



Property Inspection Report

2003 Home Inspection, Anywhere, TX 11111

INSPECTION PREPARED FOR: 2003 Home

INSPECTOR: Mike Kemper

LICENSE: 20504

Date of Inspection: 10/2/2022

Our website:

www.eigdallas.com



**Inspections 7
Days a Week**



PO Box 1043
Prosper, TX, 75078



214-208-1122



PROPERTY INSPECTION REPORT FORM2003 Home*Name of Client*10/2/2022*Date of Inspection*2003 Home Inspection, Anywhere, TX 11111*Address of Inspected Property*Mike Kemper*Name of Inspector*20504*TREC License #*
Name of Sponsor (if applicable)
*TREC License #***PURPOSE OF INSPECTION**

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.

RESPONSIBILITY OF THE INSPECTOR

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.

The inspector IS required to:

- 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.

The inspector IS NOT required to:

- 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).

RESPONSIBILITY OF THE CLIENT

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.

REPORT LIMITATIONS

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).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- 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 |
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I. STRUCTURAL SYSTEMS

| | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|

A. Foundations

Type of Foundation(s):

- Post tension foundation

Comments:

- At the time of the inspection the foundation appeared to be performing its function
- Digital level analysis of the foundation performed with a Zip Level Pro 2000. Elevation measurements were found to be within a normal range
- There are compression cracks (corner pops) on one or more corners. Corner pops are cosmetic in nature and do not present a structural concern. They may be repaired with a concrete patching material.



There are compression cracks (corner pops) on one or more corners. Corner pops are cosmetic in nature and do not present a structural concern. They may be repaired with a concrete patching material.

| | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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B. Grading and Drainage

Comments:

- Water can be trapped between landscaping and foundation, monitor area for proper drainage
- Down spouts are too high, I recommend lowering
- I recommend adding ground cover to prevent erosion
- 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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I recommend adding ground cover to prevent erosion



I recommend adding ground cover to prevent erosion



Down spouts are too high, I recommend lowering



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



Down spouts are too high, I recommend lowering



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::Good

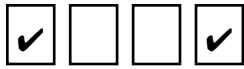
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**D. Roof Structure and Attics**

Viewed From:

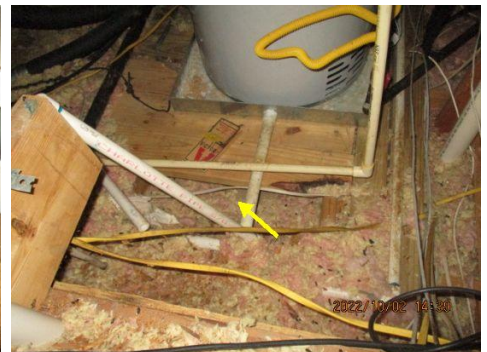
- Attic area

Approximate Average Depth of Insulation:

- 8-10 inches on ceilings
- 5 inches on vertical walls

Comments:

- Types of ventilation: Soffit Vents, Exhaust ports
- Evidence of vermin observed in attic
- Not all areas of the attic accessible due to structure, ducting, storage items, and/or insulation
- Missing/loose insulation observed
- Uneven insulation observed
- Attic access door missing insulation
- Attic access door does not close completely – Adjust as necessary
- Evidence of water penetration, water stains observed

*Missing/loose insulation observed**Evidence of water penetration, water stains observed**Missing/loose insulation observed**Attic access door does not close completely – Adjust as necessary*

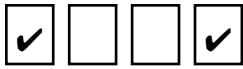
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**E. Walls (Interior and Exterior)****Comments:**

- 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.
- Cracked/damaged/loose siding observed. Replace/repair as necessary.
- Fascia/trim boards in contact with shingles. Fascia/trim boards should have a gap to allow water to drain between the board and shingles.
- Visible cracks observed at interior walls
- Water stains observed on interior walls ~ Laundry
- Exposed opening observed ~ Repair as necessary
- Holes observed at interior walls



Exposed opening observed ~ Repair as necessary



Exposed opening observed ~ Repair as necessary



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



Re-Point (Repair/patch) missing or cracked mortar



Re-Point (Repair/patch) missing or cracked mortar



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

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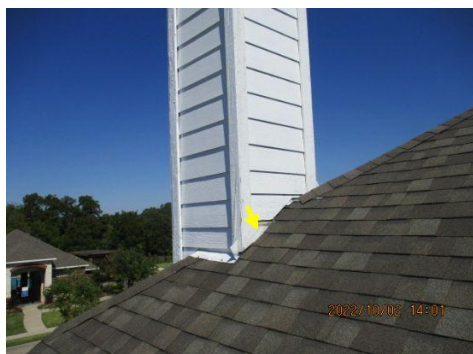
Re-Point (Repair/patch) missing or cracked mortar



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



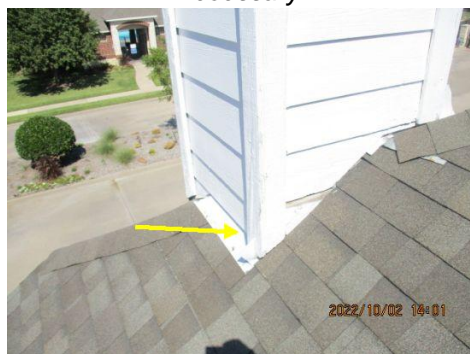
Deteriorated wood observed at siding and/or trim boards. Repair/replace as necessary.



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



Cracked/damaged/loose siding observed. Replace/repair as necessary.



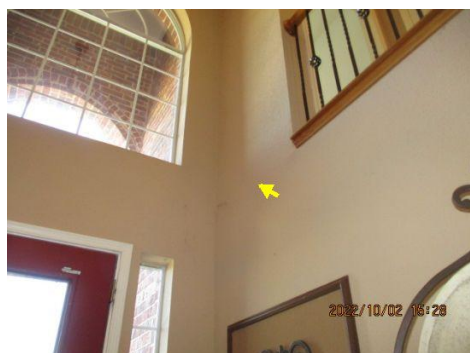
Deteriorated wood observed at siding and/or trim boards. Repair/replace as necessary.



Holes observed at interior walls



Visible cracks observed at interior walls



Visible cracks observed at interior walls



Water stains observed on interior walls ~ Laundry

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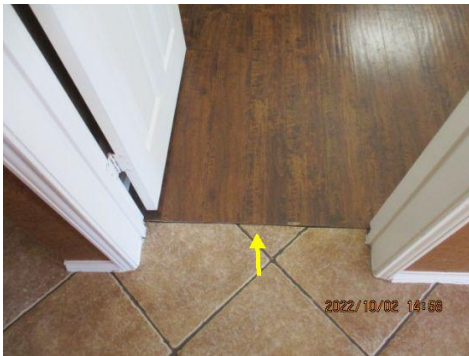
NP=Not Present

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I NI NP D

**F. Ceilings and Floors****Comments:**

- Open drywall seams observed
- Holes in ceiling should be sealed for proper fire-blocking in garage ~ Several locations
- Cracked/Chipped tiles observed ~ Master bathroom
- Gaps in wood flooring observed ~ Master bedroom
- Missing transitions at wood flooring ~ Master bedroom
- Upstairs floors squeak when walked upon

*Missing transitions at wood flooring ~ Master bedroom**Missing transitions at wood flooring ~ Master bedroom***G. Doors (Interior and Exterior)****Comments:**

- Damaged/missing weather stripping observed at: Patio door
- Loose/unsupported threshold observed ~ Garage entry door
- Missing, damaged, ineffective door stops observed ~ Several locations
- Loose door hinge observed ~ Coat closet
- Dead bolts do not engage the door frame completely ~ Patio
- Patio door is water damaged
- Overhead door is not square in the door opening
- Door spring is too loose, overhead door is difficult to open manually
- Garage entry door is not equipped with a self-closing hinge or automatic closing device

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Overhead door is not square in the door opening



Loose/unsupported threshold observed ~ Garage entry door



Patio door is water damaged



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

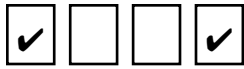
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**H. Windows****Comments:**

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 ___3___ locations with evidence of broken seals or altered tinting observed. ~ 1- window upper game room, 1- window South side of front door window, 1- front door glass

Chipped/peeling paint observed on sill ~ Several locations

Water damaged /warped wood observed at sill ~ Study

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

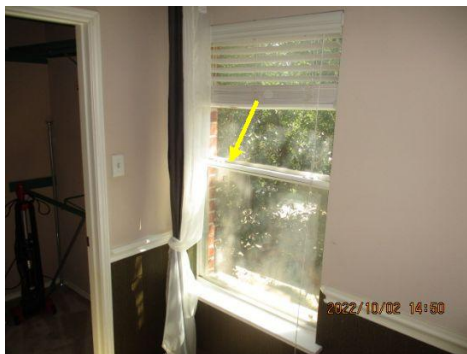
Missing window screens observed

2nd story windows within 24" of the floor should be fixed (not openable) or have openings through which a 4 – inch diameter sphere cannot pass ~ Upper SE bedroom

Latches difficult to close and/or do not latch. ~ Upper middle bedroom



2nd story windows within 24" of the floor should be fixed (not openable) or have openings through which a 4 – inch diameter sphere cannot pass ~ Upper SE bedroom



Latches difficult to close and/or do not latch. ~ Upper middle bedroom



Water damaged /warped wood observed at sill ~ Study

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

- Loose spindles observed
- Handrail is loose on the wall
- Handrail is loose
- Steps do not extend all the way to the wall

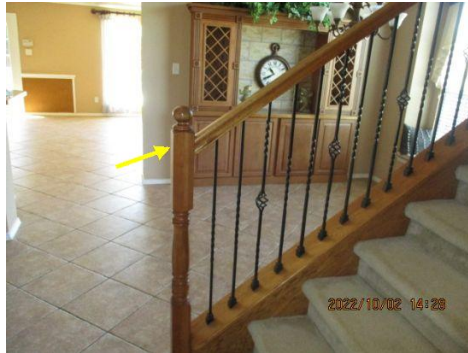
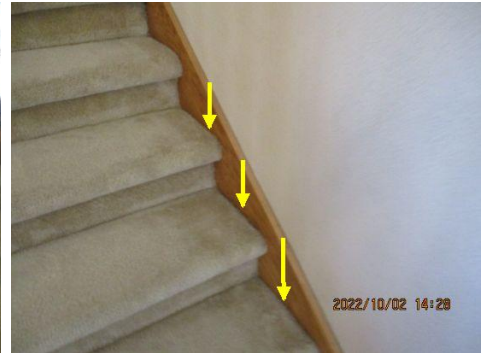
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*Handrail is loose on the wall**Handrail is loose**Steps do not extend all the way to the wall***J. Fireplaces and Chimneys**

Chimney viewed from:

- Roof

Type of fireplace

- Metal insert

Comments:

- Missing cover at combustion air vent

*Missing cover at combustion air vent***K. Porches, Balconies, Decks, and Carports**

Comments:

- Water ponding/stains observed
- Loose spindles observed at balcony

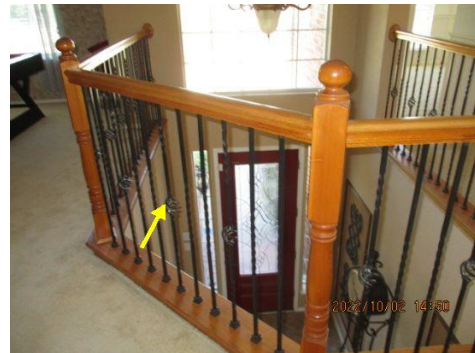
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*Water ponding/stains observed**Loose spindles observed at balcony***L. Other**

Comments:

- Damage observed at driveway and garage

*Damage observed at driveway and garage**Damage observed at driveway and garage**Damage observed at driveway and garage*

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II. ELECTRICAL SYSTEMS



A. Service Entrance and Panels

Panel Locations:

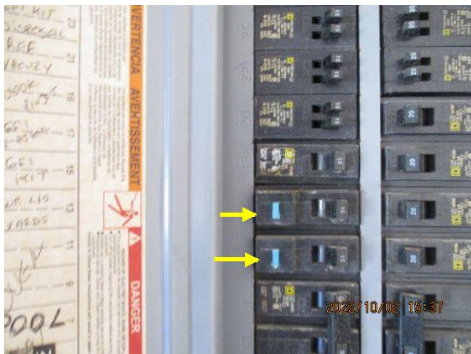
- Garage
- Outside

Materials and Amp Rating:

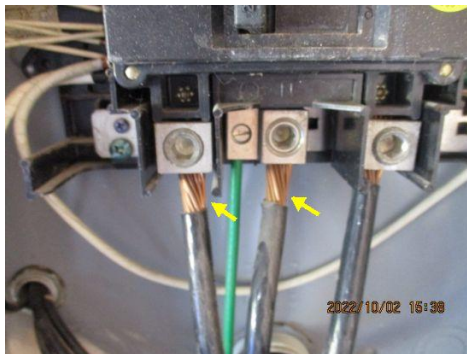
- 200 amp
- Copper

Comments:

- Screw is too small, will not tighten
- Insulation cut back too far, bare wire exposed. Arcing to other wires possible.
- Observed Square D arc fault breaker(s) with a “blue” test button. Some models of this breaker did not operate properly from manufacture. I recommend further evaluation by licensed electrician.
- Service panel not clearly/completely labeled ~ Both panels
- Several neutral wires are “double tapped” (two wires under one connection). Each wire should terminate to a separate connection.



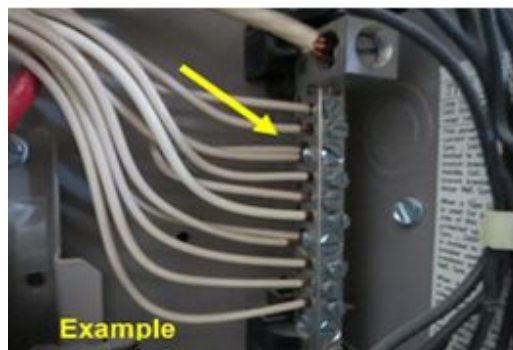
Observed Square D arc fault breaker(s) with a “blue” test button. Some models of this breaker did not operate properly from manufacture. I recommend further evaluation by licensed electrician.



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



Screw is too small, will not tighten



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

Type of Wiring:

- Copper wiring

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: Laundry area receptacles ~ 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
- Arc-fault circuit breaker(s) did not trip when tested with self-test button
- AFCI protection is not present at all required locations 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
- Receptacle is not secured in place, loose on the wall
- Difficult/unable to plug in testing device into receptacles
- Carbon monoxide alarm(s) missing outside of each sleeping room
- Smoke alarm(s) missing outside each sleeping room ~ Master
- Unprotected wiring observed in the attic walkway
- 3-way switch wired incorrectly. The switches must be aligned correctly for the fixture to operate. ~ Stairway
- Missing protective globe around bulbs at fixtures ~ Pantry
- Fixtures installed upside down ~ Coach light, porch light
- Kitchen light cover is cracked
- Fan(s) out of balance ~ Several locations
- Fan chain(s) are too short to reach, I was not able to change the fans speed ~ Living room
- Several bulbs missing at fixtures
- Burn mark observed the receptacle ~ Upper SW bedroom
- I was not able to verify there is power present on the left side of dryer receptacle (Right side does have power). Both sides should have power
- Bonding or grounding - Appliances such as water heaters, furnaces, chimneys and electrical gutters do not have proper bonding ~ See page 2 for additional information
- Exposed receptacles are not equipped with watertight "when in use" type enclosures

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Fixtures installed upside down ~ Coach light, porch light



Fixtures installed upside down ~ Coach light, porch light



Burn mark observed the receptacle ~ Upper SW bedroom



Difficult/unable to plug in testing device into receptacles ~ Upper SW bedroom



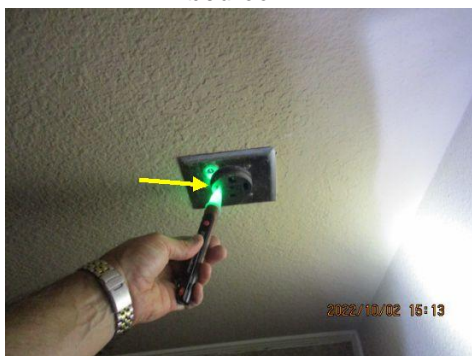
Difficult/unable to plug in testing device into receptacles ~ Upper Middle bedroom



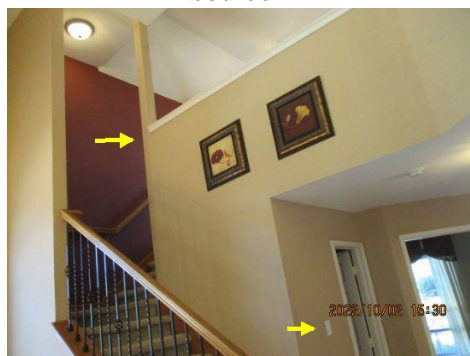
Difficult/unable to plug in testing device into receptacles ~ Upper middle bedroom



Kitchen light cover is cracked



I was not able to verify there is power present on the left side of dryer receptacle (Right side does have power). Both sides should have power



3-way switch wired incorrectly. The switches must be aligned correctly for the fixture to operate. ~ Stairway

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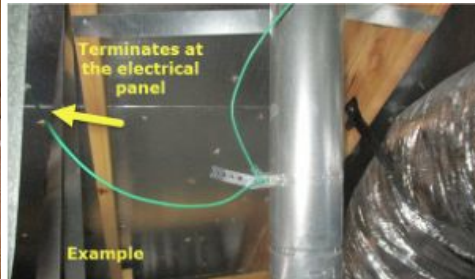
NP=Not Present

D=Deficient

I NI NP D



Difficult/unable to plug in testing device into receptacles ~ Study



Bonding or grounding - Appliances such as water heaters, furnaces, chimneys and electrical gutters do not have proper bonding ~ See page 2 for additional information



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



Arc-fault circuit breaker(s) did not trip when tested with self-test button

☐ ☐ ☒ ☐
C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒
A. Heating Equipment

Type of Systems:

- Forced Air

Energy Sources:

- Natural gas

Comments:

- Number of units ~ 2

- Vent pipe(s) require 1" clearance from combustible materials ~ Both units

- Backlight does not operate at thermostat ~ Upstairs

- Thermostat not securely mounted ~ Upstairs

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I NI NP D



Vent pipe(s) require 1" clearance from combustible materials ~ Both units



B. Cooling Equipment

Type of Systems:

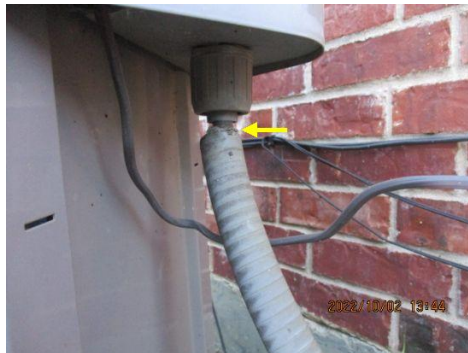
- R – 22 (Freon) - Number of units - 2 ~ 2002, 2008 models

Comments:

- I recommend the unit be serviced and evaluated by licensed HVAC technician
- Downstairs average temperature drop (Delta -T) 12-14 Normal range is 15-22
- Upstairs average temperature drop (Delta -T) 9-11 Normal range is 15-22
- Condensing unit is dirty, recommend cleaning for maximum air flow
- Missing/damaged/loose insulation on refrigerant pipe(s)
- Condenser pad should be leveled for proper condenser operation
- Safety pan is rusted/corroded ~ Both units
- Safety pan is not tilted toward the drain ~ Unit 2
- Missing or cracked tape/mastic observed at the air handler. I recommend resealing mastic/tape to prevent heat/air from blowing out
- Noticeable vibration of the blower(s) at the air handler(s) in attic ~ Unit 1
- Primary drain line not insulated. Insulating the drain line prevents condensation dripping in attic
- Conduit is not secure



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



Conduit is not secure



Condenser pad should be leveled for proper condenser operation

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



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



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



Missing or cracked tape/mastic observed at the air handler. I recommend resealing mastic/tape to prevent heat/air from blowing out ~ Unit 1



Missing or cracked tape/mastic observed at the air handler. I recommend resealing mastic/tape to prevent heat/air from blowing out ~ Unit 1



Safety pan is not tilted toward the drain ~ Unit 2



Missing or cracked tape/mastic observed at the air handler. I recommend resealing mastic/tape to prevent heat/air from blowing out ~ Unit 2



Missing or cracked tape/mastic observed at the air handler. I recommend resealing mastic/tape to prevent heat/air from blowing out ~ Unit 2



Missing or cracked tape/mastic observed at the air handler. I recommend resealing mastic/tape to prevent heat/air from blowing out ~ Unit 1



C. Duct Systems, Chases, and Vents

Comments:

- Missing/damaged support strap for duct work. Ducting should be supported above insulation
- Organic growth observed at supply register(s), recommend further evaluation ~ Living room

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

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

D. Other

Comments:



Organic growth observed at supply register(s), recommend further evaluation ~ Living room

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I NI NP D

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution System and Fixtures**

Location of Water Meter:

- Front curb

Location of Main Water Supply Valve:

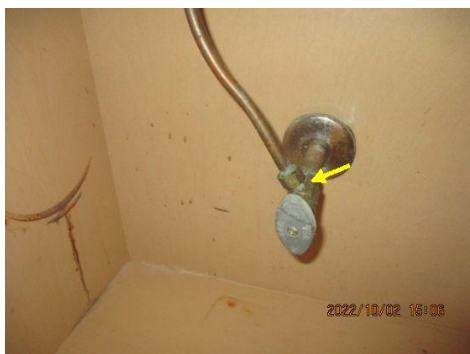
- Not Located

Comments:

- Types of Supply lines: Copper
- Static water pressure is Above 90 PSI
- The lack of a pressure reducing valve when the water pressure exceeds 80 PSI. Valve was not located. I recommend further evaluation by a plumber.
- Hose bibb(s) are not securely mounted in wall. I recommend securing to prevent damage ~ Both locations
- Water damage observed to cabinetry under sinks ~ Several locations
- Missing/Non-functioning mechanical drain stops observed ~ Master tub
- Cracks in surface of sink-tub basin ~ Upper bathroom vanity, both master vanities
- Faucet handle is loose ~ Master, powder bathroom
- Faucet handle is difficult to turn on/off ~ Right side master vanity - hot and cold fixture
- Fixtures are not securely mounted ~ Master tub, master shower
- Missing caulk/grout at tubs and showers. Recommend re-caulking and/or replacing grout to prevent water penetration ~ All tubs/showers
- All 3 commodes are slow to flush
- Water tank is sealed with spray foam ~ I recommend further evaluation - Powder bathroom
- Commodes are noisy when flushed ~ Upper bathroom, master bathroom
- Kitchen faucet hand sprayer does not retract into the fixture
- Kitchen faucet is difficult to rotate from side to side
- Corrosion observed at shutoff valves
- Hose bibb leaks at valve stem when in use. The valve stem can be "re-packed" to prevent leaking ~ Both locations



Faucet handle is loose ~ Master, powder bathroom



Corrosion observed at shutoff valves



Corrosion observed at shutoff valves

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| I | NI | NP | D |
|---|----|----|---|
|---|----|----|---|



Water tank is sealed with spray foam ~ I recommend further evaluation - Powder bathroom



Water tank is sealed with spray foam ~ I recommend further evaluation - Powder bathroom



Faucet handle is loose ~ Master, powder bathroom



Hose bibb leaks at valve stem when in use. The valve stem can be "re-packed" to prevent leaking ~ Both locations



B. Drains, Wastes, and Vents

Comments:

- Types of drain lines observed: :PVC
- I recommend further evaluation by a licensed plumber
- Leaks observed ~ Left side master vanity



Leaks observed ~ Left side master vanity

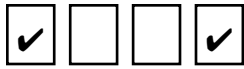
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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| I | NI | NP | D |
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**C. Water Heating Equipment**

Energy Source:

- Water heater is natural gas
- Number of units: 1

Capacity:

- Unit is 50 gallons ~ 2017 model

Comments:

- Type of vent pipe observed: Double wall vent pipe observed
- I recommend adding a water alarm to the pan in the attic to alert you of any leaks.
- Temperature and Pressure Relief valve not forced open at time of inspection. Forcing valve open can cause valve to leak after testing because of sediment and corrosion build up in tank.
- Discharge pipe is missing 90° elbow toward the ground
- Vent pipe too close to combustible materials, a minimum 1" clearance is required
- Debris observed in pan, I recommend cleaning pan to prevent drain line from being clogged
- Corroded fittings or tank(s) observed



Discharge pipe is missing 90° elbow toward the ground



Corroded fittings or tank(s) observed



Vent pipe too close to combustible materials, a minimum 1" clearance is required

**D. Hydro-Massage Therapy Equipment**

Comments:

- GFCI was located at: Master closet
- Access panel was not available or accessible

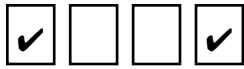
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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|---|----|----|---|
| I | NI | NP | D |
|---|----|----|---|

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

Location of Gas Meter:

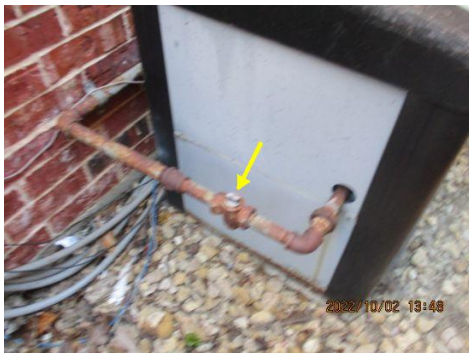
- Left side of home

Type of Gas Distribution Piping Material:

- Black iron pipe

Comments:

- Gas shutoff valve should be hand operated, not requiring tools. ~ Swimming pool heater
- I did not visibly locate the bonding wire for the gas distribution system.
- Gas appliance connectors should not pass through a cabinet wall. A Black iron pipe required at this location.
- Gas line sediment traps are not present at the water heater(s) and heating system(s)
- Gas line sediment traps are not present at the pool/spa heater



Gas shutoff valve should be hand operated, not requiring tools. ~ Swimming pool heater



Gas appliance connectors should not pass through a cabinet wall. A Black iron pipe required at this location.



Gas appliance connectors should not pass through a cabinet wall. A Black iron pipe required at this location.



Gas line sediment traps are not present at the water heater(s) and heating system(s)



Gas line sediment traps are not present at the pool/spa heater

**F. Other**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

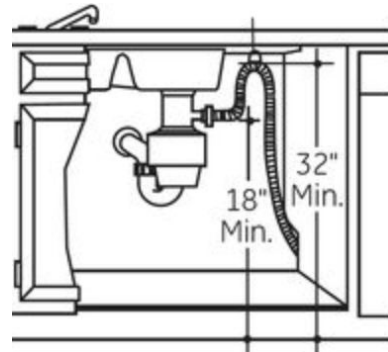
D=Deficient

I NI NP D

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

Comments:

- Interior signs of rust on racks
- Door not supported by springs, recommend adjustment
- Missing rollers observed at rack
- Damaged door gasket
- Missing cover observed
- Lack of back flow prevention. A "high-loop" prevents sink water from draining back to the dishwasher and possibly on to the floor.

*Missing cover observed**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:

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

Comments:

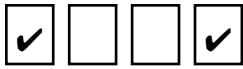
I=Inspected

NI=Not Inspected

NP=Not Present

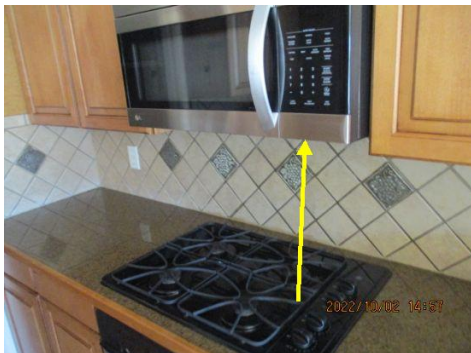
D=Deficient

I NI NP D

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

Comments:

- Type of Range or cooktop: Gas
- Type of oven: Electric
- Temperature is within +/- 25 degrees of 350 degrees: Yes
- Single oven: 330-335
- Combustible material within 30" above cooktop/range burners. I recommend verifying with manufactures installations instructions that the microwave can be installed lower than 30".
- Knobs are burned/damaged
- Gas burner(s) are operated on "high" setting and then turned to "low" setting. Not able to operate all burners on "low" setting at the same time.
- Back left burner did not ignite with the igniter each time I attempted to light the burner



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



Knobs are burned/damaged



Gas burner(s) are operated on "high" setting and then turned to "low" setting. Not able to operate all burners on "low" setting at the same time.

**E. Microwave Ovens**

Comments:

- Missing internal rack
- Unit is not securely mounted

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

Comments:

- Unit vibrates during operation: Master bathroom

**G. Garage Door Operators**

Comments:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

☒ ☐ ☐ ☐

H. Dryer Exhaust Systems

Comments:

☐ ☐ ☒ ☐

I. Other

Comments:

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Number of zones: 7
- I recommend the system be serviced and evaluated by an irrigation specialist
- System equipped with a moisture (rain/freeze) sensor: No
- Backflow prevention device (double-check valve) should be insulated
- Controller not securely mounted to the wall
- Sprinkler system zones not labeled at controller
- Leaks/broken heads observed at zone(s):
- Low water pressure observed at zone(s):
- No water flow present at sprinkler head in zone(s):
- Missing cover observed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

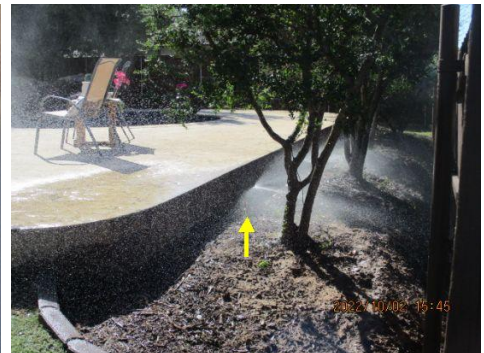
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| | | | |



Backflow prevention device (double-check valve) should be insulated



Missing cover observed



Leaks/broken heads observed at zone(s): 2



Low water pressure observed at zone(s):3



Leaks/broken heads observed at zone(s): 5



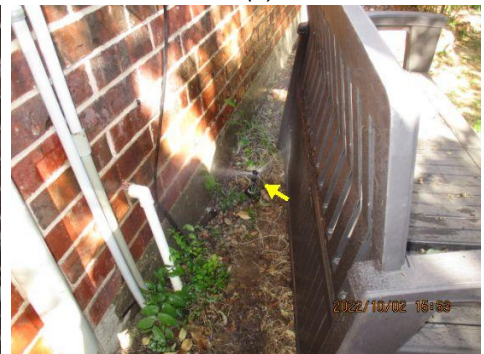
Leaks/broken heads observed at zone(s): 5



Leaks/broken heads observed at zone(s): 7



No water flow present at sprinkler head in zone(s):7



Leaks/broken heads observed at zone(s): 7



Low water pressure observed at zone(s):7

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

Type of Construction:

- Gunit

Comments:

- Type of filter observed: D.E. (Diatomaceous earth) filter observed
- Type of heater: Gas
- I recommend further evaluation by a licensed pool technician
- The pool heater did not operate at the time of inspection
- Pool heater is rusted/corroded
- Waterfall is leaking water on the back side of the waterfall
- Gate(s) are not self-closing, self-latching ~ Both gates
- Door alarms did not operate at the patio door.
- The presence of a blockable main drain (potential entrapment hazard) observed at the hot tub. I recommend the installation of an anti-vortex cover which is the current standard in the industry
- Worn plaster observed. Plaster is the finish of the pool that keep the water inside the pool
- The above ground pipes should be painted to prevent UV damage. UV light can cause damage and crack the above ground pipes
- Blower is excessively noisy during operation
- Pool equipment not labeled completely
- Missing weather stripping at control/timer box
- Inline chlorine feeder observed at pool equipment. I also observed a chlorine bucket(s) in the pool/spa. I recommend verifying the inline chlorine feeder is operating properly
- Cracks observed at decking. Decking should be resealed to prevent water penetration
- Missing/deteriorated mastic observed. Mastic should be resealed between the deck and coping to prevent water penetration
- Re-point cracked/missing mortar at coping and/or tile to prevent water penetration
- Uneven coping observed at hot tub
- Pump for the pool sweep operates without the main pool pump in the "on" position. Pump for pool sweep is wired incorrectly
- Pool sweep stopped operating after a few minutes. The pump sounded like it lost its prime.
- Skimmer basket is too large ~ Both locations
- Damaged/missing cap observed
- Efflorescence observed
- Heater latch is damaged, does not secure the cover in place
- Heater should be raised 3" above the grade
- When I turn on the spa light, the pump comes on at the same time

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Pool heater is rusted/corroded



Efflorescence observed



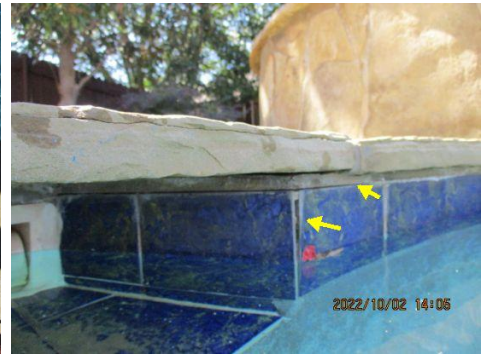
Missing/deteriorated mastic observed. Mastic should be resealed between the deck and coping to prevent water penetration



Skimmer basket is too large ~ Both locations



Re-point cracked/missing mortar at coping and/or tile to prevent water penetration



Re-point cracked/missing mortar at coping and/or tile to prevent water penetration



Damaged/missing cap observed



Waterfall is leaking water on the back side of the waterfall



Waterfall is leaking water on the back side of the waterfall

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Efflorescence observed



The presence of a blockable main drain (potential entrapment hazard) observed at the hot tub. I recommend the installation of an anti-vortex cover which is the current standard in the industry



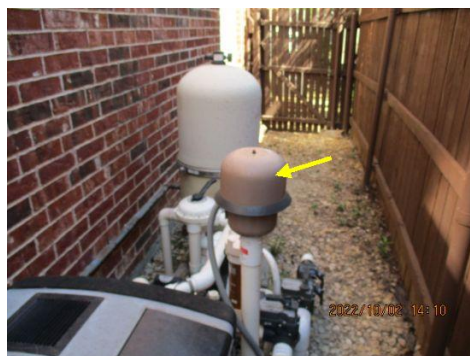
Damaged/missing cap observed



Inline chlorine feeder observed at pool equipment. I also observed a chlorine bucket(s) in the pool/spa. I recommend verifying the inline chlorine feeder is operating properly



Inline chlorine feeder observed at pool equipment. I also observed a chlorine bucket(s) in the pool/spa. I recommend verifying the inline chlorine feeder is operating properly



Blower is excessively noisy during operation



Uneven coping observed at hot tub



Missing weather stripping at control/timer box



Pool sweep stopped operating after a few minutes. The pump sounded like it lost its prime.

I=Inspected

NI=Not Inspected

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| I | NI | NP | D |
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Heater latch is damaged, does not secure the cover in place



Heater should be raised 3" above the grade



Door alarms did not operate at the patio door.



When I turn on the spa light, the pump comes on at the same time

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

C. Outbuildings

Comments:

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Type of Pump:

Type of Storage Equipment:

Comments:

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

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|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

F. Other Built-in Appliances

Comments:

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

G. Other

Comments:

Report Summary

STRUCTURAL SYSTEMS

| | | |
|----------------|-------------------------------|---|
| Page 4 Item: B | Grading and Drainage | <ul style="list-style-type: none"> • Water can be trapped between landscaping and foundation, monitor area for proper drainage • Down spouts are too high, I recommend lowering • I recommend adding ground cover to prevent erosion • Splash blocks missing and/or turned backwards - Ideally downspouts should drain at least 3' away from foundation (Recommend adding an extension) |
| Page 6 Item: D | Roof Structure and Attics | <ul style="list-style-type: none"> • Missing/loose insulation observed • Uneven insulation observed • Attic access door missing insulation • Attic access door does not close completely – Adjust as necessary • Evidence of water penetration, water stains observed |
| Page 7 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. • Cracked/damaged/loose siding observed. Replace/repair as necessary. • Fascia/trim boards in contact with shingles. Fascia/trim boards should have a gap to allow water to drain between the board and shingles. • Visible cracks observed at interior walls • Water stains observed on interior walls ~ Laundry • Exposed opening observed ~ Repair as necessary • Holes observed at interior walls |
| Page 9 Item: F | Ceilings and Floors | <ul style="list-style-type: none"> • Holes in ceiling should be sealed for proper fire-blocking in garage ~ Several locations • Cracked/Chipped tiles observed ~ Master bathroom • Gaps in wood flooring observed ~ Master bedroom • Missing transitions at wood flooring ~ Master bedroom • Upstairs floors squeak when walked upon |

| | | |
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| Page 9 Item: G | Doors (Interior and Exterior) | <ul style="list-style-type: none"> • Damaged/missing weather stripping observed at: Patio door • Loose/unsupported threshold observed ~ Garage entry door • Missing, damaged, ineffective door stops observed ~ Several locations • Loose door hinge observed ~ Coat closet • Dead bolts do not engage the door frame completely ~ Patio • Patio door is water damaged • Overhead door is not square in the door opening • Door spring is too loose, overhead door is difficult to open manually • Garage entry door is not equipped with a self-closing hinge or automatic closing device |
| Page 11 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>3</u> locations with evidence of broken seals or altered tinting observed. ~ 1- window upper game room, 1- window South side of front door window, 1- front door glass</p> <p>Chipped/peeling paint observed on sill ~ Several locations</p> <p>Water damaged /warped wood observed at sill ~ Study</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> <p>2nd story windows within 24" of the floor should be fixed (not openable) or have openings through which a 4 – inch diameter sphere cannot pass ~ Upper SE bedroom</p> <p>Latches difficult to close and/or do not latch. ~ Upper middle bedroom</p> |
| Page 11 Item: I | Stairways (Interior and Exterior) | <ul style="list-style-type: none"> • Loose spindles observed • Handrail is loose on the wall • Handrail is loose • Steps do not extend all the way to the wall |
| Page 12 Item: J | Fireplaces and Chimneys | <ul style="list-style-type: none"> • Missing cover at combustion air vent |
| Page 12 Item: K | Porches, Balconies, Decks, and Carports | <ul style="list-style-type: none"> • Water ponding/stains observed • Loose spindles observed at balcony |
| Page 13 Item: L | Other | <ul style="list-style-type: none"> • Damage observed at driveway and garage |

ELECTRICAL SYSTEMS

| | | |
|-----------------|-----------------------------|---|
| Page 14 Item: A | Service Entrance and Panels | <ul style="list-style-type: none">• Screw is too small, will not tighten• Insulation cut back too far, bare wire exposed. Arcing to other wires possible.• Observed Square D arc fault breaker(s) with a “blue” test button. Some models of this breaker did not operate properly from manufacture. I recommend further evaluation by licensed electrician.• Service panel not clearly/completely labeled ~ Both panels• Several neutral wires are “double tapped” (two wires under one connection). Each wire should terminate to a separate connection. |
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| Page 15 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: Laundry area receptacles ~ 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 • Arc-fault circuit breaker(s) did not trip when tested with self-test button • AFCI protection is not present at all required locations 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 • Receptacle is not secured in place, loose on the wall • Difficult/unable to plug in testing device into receptacles • Carbon monoxide alarm(s) missing outside of each sleeping room • Smoke alarm(s) missing outside each sleeping room ~ Master • Unprotected wiring observed in the attic walkway • 3-way switch wired incorrectly. The switches must be aligned correctly for the fixture to operate. ~ Stairway • Missing protective globe around bulbs at fixtures ~ Pantry • Fixtures installed upside down ~ Coach light, porch light • Kitchen light cover is cracked • Fan(s) out of balance ~ Several locations • Fan chain(s) are too short to reach, I was not able to change the fans speed ~ Living room • Several bulbs missing at fixtures • Burn mark observed the receptacle ~ Upper SW bedroom • I was not able to verify there is power present on the left side of dryer receptacle (Right side does have power). Both sides should have power • Bonding or grounding - Appliances such as water heaters, furnaces, chimneys and electrical gutters do not have proper bonding ~ See page 2 for additional information • Exposed receptacles are not equipped with watertight "when in use" type enclosures |
|-----------------|--|--|

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

| | | |
|-----------------|-------------------|--|
| Page 17 Item: A | Heating Equipment | <ul style="list-style-type: none"> • Vent pipe(s) require 1" clearance from combustible materials ~ Both units • Backlight does not operate at thermostat ~ Upstairs • Thermostat not securely mounted ~ Upstairs |
|-----------------|-------------------|--|

| | | |
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| Page 18 Item: B | Cooling Equipment | <ul style="list-style-type: none">• I recommend the unit be serviced and evaluated by licensed HVAC technician• Downstairs average temperature drop (Delta -T) 12-14 Normal range is 15-22• Upstairs average temperature drop (Delta -T) 9-11 Normal range is 15-22• Condensing unit is dirty, recommend cleaning for maximum air flow• Missing/damaged/loose insulation on refrigerant pipe(s)• Condenser pad should be leveled for proper condenser operation• Safety pan is rusted/corroded ~ Both units• Safety pan is not tilted toward the drain ~ Unit 2• Missing or cracked tape/mastic observed at the air handler. I recommend resealing mastic/tape to prevent heat/air from blowing out• Noticeable vibration of the blower(s) at the air handler(s) in attic ~ Unit 1• Primary drain line not insulated. Insulating the drain line prevents condensation dripping in attic• Conduit is not secure |
| Page 19 Item: C | Duct Systems, Chases, and Vents | <ul style="list-style-type: none">• Missing/damaged support strap for duct work. Ducting should be supported above insulation• Organic growth observed at supply register(s), recommend further evaluation ~ Living room |

PLUMBING SYSTEMS

| | | |
|-----------------|---|---|
| Page 21 Item: A | Plumbing Supply, Distribution System and Fixtures | <ul style="list-style-type: none"> • Static water pressure is Above 90 PSI • The lack of a pressure reducing valve when the water pressure exceeds 80 PSI. Valve was not located. I recommend further evaluation by a plumber. • Hose bibb(s) are not securely mounted in wall. I recommend securing to prevent damage ~ Both locations • Water damage observed to cabinetry under sinks ~ Several locations • Missing/Non-functioning mechanical drain stops observed ~ Master tub • Cracks in surface of sink-tub basin ~ Upper bathroom vanity, both master vanities • Faucet handle is loose ~ Master, powder bathroom • Faucet handle is difficult to turn on/off ~ Right side master vanity - hot and cold fixture • Fixtures are not securely mounted ~ Master tub, master shower • Missing caulk/grout at tubs and showers. Recommend re-caulking and/or /replacing grout to prevent water penetration ~ All tubs/showers • All 3 commodes are slow to flush • Water tank is sealed with spray foam ~ I recommend further evaluation - Powder bathroom • Commodes are noisy when flushed ~ Upper bathroom, master bathroom • Kitchen faucet hand sprayer does not retract into the fixture • Kitchen faucet is difficult to rotate from side to side • Corrosion observed at shutoff valves • Hose bibb leaks at valve stem when in use. The valve stem can be "re-packed" to prevent leaking ~ Both locations |
| Page 22 Item: B | Drains, Wastes, and Vents | <ul style="list-style-type: none"> • I recommend further evaluation by a licensed plumber • Leaks observed ~ Left side master vanity |
| Page 23 Item: C | Water Heating Equipment | <ul style="list-style-type: none"> • Temperature and Pressure Relief valve not forced open at time of inspection. Forcing valve open can cause valve to leak after testing because of sediment and corrosion build up in tank. • Discharge pipe is missing 90° elbow toward the ground • Vent pipe too close to combustible materials, a minimum 1" clearance is required • Debris observed in pan, I recommend cleaning pan to prevent drain line from being clogged • Corroded fittings or tank(s) observed |
| Page 23 Item: D | Hydro-Massage Therapy Equipment | <ul style="list-style-type: none"> • Access panel was not available or accessible |

| | | |
|-----------------|---|---|
| Page 24 Item: E | Gas Distribution Systems and Gas Appliances | <ul style="list-style-type: none"> • Gas shutoff valve should be hand operated, not requiring tools. ~ Swimming pool heater • I did not visibly locate the bonding wire for the gas distribution system. • Gas appliance connectors should not pass through a cabinet wall. A Black iron pipe required at this location. • Gas line sediment traps are not present at the water heater(s) and heating system(s) • Gas line sediment traps are not present at the pool/spa heater |
|-----------------|---|---|

APPLIANCES

| | | |
|-----------------|---|--|
| Page 25 Item: A | Dishwashers | <ul style="list-style-type: none"> • Interior signs of rust on racks • Door not supported by springs, recommend adjustment • Missing rollers observed at rack • Damaged door gasket • Missing cover observed • 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: 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". • Knobs are burned/damaged • Gas burner(s) are operated on "high" setting and then turned to "low" setting. Not able to operate all burners on "low" setting at the same time. • Back left burner did not ignite with the igniter each time I attempted to light the burner |
| Page 26 Item: E | Microwave Ovens | <ul style="list-style-type: none"> • Missing internal rack • Unit is not securely mounted |
| Page 26 Item: F | Mechanical Exhaust Vents and Bathroom Heaters | <ul style="list-style-type: none"> • Unit vibrates during operation: Master bathroom |
| Page 26 Item: G | Garage Door Operators | <ul style="list-style-type: none"> • Loose chain observed • Door does not automatically reverse during closing cycle when pressure applied – adjust closing pressure at back of the operator |

OPTIONAL SYSTEMS

| | | |
|-----------------|--|---|
| Page 27 Item: A | Landscape Irrigation (Sprinkler) Systems | <ul style="list-style-type: none"> • I recommend the system be serviced and evaluated by an irrigation specialist • System equipped with a moisture (rain/freeze) sensor: No • Backflow prevention device (double-check valve) should be insulated • Controller not securely mounted to the wall • Sprinkler system zones not labeled at controller • Leaks/broken heads observed at zone(s): • Low water pressure observed at zone(s): • No water flow present at sprinkler head in zone(s): • Missing cover observed |
|-----------------|--|---|

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| Page 29 Item: B | Swimming Pools, Spas, Hot Tubs, and Equipment | <ul style="list-style-type: none">• I recommend further evaluation by a licensed pool technician• The pool heater did not operate at the time of inspection• Pool heater is rusted/corroded• Waterfall is leaking water on the back side of the waterfall• Gate(s) are not self-closing, self-latching ~ Both gates• Door alarms did not operate at the patio door.• The presence of a blockable main drain (potential entrapment hazard) observed at the hot tub. I recommend the installation of an anti-vortex cover which is the current standard in the industry• Worn plaster observed. Plaster is the finish of the pool that keep the water inside the pool• The above ground pipes should be painted to prevent UV damage. UV light can cause damage and crack the above ground pipes• Blower is excessively noisy during operation• Pool equipment not labeled completely• Missing weather stripping at control/timer box• Inline chlorine feeder observed at pool equipment. I also observed a chlorine bucket(s) in the pool/spa. I recommend verifying the inline chlorine feeder is operating properly• Cracks observed at decking. Decking should be resealed to prevent water penetration• Missing/deteriorated mastic observed. Mastic should be resealed between the deck and coping to prevent water penetration• Re-point cracked/missing mortar at coping and/or tile to prevent water penetration• Uneven coping observed at hot tub• Pump for the pool sweep operates without the main pool pump in the "on" position. Pump for pool sweep is wired incorrectly• Pool sweep stopped operating after a few minutes. The pump sounded like it lost its prime.• Skimmer basket is too large ~ Both locations• Damaged/missing cap observed• Efflorescence observed• Heater latch is damaged, does not secure the cover in place• Heater should be raised 3" above the grade• When I turn on the spa light, the pump comes on at the same time |
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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.