



Property Inspection Report

1980 Home , Anywhere, TX 11111

INSPECTION PREPARED FOR: Home Buyer

INSPECTOR: Mike Kemper

LICENSE: 20504

Date of Inspection: 11/1/2022

Our website:

www.eigdallas.com



**Inspections 7
Days a Week**



PO Box 1043
Prosper, TX, 75078



214-2081122



Home Buyer	11/1/2022
Name of Client	Date of Inspection
1980 Home , Anywhere, TX 11111	
Address of Inspected Property	
Mike Kemper	20504
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	TREC License #

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;

- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D).

Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS
☒ ☐ ☐ ☒ **A. Foundations**

Type of Foundation(s):

- Slab foundation

Comments:

- There are indications of prior repairs such as concrete pier/piling patches. I recommend that you obtain paperwork on these repairs, including any warranty, from the Seller.
- I recommend further evaluation of the foundation by a licensed professional engineer
- Soil is shrinking away from foundation, I recommend watering
- Binding, out-of-square, non-latching doors, swinging doors
- Sloping floors observed
- Window, wall, floor, or ceiling cracks or separations
- Crack in upper foundation beam wall



Soil is shrinking away from foundation, I recommend watering



Soil is shrinking away from foundation, I recommend watering



Crack in upper foundation beam wall



Crack in upper foundation beam wall



Window, wall, floor, or ceiling cracks or separations



Window, wall, floor, or ceiling cracks or separations

I=Inspected

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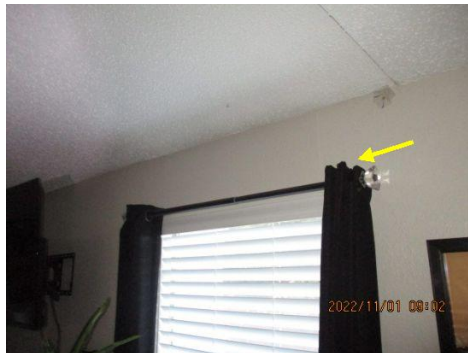
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Window, wall, floor, or ceiling cracks or separations



Window, wall, floor, or ceiling cracks or separations



Window, wall, floor, or ceiling cracks or separations



Window, wall, floor, or ceiling cracks or separations



There are indications of prior repairs such as concrete pier/piling patches. I recommend that you obtain paperwork on these repairs, including any warranty, from the Seller.



B. Grading and Drainage

Comments:

- Improper or inadequate grading around the foundation
Soil level should be at least 6" below wood/other cladding
- Water can be trapped between landscaping and foundation, monitor area for proper drainage
- Erosion observed
- I recommend adding ground cover to prevent erosion
- Water ponding observed – Grading should be improved
- Gutter full of leaves and debris, I recommend cleaning
- Gutters holding water, sloped incorrectly
- Loose gutter nails observed ~ Above front porch
- Missing down spouts observed
- Splash blocks missing and/or turned backwards - Ideally downspouts should drain at least 3' away from foundation
(Recommend adding an extension)

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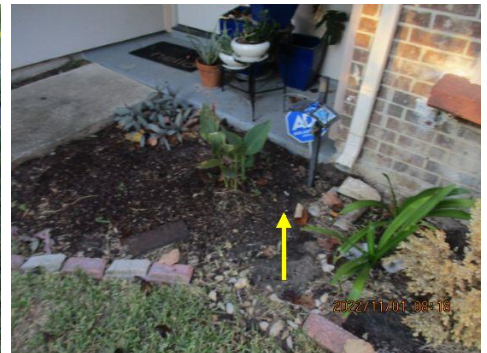
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Water can be trapped between landscaping and foundation, monitor area for proper drainage



Water can be trapped between landscaping and foundation, monitor area for proper drainage



Water ponding observed – Grading should be improved



Water ponding observed – Grading should be improved



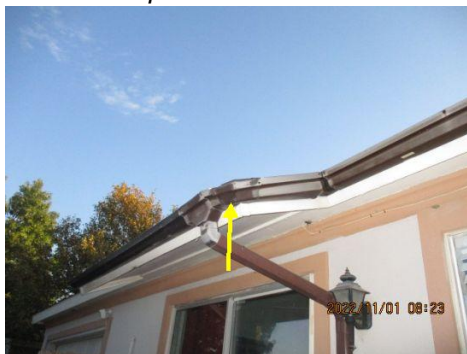
I recommend adding ground cover to prevent erosion



I recommend adding ground cover to prevent erosion



Erosion observed



Gutters holding water, sloped incorrectly



Missing down spouts observed

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*Improper or inadequate grading around the foundation
Soil level should be at least 6" below wood/other cladding*



*Splash blocks missing and/or turned backwards - Ideally
downspouts should drain at least 3' away from foundation
(Recommend adding an extension)*



C. Roof Covering Materials

Type(s) of Roof Covering:

- Composition

Viewed From:

- Roof

Comments:

- Roof condition::Aged

- A satellite dish was installed on the roof. Even though the holes are sealed, this can be an area of ongoing maintenance and prone to leaks since the bolts penetrate through the roof shingles and decking.

- I recommend further evaluation by roofing contractor

- Evidence of previous repairs to the roof covering material, to flashing details, skylights, and other roof penetrations

- Missing shingles observed

- Damaged shingles observed

- Lifted shingles observed

- Several areas of granular loss observed on the shingles

- Possible impact damage observed

- Missing kick-out flashing observed

- Rubber boot(s) are "cupped" and will hold water. Repair/replace as necessary for proper drainage.

- Several areas of "soft" decking observed when walking on the roof.

- There are nail heads or staples exposed (missing sealant) on flashing(s), roof vents and in the cap shingles. Recommend sealing to prevent water penetration.

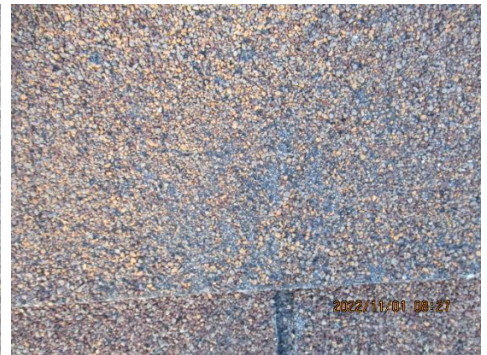
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*Missing kick-out flashing observed**Possible impact damage observed**Possible impact damage observed**Rubber boot(s) are "cupped" and will hold water. Repair/replace as necessary for proper drainage.**Evidence of previous repairs to the roof covering material, to flashing details, skylights, and other roof penetrations**Missing shingles observed**Missing shingles observed**Several areas of "soft" decking observed when walking on the roof.*

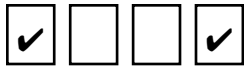
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D. Roof Structure and Attics

Viewed From:

- Attic area

Approximate Average Depth of Insulation:

- 4-6 inches on ceilings
- 3 inches on vertical walls

Comments:

- Types of ventilation: Gable vents
- Not all areas of the attic accessible due to structure, ducting, storage items, and/or insulation
- Inappropriate installation of components ~ I recommend further evaluation by a licensed professional engineer
- Missing/loose insulation observed
- Uneven insulation observed
- Gable vent screen is missing/damaged
- Evidence of water penetration, water stains observed
- The webbing of the truss has been cut/damaged



The webbing of the truss has been cut/damaged



Missing/loose insulation observed



Gable vent screen is missing/damaged



Evidence of water penetration, water stains observed

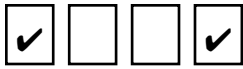
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**E. Walls (Interior and Exterior)****Comments:**

- Re-Point (Repair/patch) missing or cracked mortar
- Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration.
- Deteriorated wood observed at siding and/or trim boards. Repair/replace as necessary. ~ Several locations
- Chipped/peeling/missing paint observed. I recommend repainting to prevent water penetration at siding, trim and/or soffits.
- Fascia/trim boards in contact with shingles. Fascia/trim boards should have a gap to allow water to drain between the board and shingles.
- Exposed opening observed ~ Repair as necessary
- Typically, there should be a gap at the bottom of the wall/siding to allow water to drain off the wall/siding
- Wall moves back and forth when pushed. Possible missing or damaged brick ties
- Visible cracks observed at interior walls
- Holes observed at interior walls ~ Master bathroom (behind door), kitchen (above fridge), SE guest bedroom (behind door)
- Water stains observed on interior walls
- Holes in wall should be sealed for proper fire-blocking in garage



Deteriorated wood observed at siding and/or trim boards. Repair/replace as necessary. ~ Several locations



Deteriorated wood observed at siding and/or trim boards. Repair/replace as necessary. ~ Several locations



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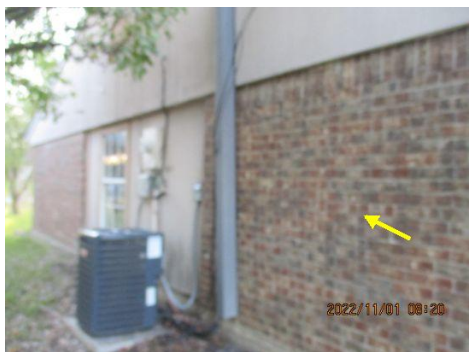
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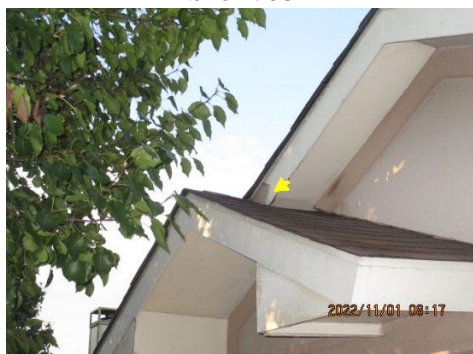
Wall moves back and forth when pushed. Possible missing or damaged brick ties



Wall moves back and forth when pushed. Possible missing or damaged brick ties



Wall moves back and forth when pushed. Possible missing or damaged brick ties



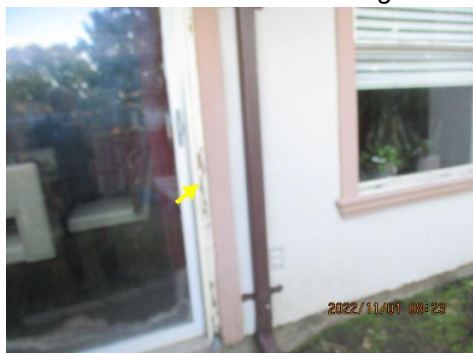
Fascia/trim boards in contact with shingles. Fascia/trim boards should have a gap to allow water to drain between the board and shingles.



Fascia/trim boards in contact with shingles. Fascia/trim boards should have a gap to allow water to drain between the board and shingles.



Chipped/peeling/missing paint observed. I recommend repainting to prevent water penetration at siding, trim and/or soffits.



Chipped/peeling/missing paint observed. I recommend repainting to prevent water penetration at siding, trim and/or soffits.



Exposed opening observed ~ Repair as necessary



Water stains observed on interior walls

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Holes in wall should be sealed for proper fire-blocking in garage



Water stains observed on interior walls ~ Guest bathroom



F. Ceilings and Floors

Comments:

- Holes in ceiling should be sealed for proper fire-blocking in garage
- Ceiling water stains observed
- Missing/cracked grout/caulk observed at flooring. Repair/replace as necessary. ~ Master bathroom, guest bathroom
- Sloping floors observed
- Ceiling is sagging at master bedroom



Ceiling water stains observed



Ceiling water stains observed



Ceiling is sagging at master bedroom

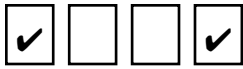
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**G. Doors (Interior and Exterior)****Comments:**

- Door out of square and drags/binds on the frame or other door ~ Front door, guest bathroom
- Loose/unsupported threshold observed ~ Front door, garage entry door
- Doors drag on the carpet/flooring ~ Several locations
- Garage entry door is not equipped with a self-closing hinge or automatic closing device
- Missing, damaged, ineffective door stops observed ~ Several locations
- Door hinges missing screws ~ Front door
- Missing "handle" at sliding door lock
- Laundry room door is off-track
- NE bedroom closet door does not close completely
- Door knob(s) do not operate correctly. The master bathroom doorknob only opens when rotated clockwise
- Damaged frame components. Bracing is twisted/damaged
- Damaged or missing weather stripping at garage overhead door
- Door hinge(s) have loose hinge pins ~ Garage entry door, guest bathroom



Loose/unsupported threshold observed
~ Front door, garage entry door



Door hinge(s) have loose hinge pins ~
Garage entry door, guest bathroom



Damaged frame components. Bracing
is twisted/damaged



Missing "handle" at sliding door lock



Laundry room door is off-track



Garage entry door is not equipped with
a self-closing hinge or automatic closing
device

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H. Windows

Comments:

Insulated windows are fogged or displaying other evidence of broken seals or altered tinting observed. Windows with solar screens or dirty windows are difficult to evaluate. I recommend further evaluation by a window or glass company. I observed at least 2 locations with evidence of broken seals or altered tinting observed. ~ 1- patio sliding door, 1- NE guest bedroom

Caulking weathered and cracked at windows around the house, re-caulk missing and weathered caulking to prevent water penetration

Missing window screens observed

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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Chimney viewed from:

- Roof

Type of fireplace

- Metal insert

Comments:

- Could not visually verify fire blocking in attic – not accessible
- Cracked mortar/brick observed in fire-brick. Recommend re-pointing and/or repairing with mortar or fire-rated caulking.



Cracked mortar/brick observed in fire-brick. Recommend re-pointing and/or repairing with mortar or fire-rated caulking.

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

Comments:

- Cracks/damage observed at front porch

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✓			✓
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L. Other

Comments:

- Cracks and settlement observed at driveway
- Cracks and settlement observed at entry sidewalk

II. ELECTRICAL SYSTEMS

✓			✓
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A. Service Entrance and Panels

Panel Locations:

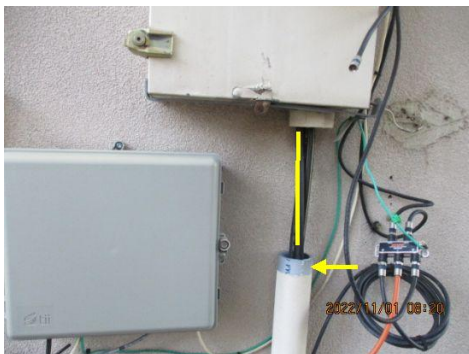
- Garage

Materials and Amp Rating:

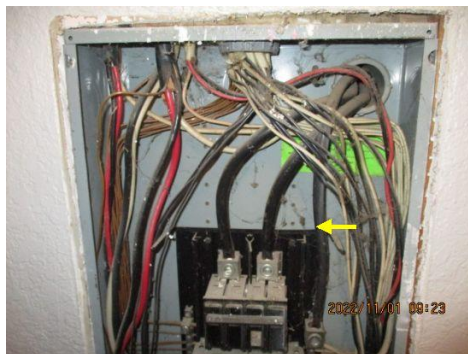
- 200 amp
- Copper

Comments:

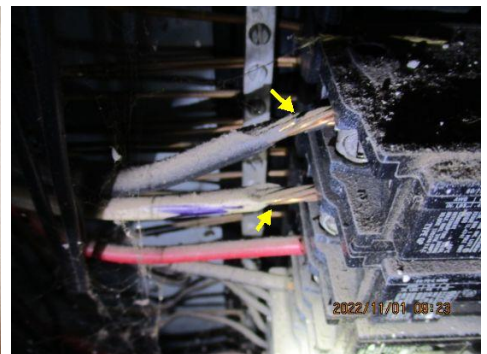
- I recommend further evaluation by licensed electrician
- Panel cover missing screws
- Ground rod or Uffer ground not visible/located
- A drop, weather head or mast not fastened securely
- Neutral service wire not labeled with white tape to identify
- Several neutral wires are “double tapped” (two wires under one connection). Each wire should terminate to a separate connection.
- Improper fasteners observed – Screws should have a flat tip, not pointed
- Insulation cut back too far, bare wire exposed. Arcing to other wires possible.



A drop, weather head or mast not fastened securely



Neutral service wire not labeled with white tape to identify



Insulation cut back too far, bare wire exposed. Arcing to other wires possible.

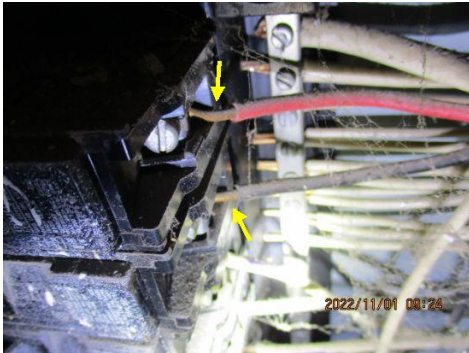
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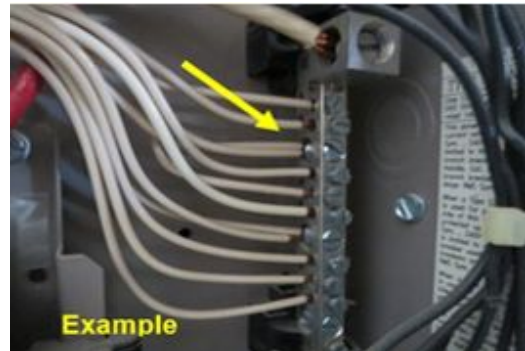
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Insulation cut back too far, bare wire exposed. Arcing to other wires possible.



Several neutral wires are "double tapped" (two wires under one connection). Each wire should terminate to a separate connection.

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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring
- Branch Circuit wiring: Grounded 3-wire

Comments:

- I recommend further evaluation by licensed electrician
- GFCI protection missing at: Kitchen dishwasher receptacle ~ See page 2 for additional information
- GFCI protection missing at: Food disposer receptacle ~ See page 2 for additional information
- GFCI protection missing at: Dryer receptacle ~ See page 2 for additional information
- GFCI protection missing at: Garage ceiling receptacles ~ See page 2 for additional information
- GFCI protection missing at: Garage receptacles
- GFCI protection missing at: Outdoor receptacles
- GFCI protection missing at: Kitchen counter top
- AFCI protection is missing at all general lights and receptacles in the home. ~ See page 2 for additional information
- Receptacles lower than 5 1/2 feet are required to be tamper resistant (TR - rated) ~ See page 2 for additional information
- Missing or damaged receptacle, switch or junction box covers ~ Several locations
- Receptacle is not secured in place, loose on the wall ~ Several locations
- No power present at receptacle(s) ~ Front porch, back patio, both bathrooms
- Reversed hot/neutral wires observed at receptacle(s) ~ SE guest bedroom
- Exposed receptacles are not equipped with watertight "when in use" type enclosures
- Carbon monoxide alarm(s) missing outside of each sleeping room
- Smoke alarm(s) missing outside of each sleeping room
- Smoke alarm(s) missing in each sleeping room
- Exposed wiring, wiring termination and junction boxes
- Missing protective globe around bulbs at fixtures ~ Master closet
- Fan(s) out of balance when operated on "high" setting ~ Living room
- I was not able to locate a remote control to operate the fan ~ Breakfast area
- Several bulbs missing at fixtures
- Extension cords should not be used as a permanent power source ~ Garage door opener

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Exposed wiring, wiring termination and junction boxes



Exposed wiring, wiring termination and junction boxes



Missing or damaged receptacle, switch or junction box covers



Extension cords should not be used as a permanent power source ~ Garage door opener



Reversed hot/neutral wires observed at receptacle(s) ~ SE guest bedroom



Exposed receptacles are not equipped with watertight "when in use" type enclosures

☐ ☐ ☒ ☐
C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS
☒ ☐ ☐ ☒
A. Heating Equipment

Type of Systems:

- Heat pump

Energy Sources:

- Natural gas

Comments:

- Number of units ~ 1

• Heating units are no longer permitted to be suspended from the rafters with plumbing strap by today's standard

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Heating units are no longer permitted to be suspended from the rafters with plumbing strap by today's standard



B. Cooling Equipment

Type of Systems:

- R – 410a (Puron) - Number of units - 1 - 2019 model

Comments:

- Cooling equipment not tested for cooling, outdoor temperature is less than 60° at the time of inspection. The condenser(s) were operated briefly to ensure the unit(s) do engage with the thermostat. This does not guarantee the system is cooling and operating properly. If a more complete inspection of the cooling equipment is desired, I recommend having the system evaluated by an HVAC technician
- I recommend the unit be serviced and evaluated by licensed HVAC technician
- Condensing unit is dirty, recommend cleaning for maximum air flow
- Missing/damaged/loose insulation on refrigerant pipe(s)
- Safety pan is rusted/corroded
- Primary drain line not insulated. Insulating the drain line prevents condensation dripping in attic
- Primary drain pipe should terminate away from the house



Condensing unit is dirty, recommend cleaning for maximum air flow



Missing/damaged/loose insulation on refrigerant pipe(s)



Missing/damaged/loose insulation on refrigerant pipe(s)

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Missing/damaged/loose insulation on refrigerant pipe(s)



Primary drain pipe should terminate away from the house



Primary drain line not insulated. Insulating the drain line prevents condensation dripping in attic



Safety pan is rusted/corroded



C. Duct Systems, Chases, and Vents

Comments:

- I recommend the ducting be evaluated by licensed HVAC technician
- Missing insulation and damaged/missing vapor barrier observed at duct work
- Missing/damaged support strap for duct work. Ducting should be supported above insulation
- Duct should not be attached to the end of plenum. The end of the plenum should be solid to allow air pressure to building and then fill the ducting with air
- Dirty filters observed. Recommend replacing
- Dirty return air grill(s) observed
- The absence of air flow at accessible supply registers ~ Master bedroom, master bathroom
- Ducting has been "pinched" closed ~ I recommend removing duct from the plenum

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I	NI	NP	D
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Ducting has been "pinched" closed ~ I recommend removing duct from the plenum



Missing/damaged support strap for duct work. Ducting should be supported above insulation



Missing insulation and damaged/missing vapor barrier observed at duct work



Duct should not be attached to the end of plenum. The end of the plenum should be solid to allow air pressure to building and then fill the ducting with air



Missing insulation and damaged/missing vapor barrier observed at duct work



The absence of air flow at accessible supply registers ~ Master bedroom, master bathroom

☐ ☐ ☒ ☐ **D. Other**

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IV. PLUMBING SYSTEMS**A. Plumbing Supply, Distribution System and Fixtures**

Location of Water Meter:

- Front curb

Location of Main Water Supply Valve:

- Not Located

Comments:

- Types of Supply lines: Copper
- Static water pressure is 55-60 PSI
- I recommend further evaluation by a licensed plumber
- Hose bibb(s) are not securely mounted in wall. I recommend securing to prevent damage
- Hose bibb leaks at anti-siphon device when in use
- Hose bibb leaks in the off position ~ Back yard
- Missing insulation at hose bibb. Recommend insulating water line to prevent freezing
- Water damage observed to cabinetry under sinks ~ Several locations. Cabinet floor is missing at kitchen cabinet
- Missing/Non-functioning mechanical drain stops observed ~ Master tub, guest vanity and tub
- Shower diverter not fully engaged ~ Guest tub
- Rust observed at bathtub ~ Guest tub
- Faucet handle rotates 360° ~ Cold water faucet - master vanity
- Guest bathtub fixture is difficult to turn on/off
- Hand sprayer hose should not be long enough to hang below the edge of tub. I am not able to verify if there is an anti-siphon device present ~ Guest tub
- Fixtures are not securely mounted ~ Guest tub
- Missing caulk/grout at tubs and showers. Recommend re-caulking and/or replacing grout to prevent water penetration ~ Both tubs/showers
- Commode is loose on the floor ~ Guest bathroom
- Tank lid is not accessible ~ Blocked by counter top
- Missing shutoff valve handle ~ Kitchen
- Worn surface observed at: Guest bathroom vanity

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NP=Not Present

D=Deficient

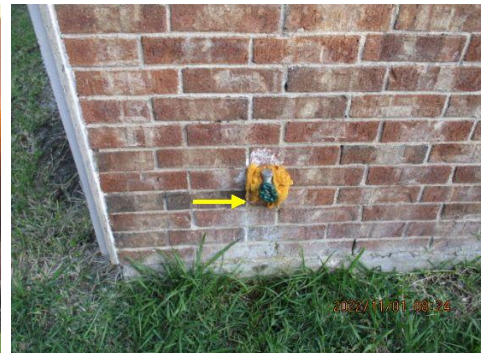
I	NI	NP	D



Missing insulation at hose bibb.
Recommend insulating water line to
prevent freezing



Hose bibb leaks at anti-siphon device
when in use



Hose bibb leaks in the off position ~
Back yard



Missing shutoff valve handle ~ Kitchen



Hand sprayer hose should not be long
enough to hang below the edge of tub. I
am not able to verify if there is an anti-
siphon device present ~ Guest tub



Tank lid is not accessible ~ Blocked by
counter top



Shower diverter not fully engaged ~ Guest tub

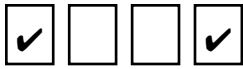
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

- Types of drain lines observed: PVC, Cast iron, copper
- I recommend further evaluation by a licensed plumber
- Cast iron drain lines and/or vents were observed in the home. Due to the age of the cast iron, I recommend that a licensed plumber perform a hydrostatic test and/or inspect the cast iron drain lines with a camera system to determine if a hidden leak exists.
- Incorrect type of material observed at guest bathroom vanity "P" trap
- Loose cover at drain line clean out
- Vent pipe(s) should be painted to prevent UV damage
- Vent stack should terminate through the roof
- Missing nut at drain pipe ~ Master
- Drain line is sloped upward, water will not drain properly. Amateur type repair observed ~ Kitchen

*Loose cover at drain line clean out**Vent stack should terminate through the roof**Missing nut at drain pipe ~ Master**Drain line is sloped upward, water will not drain properly. Amateur type repair observed ~ Kitchen**Incorrect type of material observed at guest bathroom vanity "P" trap**Vent pipe(s) should be painted to prevent UV damage*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

Energy Source:

- Water heater is electric
- Number of units: 1

Capacity:

Comments:

- I recommend further evaluation by a licensed plumber
- Garage unit is not physically protected from damage
- Garage unit is not raised 18" above the garage floor
- TP&R valve has improper discharge pipe connected. A smooth copper or CPVC discharge pipe is required.
- Drain line for pan should terminate to the exterior of home by today's standard



Drain line for pan should terminate to the exterior of home by today's standard



TP&R valve has improper discharge pipe connected. A smooth copper or CPVC discharge pipe is required.

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

Comments:

☐ ☐ ☒ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter:

Type of Gas Distribution Piping Material:

Comments:

☐ ☐ ☒ ☐ **F. Other**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

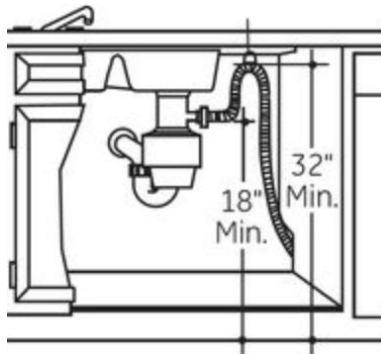
D=Deficient

I NI NP D

V. APPLIANCES☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:

- Lack of back flow prevention. A "high-loop" prevents sink water from draining back to the dishwasher and possibly on to the floor.



Lack of back flow prevention. A "high-loop" prevents sink water from draining back to the dishwasher and possibly on to the floor.

☒ ☐ ☐ ☒ **B. Food Waste Disposers**

Comments:

- I recommend further evaluation by an appliance technician
- Unit did not operate, appears to be seized up

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

Comments:

- Missing filters observed



Missing filters observed

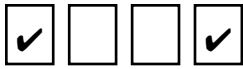
I=Inspected

NI=Not Inspected

NP=Not Present

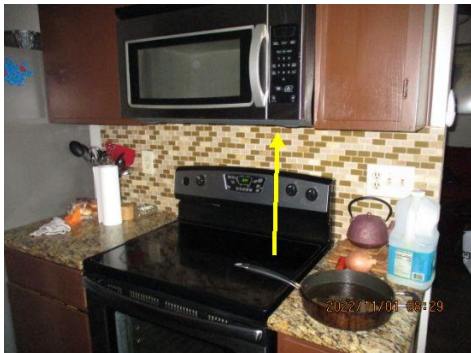
D=Deficient

I NI NP D

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

Comments:

- Type of Range or cooktop: Electric
- Type of oven: Electric
- Temperature is within +/- 25 degrees of 350 degrees: Yes
- Single oven: 340-345
- Combustible material within 30" above cooktop/range burners. I recommend verifying with manufactures installations instructions that the microwave can be installed lower than 30".
- Knob will not turn "on", burner was not operated
- Missing knob for the burner ~ Burner was not operated



Combustible material within 30" above cooktop/range burners. I recommend verifying with manufactures installations instructions that the microwave can be installed lower than 30".



Knob will not turn "on", burner was not operated



Missing knob for the burner ~ Burner was not operated

**E. Microwave Ovens**

Comments:

- Turn table did not operate
- Unit is not securely mounted
- Damage observed on interior surfaces



Damage observed on interior surfaces

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

Comments:

- Vent pipes that do not terminate outside the structure – Based on the age of the house, I do not expect to see ventilation to the outside. Today's standards require all exhaust vents to termite outside.
- Unit vibrates during operation: Lower hall bathroom

**G. Garage Door Operators**

Comments:

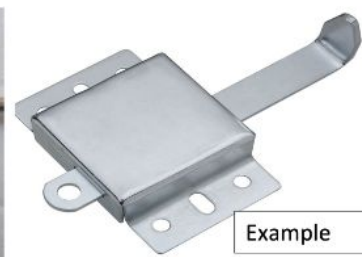
- Door does not automatically reverse during closing cycle when pressure applied – adjust closing pressure at back of the operator
- Door locks or side ropes have not been removed or disabled. A door lock is not required when an opener is present.



Door does not automatically reverse during closing cycle when pressure applied – adjust closing pressure at back of the operator



Door locks or side ropes have not been removed or disabled. A door lock is not required when an opener is present.

**H. Dryer Exhaust Systems**

Comments:

- The dryer vent termination should have a back-draft style damper by today's standards. The current style at the home is no longer permitted by today's standard.
- Dryer lint is blowing back into attic. I recommend sealing and cleaning dryer vent pipe.
- Ducts are not made of metal with a smooth interior finish.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Ducts are not made of metal with a smooth interior finish.

Dryer lint is blowing back into attic. I recommend sealing and cleaning dryer vent pipe.

☐ ☐ ☒ ☐ **I. Other**

Comments:

VI. OPTIONAL SYSTEMS

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

Comments:

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

Type of Construction:
Comments:

☐ ☐ ☒ ☐ **C. Outbuildings**

Comments:

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

Type of Pump:
Type of Storage Equipment:
Comments:

☐ ☐ ☒ ☐ **E. Private Sewage Disposal Systems**

Type of System:
Location of Drain Field:
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☐☐☒☐**F. Other Built-in Appliances**

Comments:

☐☐☒☐**G. Other**

Comments:

Report Summary

STRUCTURAL SYSTEMS

Page 4 Item: A	Foundations	<ul style="list-style-type: none"> • I recommend further evaluation of the foundation by a licensed professional engineer • Soil is shrinking away from foundation, I recommend watering • Binding, out-of-square, non-latching doors, swinging doors • Sloping floors observed • Window, wall, floor, or ceiling cracks or separations • Crack in upper foundation beam wall
Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Improper or inadequate grading around the foundation Soil level should be at least 6" below wood/other cladding • Water can be trapped between landscaping and foundation, monitor area for proper drainage • Erosion observed • I recommend adding ground cover to prevent erosion • Water ponding observed – Grading should be improved • Gutter full of leaves and debris, I recommend cleaning • Gutters holding water, sloped incorrectly • Loose gutter nails observed ~ Above front porch • Missing down spouts observed • Splash blocks missing and/or turned backwards - Ideally downspouts should drain at least 3' away from foundation (Recommend adding an extension)
Page 7 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • I recommend further evaluation by roofing contractor • Evidence of previous repairs to the roof covering material, to flashing details, skylights, and other roof penetrations • Missing shingles observed • Damaged shingles observed • Lifted shingles observed • Several areas of granular loss observed on the shingles • Possible impact damage observed • Missing kick-out flashing observed • Rubber boot(s) are "cupped" and will hold water. Repair/replace as necessary for proper drainage. • Several areas of "soft" decking observed when walking on the roof. • There are nail heads or staples exposed (missing sealant) on flashing(s), roof vents and in the cap shingles. Recommend sealing to prevent water penetration.

Page 9 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • Inappropriate installation of components ~ I recommend further evaluation by a licensed professional engineer • Missing/loose insulation observed • Uneven insulation observed • Gable vent screen is missing/damaged • Evidence of water penetration, water stains observed • The webbing of the truss has been cut/damaged
Page 10 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Re-Point (Repair/patch) missing or cracked mortar • Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. • Deteriorated wood observed at siding and/or trim boards. Repair/replace as necessary. ~ Several locations • Chipped/peeling/missing paint observed. I recommend repainting to prevent water penetration at siding, trim and/or soffits. • Fascia/trim boards in contact with shingles. Fascia/trim boards should have a gap to allow water to drain between the board and shingles. • Exposed opening observed ~ Repair as necessary • Typically, there should be a gap at the bottom of the wall/siding to allow water to drain off the wall/siding • Wall moves back and forth when pushed. Possible missing or damaged brick ties • Visible cracks observed at interior walls • Holes observed at interior walls ~ Master bathroom (behind door), kitchen (above fridge), SE guest bedroom (behind door) • Water stains observed on interior walls • Holes in wall should be sealed for proper fire-blocking in garage
Page 12 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Holes in ceiling should be sealed for proper fire-blocking in garage • Ceiling water stains observed • Missing/cracked grout/caulk observed at flooring. Repair/replace as necessary. ~ Master bathroom, guest bathroom • Sloping floors observed • Ceiling is sagging at master bedroom

Page 13 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Door out of square and drags/binds on the frame or other door ~ Front door, guest bathroom • Loose/unsupported threshold observed ~ Front door, garage entry door • Doors drag on the carpet/flooring ~ Several locations • Garage entry door is not equipped with a self-closing hinge or automatic closing device • Missing, damaged, ineffective door stops observed ~ Several locations • Door hinges missing screws ~ Front door • Missing "handle" at sliding door lock • Laundry room door is off-track • NE bedroom closet door does not close completely • Door knob(s) do not operate correctly. The master bathroom doorknob only opens when rotated clockwise • Damaged frame components. Bracing is twisted/damaged • Damaged or missing weather stripping at garage overhead door • Door hinge(s) have loose hinge pins ~ Garage entry door, guest bathroom
Page 14 Item: H	Windows	<p>Insulated windows are fogged or displaying other evidence of broken seals or altered tinting observed. Windows with solar screens or dirty windows are difficult to evaluate. I recommend further evaluation by a window or glass company. I observed at least <u>2</u> locations with evidence of broken seals or altered tinting observed. ~ 1- patio sliding door, 1- NE guest bedroom</p> <p>Caulking weathered and cracked at windows around the house, re-caulk missing and weathered caulking to prevent water penetration</p> <p>Missing window screens observed</p>
Page 14 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> • Cracked mortar/brick observed in fire-brick. Recommend re-pointing and/or repairing with mortar or fire-rated caulking.
Page 14 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> • Cracks/damage observed at front porch
Page 15 Item: L	Other	<ul style="list-style-type: none"> • Cracks and settlement observed at driveway • Cracks and settlement observed at entry sidewalk

ELECTRICAL SYSTEMS

Page 15 Item: A	Service Entrance and Panels	<ul style="list-style-type: none">• I recommend further evaluation by licensed electrician• Panel cover missing screws• Ground rod or Uffer ground not visible/located• A drop, weather head or mast not fastened securely• Neutral service wire not labeled with white tape to identify• Several neutral wires are "double tapped" (two wires under one connection). Each wire should terminate to a separate connection.• Improper fasteners observed – Screws should have a flat tip, not pointed• Insulation cut back too far, bare wire exposed. Arcing to other wires possible.
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Page 17 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • I recommend further evaluation by licensed electrician • GFCI protection missing at: Kitchen dishwasher receptacle ~ See page 2 for additional information • GFCI protection missing at: Food disposer receptacle ~ See page 2 for additional information • GFCI protection missing at: Dryer receptacle ~ See page 2 for additional information • GFCI protection missing at: Garage ceiling receptacles ~ See page 2 for additional information • GFCI protection missing at: Garage receptacles • GFCI protection missing at: Outdoor receptacles • GFCI protection missing at: Kitchen counter top • AFCI protection is missing at all general lights and receptacles in the home. ~ See page 2 for additional information • Receptacles lower than 5 1/2 feet are required to be tamper resistant (TR - rated) ~ See page 2 for additional information • Missing or damaged receptacle, switch or junction box covers ~ Several locations • Receptacle is not secured in place, loose on the wall ~ Several locations • No power present at receptacle(s) ~ Front porch, back patio, both bathrooms • Reversed hot/neutral wires observed at receptacle(s) ~ SE guest bedroom • Exposed receptacles are not equipped with watertight "when in use" type enclosures • Carbon monoxide alarm(s) missing outside of each sleeping room • Smoke alarm(s) missing outside of each sleeping room • Smoke alarm(s) missing in each sleeping room • Exposed wiring, wiring termination and junction boxes • Missing protective globe around bulbs at fixtures ~ Master closet • Fan(s) out of balance when operated on "high" setting ~ Living room • I was not able to locate a remote control to operate the fan ~ Breakfast area • Several bulbs missing at fixtures • Extension cords should not be used as a permanent power source ~ Garage door opener
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 18 Item: A	Heating Equipment	<ul style="list-style-type: none"> • Heating units are no longer permitted to be suspended from the rafters with plumbing strap by today's standard
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Page 19 Item: B	Cooling Equipment	<ul style="list-style-type: none">• I recommend the unit be serviced and evaluated by licensed HVAC technician• Condensing unit is dirty, recommend cleaning for maximum air flow• Missing/damaged/loose insulation on refrigerant pipe(s)• Safety pan is rusted/corroded• Primary drain line not insulated. Insulating the drain line prevents condensation dripping in attic• Primary drain pipe should terminates away from the house
Page 20 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none">• I recommend the ducting be evaluated by licensed HVAC technician• Missing insulation and damaged/missing vapor barrier observed at duct work• Missing/damaged support strap for duct work. Ducting should be supported above insulation• Duct should not be attached to the end of plenum. The end of the plenum should be solid to allow air pressure to building and then fill the ducting with air• Dirty filters observed. Recommend replacing• Dirty return air grill(s) observed• The absence of air flow at accessible supply registers ~ Master bedroom, master bathroom• Ducting has been "pinched" closed ~ I recommend removing duct from the plenum

PLUMBING SYSTEMS

Page 22 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • I recommend further evaluation by a licensed plumber • Hose bibb(s) are not securely mounted in wall. I recommend securing to prevent damage • Hose bibb leaks at anti-siphon device when in use • Hose bibb leaks in the off position ~ Back yard • Missing insulation at hose bibb. Recommend insulating water line to prevent freezing • Water damage observed to cabinetry under sinks ~ Several locations. Cabinet floor is missing at kitchen cabinet • Missing/Non-functioning mechanical drain stops observed ~ Master tub, guest vanity and tub • Shower diverter not fully engaged ~ Guest tub • Rust observed at bathtub ~ Guest tub • Faucet handle rotates 360° ~ Cold water faucet - master vanity • Guest bathtub fixture is difficult to turn on/off • Hand sprayer hose should not be long enough to hang below the edge of tub. I am not able to verify if there is an anti-siphon device present ~ Guest tub • Fixtures are not securely mounted ~ Guest tub • Missing caulk/grout at tubs and showers. Recommend re-caulking and/or /replacing grout to prevent water penetration ~ Both tubs/showers • Commode is loose on the floor ~ Guest bathroom • Tank lid is not accessible ~ Blocked by counter top • Missing shutoff valve handle ~ Kitchen • Worn surface observed at: Guest bathroom vanity
Page 24 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • I recommend further evaluation by a licensed plumber • Cast iron drain lines and/or vents were observed in the home. Due to the age of the cast iron, I recommend that a licensed plumber perform a hydrostatic test and/or inspect the cast iron drain lines with a camera system to determine if a hidden leak exists. • Incorrect type of material observed at guest bathroom vanity "P" trap • Loose cover at drain line clean out • Vent pipe(s) should be painted to prevent UV damage • Vent stack should terminate through the roof • Missing nut at drain pipe ~ Master • Drain line is sloped upward, water will not drain properly. Amateur type repair observed ~ Kitchen
Page 25 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • I recommend further evaluation by a licensed plumber • Garage unit is not physically protected from damage • Garage unit is not raised 18" above the garage floor • TP&R valve has improper discharge pipe connected. A smooth copper or CPVC discharge pipe is required. • Drain line for pan should terminate to the exterior of home by today's standard

APPLIANCES

Page 26 Item: A	Dishwashers	<ul style="list-style-type: none"> • Lack of back flow prevention. A “high-loop” prevents sink water from draining back to the dishwasher and possibly on to the floor.
Page 26 Item: B	Food Waste Disposers	<ul style="list-style-type: none"> • I recommend further evaluation by an appliance technician • Unit did not operate, appears to be seized up
Page 26 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> • Missing filters observed
Page 27 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • Combustible material within 30” above cooktop/range burners. I recommend verifying with manufactures installations instructions that the microwave can be installed lower than 30”. • Knob will not turn "on", burner was not operated • Missing knob for the burner ~ Burner was not operated
Page 27 Item: E	Microwave Ovens	<ul style="list-style-type: none"> • Turn table did not operate • Unit is not securely mounted • Damage observed on interior surfaces
Page 28 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> • Vent pipes that do not terminate outside the structure – Based on the age of the house, I do not expect to see ventilation to the outside. Today’s standards require all exhaust vents to termite outside. • Unit vibrates during operation: Lower hall bathroom
Page 28 Item: G	Garage Door Operators	<ul style="list-style-type: none"> • Door does not automatically reverse during closing cycle when pressure applied – adjust closing pressure at back of the operator • Door locks or side ropes have not been removed or disabled. A door lock is not required when an opener is present.
Page 28 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> • The dryer vent termination should have a back-draft style damper by today’s standards. The current style at the home is no longer permitted by today’s standard. • Dryer lint is blowing back into attic. I recommend sealing and cleaning dryer vent pipe. • Ducts are not made of metal with a smooth interior finish.

IMPORTANT LIMITATIONS AND DISCLAIMERS

I. Structural Systems A. Foundations

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 this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. (*Unless otherwise noted*) 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.

Notice: 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 an engineer of your choice.

I. Structural Systems C. Roof Covering Materials

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be function as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

I. Structural Systems E. Walls (interior and Exterior)

Notice: If home is occupied, I am unable to inspect all of the interior surfaces because of window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile, storage and /or furniture and rugs

I. Structural Systems H. Windows

Note: 2nd story windows over the 1st floor not accessible

Note: Not all windows accessible, blocked by furniture and/or storage

Note: Windows with solar screens or dirty windows are difficult to evaluate.

I. Structural Systems K. Porches, Balconies, Decks, and Carports

Notice: Structural load capabilities of porches, decks, and balconies was not inspected

II. Electrical Systems A. Service Entrance and Panels

Note: Electrical supply to the washer and/or dryer is not inspected in a TREC inspection if the home is occupied.

Note: Arc-fault circuit interrupter devices not tested when home is occupied. Arc-fault circuit interrupters are now required in all habitable rooms of the home by today's standard

II. Electrical Systems B. Branch Circuits, Connected Devices and Fixtures

Note: Smoke detectors are not checked when a security system is in place.

Note: Electrical outlets are randomly sampled during inspection and should you have any concerns over the wiring you should consult with a licensed electrician.

III. Heating, Ventilation and Air Conditioning Systems B. Colling Equipment (other than evaporative coolers)

Notice: Temperature differential readings are an accepted industry standard of practice for testing the proper operation of the cooling system. Normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. **The inspector makes no guarantee or warranty, express or implied, as to the future performance of any item, system or component**

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

Note: All interior plumbing fixtures are operated for 3-6 minutes during inspection

Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However, determining the condition of any component that is not visible and /or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any efficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. **The inspector makes no guarantee or warranty, express or implied, as to the future performance of any item, system or component**

IV. Plumbing Systems B. Drains, Wastes, and Vents

Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible 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 only good for the date and time of this inspection. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item or component**

IV. Plumbing Systems D. Hydro-Massage Therapy Equipment

Note: The inspector is not required to determine the adequacy of the self-draining features of circulations systems

VI. Optional Systems A. landscape Irrigation (Sprinkler) Systems

Note: Some municipalities now require moisture (rain/freeze) sensors to be installed on all new installation and existing sprinkler systems. Our company does not maintain list of municipalities that require the installation of a moisture sensor. Please check with your municipality for moisture sensor requirements.

Note: The inspector does not inspect for effective coverage, the automatic function of the controller, the effectiveness of the sensors such as rain, moisture, wind, flow or freeze sensors, or sizing and effectiveness of backflow prevention device.

VI. Optional Systems B. Swimming Pools, Spas, Hot Tubs, and Equipment

Notice: When the system is operational, all of the pool or spa systems and associated components are inspected and operated in the Manual / service settings only. Operating the pool components from indoor control panels, spa/pool side controllers or handheld remotes are outside the scope of this inspection

Notice: All doors leading into the pool area must be equipped with an alarm. The alarm sounds continuously for at least thirty (30) seconds or until the alarm is manually reset (if the door closes within the 30 second period, the alarm is manually reset). The alarm is capable of being heard throughout the house during normal household activities. The alarm should automatically reset under all conditions

Notice: Based on what we were able to observe and our experience with swimming pool, spa and hot tub technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residence. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions. All of the pool or spa systems and associated components are inspected and operated in the manual / service settings only. Operating the pool components from indoor control panels, spa/pool side controllers or handheld remotes are outside the scope of this inspection.

For further assistance and inspections, we recommend contacting a licensed pool contractor or ask the Seller if you may discuss the pool or spa with the maintenance company that the Seller is or has used to clean and service the pool or spa.

The Inspector shall inspect and report deficiencies in the condition of all associated above ground and accessible components. This inspection does not include evaluations of freeze guard controls and /or devices or pool, spa or hot tub bodies / shells below the water line and does not insure, guarantee or warrant against structure or sub-surfaces water leaks, either expressed or implied.

The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.

Specific limitations for swimming pools, spas, hot tubs, and equipment.

The inspector is not required to and will not:

- disassemble filters or dismantle or otherwise any components or lines;
- operate valves;
- uncover or excavate any lines or concealed components of the system;
- fill the pool, spa, or hot tub with water;
- inspect any system that has been winterized, shut down, or otherwise secured;
- determine the presence of sub-surface water tables;
- determine the effectiveness of entrapment covers;
- determine the presence of pool shell or sub-surfaces leaks; or
- inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.