources.
* Avoid lawn irrigation leaks and excessive watering times.
* Avoid ditches that are back-filled and allow drainage toward or under the foundation.
* Avoid negative roof or gutter system drainage that do not drain adequately away from the foundation.
* Avoid water penetration through tunnels or decayed and damaged trees.
* Avoid overflow of drain lines from the A/C system that drain within five-feet of the foundation.

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* Avoid excessive watering.
* Avoid excessive soil dryness that typically occurs during a drought period and is often accelerated by tree root

IMPORTANT: If a visual inspection was performed for stucco, it was performed to the best knowledge and opinion of the inspector, who used his experience to determine what causes water penetration in stucco.

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