



# Property Inspection Report

## 2022 New Construction home, Anywhere, TX 1111

*INSPECTION PREPARED FOR: New Home*

*INSPECTOR: Mike Kemper*

*LICENSE: 20504*

*Date of Inspection: 10/3/2022*

**Our website:**

[www.eigdallas.com](http://www.eigdallas.com)



**Inspections 7  
Days a Week**



PO Box 1043  
Prosper, TX, 75078



214-208-1122



**PROPERTY INSPECTION REPORT FORM**New Home*Name of Client*10/3/2022*Date of Inspection*2022 New Construction home, Anywhere, TX 1111*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.

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### **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):

- Post tension foundation

Comments:

- At the time of the inspection the foundation appeared to be performing its function
- Chipped concrete observed ~ 1- car garage

*Chipped concrete observed ~ 1- car garage*
☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

- Improper or inadequate grading around the foundation  
Soil level should be at least 4" below brick/stone siding
- Grading should be improved to promote water drainage away from the foundation. The grading should fall 6" in the first 10' of the home.
- Missing down spouts observed ~ Courtyard - all locations
- Gutters holding water, sloped incorrectly



*Improper or inadequate grading around the foundation  
Soil level should be at least 4" below brick/stone siding*



*Missing down spouts observed ~ Courtyard - all locations*

*Missing down spouts observed*

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Grading should be improved to promote water drainage away from the foundation. The grading should fall 6" in the first 10' of the home.



Gutters holding water, sloped incorrectly



### C. Roof Covering Materials

Type(s) of Roof Covering:

- Tile

Viewed From:

- Ladder
- Ground with binoculars

Comments:

- Roof condition::New
- Not all aspects of the roof are visible from the ground. If a more complete inspection of the roof is desired, I recommend further evaluation by a roofing contractor.
- Cracked tiles observed
- Lifted tiles observed
- Missing kick-out flashing observed
- Missing tiles observed



Missing kick-out flashing observed



Cracked tiles observed ~ Above courtyard



Lifted tiles observed



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Missing tiles observed



Missing tiles observed



Cracked tiles observed ~ Above master bedroom

**D. Roof Structure and Attics**

Viewed From:

- Attic area

Approximate Average Depth of Insulation:

- 14-16 inches on ceilings
- 5 inches on vertical walls

Comments:

- Types of ventilation: Soffit Vents, Exhaust ports
- Not all areas of the attic accessible due to structure, ducting, storage items, and/or insulation
- Missing/loose insulation observed
- Uneven insulation observed
- Attic door is out of square. The door is difficult to open close. ~ Upper attic
- Attic access door does not close completely – Adjust as necessary
- Insufficient attic ventilation observed. 1 sq. ft. of ventilation is required for every 150 sq. ft. of attic space. I recommend adding roof vent(s) for proper ventilation
- Garage attic – Insufficient attic ventilation observed. 1 sq. ft. of ventilation is required for every 150 sq. ft. of attic space. I recommend adding roof vent(s) for proper ventilation



Missing/loose insulation observed ~ Garage attic



Uneven insulation observed ~ Upper attic



Missing/loose insulation observed

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*Attic access door does not close completely – Adjust as necessary - garage*



## E. Walls (Interior and Exterior)

### Comments:

- Unfinished walls observed
- Typically, there should be a space (air-gap) and weep screed to allow water to drain off the exterior portion of the wall or drain any moisture in the wall
- Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration.
- Missing flashing at single car garage header
- Chipped/peeling/missing paint observed. I recommend repainting to prevent water penetration at siding, trim and/or soffits.
- Exposed opening observed ~ Repair as necessary
- Holes observed at interior walls
- Water stains observed on interior walls
- Holes in wall should be sealed for proper fire-blocking in garage
- Damaged soffit vent observed ~ Above rear patio



*Damaged soffit vent observed ~ Above rear patio*



*Exposed opening observed ~ Repair as necessary*



*Exposed opening observed ~ Repair as necessary*



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Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration.



Typically, there should be a space (air-gap) and weep screed to allow water to drain off the exterior portion of the wall or drain any moisture in the wall



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Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration.



Unfinished walls observed



Typically, there should be a space (air-gap) and weep screed to allow water to drain off the exterior portion of the wall or drain any moisture in the wall



Missing flashing at single car garage header



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

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Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration.



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



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Typically, there should be a space (air-gap) and weep screed to allow water to drain off the exterior portion of the wall or drain any moisture in the wall



Exposed opening observed ~ Repair as necessary



Exposed opening observed ~ Repair as necessary



Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration.



Water stains observed on interior walls ~ 1- car garage



Holes in wall should be sealed for proper fire-blocking in garage ~ 1- car garage



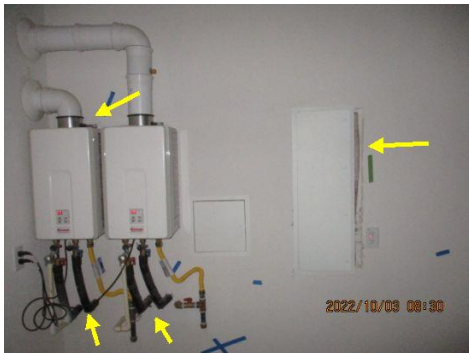
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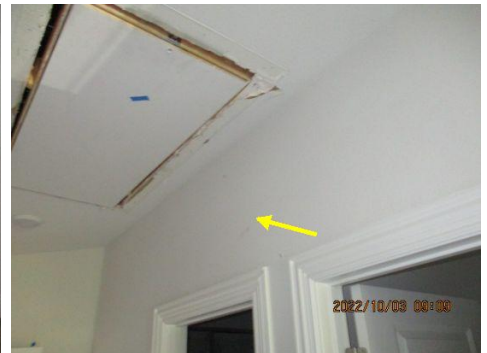
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Holes in wall should be sealed for proper fire-blocking in garage ~ 2- car garage



Water stains observed on interior walls ~ 2- car garage



Holes observed at interior walls



Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration.



Holes observed at interior walls



## F. Ceilings and Floors

### Comments:

- 95% of the flooring surface is covered by cardboard or plastic
- Holes in ceiling should be sealed for proper fire-blocking in garage
- Ceiling water stains observed
- Missing/cracked grout observed at flooring. Repair/replace as necessary.



Ceiling water stains observed ~ 1- car garage



Holes in ceiling should be sealed for proper fire-blocking in garage ~ 1- car garage



Holes in ceiling should be sealed for proper fire-blocking in garage ~ 2- car garage

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Missing/cracked grout observed at flooring. Repair/replace as necessary. ~ Upper SE



Missing/cracked grout observed at flooring. Repair/replace as necessary. ~ 2- car garage hallway



## G. Doors (Interior and Exterior)

### Comments:

- Patio door to the courtyard does not open completely - adjust door stop as necessary
- Damaged/missing weather stripping observed at: Front door, Garage entry door ~ 2- car
- Door out of square and drags/binds on the frame or other door
- Loose/unsupported threshold observed
- Cracked door or door frame observed
- Doors drag on the carpet/flooring ~ Study
- Door binds on the hinge side of frame, difficult to close.
- Garage entry door does not close completely with self-closing hinge or automatic closing device ~ Single car garage
- Missing, damaged, ineffective door stops observed ~ 2- car garage entry door
- Door hinges missing screws ~ Laundry room
- Dead bolts do not engage the door frame smoothly ~ Upper rear balcony door
- Ball latch on French doors missing or do not latch. Replace or adjust as necessary ~ Study, master bathroom
- Shims observed under lower patio door threshold
- Door latch does not operate ~ Media room



Loose/unsupported threshold observed ~ Upper rear balcony door



Shims observed under lower patio door threshold



Loose/unsupported threshold observed ~ Lower patio door

I=Inspected

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Loose/unsupported threshold observed  
~ 1- car garage entry



Door latch does not operate ~ Media room



Door out of square and drags/binds on the frame or other door ~ Media room



Door binds on the hinge side of frame, difficult to close. ~ Upper SW bedroom closet



Loose/unsupported threshold observed  
~ Front door



Door binds on the hinge side of frame, difficult to close. ~ Lower SW bedroom closet



Door out of square and drags/binds on the frame or other door ~ Master bathroom



Cracked door or door frame observed ~ Master bathroom



Door binds on the hinge side of frame, difficult to close. ~ Master water closet



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I	NI	NP	D
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## H. Windows

Comments:

Tilt out latch do not operate properly

Missing drain cover(s) at window(s)

Window frame has a "bow" at the lower portion

Window has a note attached stating the window is damaged, do not open ~  
Breakfast area



Window frame has a "bow" at the lower portion ~ SW bedroom



Missing drain cover(s) at window(s)



Missing drain cover(s) at window(s)



Missing drain cover(s) at window(s)



Missing drain cover(s) at window(s)



Tilt out latch do not operate properly  
~Study

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Window has a note attached stating the window is damaged, do not open ~ Breakfast area

☒ ☐ ☐ ☐

### I. Stairways (Interior and Exterior)

Comments:

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### J. Fireplaces and Chimneys

Chimney viewed from:

- Ladder
- Ground with binoculars

Type of fireplace

- Metal insert

Comments:

- Could not visually verify fire blocking in attic – not accessible
- Unit not installed and set up for operation - not inspected

☒ ☐ ☐ ☒

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

Comments:

- Re-Point (Repair/patch) missing or cracked mortar at front porch
- Cracks/damage observed at back patio
- Upper rear balcony surface does not appear to be adhered to the sub-floor. The material shifts/pops when walked upon
- Exposed wood observed ~ Upper rear balcony
- Missing bricks at courtyard

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I	NI	NP	D
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Upper rear balcony surface does not appear to be adhered to the sub-floor. The material shifts/pops when walked upon



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



Exposed wood observed ~ Upper rear balcony

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☐
**L. Other**

Comments:

## II. ELECTRICAL SYSTEMS

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**A. Service Entrance and Panels**

Panel Locations:

- Garage
- Outside

Materials and Amp Rating:

- 200 amp
- Copper

Comments:

- Based on the labeling of the panel, the conductor and/or the over-current protective devices are not appropriately sized for the condensing unit.

Condenser max breaker is 20 amp, service panel has 50 amp - I recommend verifying all 3 breakers sizes are matched with the appropriate A/C condenser

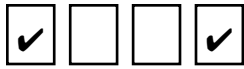
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**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring:

- Copper wiring

Comments:

- Bonding or grounding - Appliances such as water heaters, furnaces, chimneys and electrical gutters do not have proper bonding ~ See page 2 for additional information
- GFCI protection missing at: Outdoor receptacles
- Receptacle is not secured in place, loose on the wall
- No power present at receptacle(s)
- Inadequate access to disconnect switches an A/C condenser(s). A minimum of 36 inches of clearance in front of and 30 inches beside the disconnect switches is required
- Missing protective globe around bulbs at fixtures ~ Several locations
- Several bulbs missing at fixtures ~ Exterior coach lights, upper NW bathroom
- Fixtures missing at: Upper and lower rear patio, courtyard
- Fan(s) out of balance ~ All locations
- If the upper living room fan is switched "on", the light turns off and the fan turns on. If the switch is turned "off", the light turns on and the fan turns off.
- Fan chain(s) are too short to reach, I was not able to change the fans speed ~ Lower living room
- Lights in the formal dining room only flickered when turned on.
- GFCI button stays depressed when reset ~ Master bathroom



*Receptacle is not secured in place, loose on the wall*



*Inadequate access to disconnect switches an A/C condenser(s). A minimum of 36 inches of clearance in front of and 30 inches beside the disconnect switches is required*



*No power present at receptacle(s)*



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*GFCI protection missing at: Outdoor receptacles*



*Missing protective globe around bulbs at fixtures ~ Several locations*



*Receptacle is not secured in place, loose on the wall ~ Lower SW bathroom*



*Lights in the formal dining room only flickered when turned on.*



*GFCI button stays depressed when reset ~ Master bathroom*



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

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☐
**C. Other**

Comments:



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

Type of Systems:

- Forced Air

Energy Sources:

- Natural gas

Comments:

- Number of units ~ 3

- I recommend the unit be serviced and evaluated by licensed HVAC technician

- Missing cap at roof vent pipe

- Heater 1 in the garage attic does not have gas connected to the unit. Heater was not operated.

- Missing screws/knob/latch at heater cover ~ Unit 1 garage attic

- Thermostat not securely mounted ~ Master bedroom, Kitchen/living room

*Missing cap at roof vent pipe*
☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems:

- R – 410a (Puron) - Number of units - 3

Comments:

- Downstairs average temperature drop (Delta -T) 18-20 Normal range is 15-22

- Upstairs average temperature drop (Delta -T) 18-20 Normal range is 15-22

- Master bedroom average temperature drop (Delta -T) 18-20 Normal range is 15-22

- I recommend the unit be serviced and evaluated by licensed HVAC technician

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

- Safety pan is not tilted toward the drain

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

- Safety pan contains water and is rusted ~ Unit 2

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I	NI	NP	D



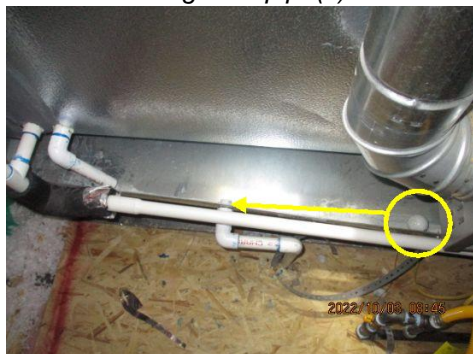
Missing/damaged/loose insulation on refrigerant pipe(s)



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



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



Safety pan is not tilted toward the drain  
~ Unit 3



Safety pan contains water and is rusted  
~ 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



Missing or cracked tape/mastic observed at the air handler. I recommend resealing mastic/tape to prevent heat/air from blowing out ~ Unit 3



Missing or cracked tape/mastic observed at the air handler. I recommend resealing mastic/tape to prevent heat/air from blowing out ~ Unit 3



Safety pan is not tilted toward the drain  
~ Unit 3

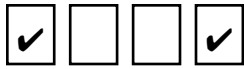
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**C. Duct Systems, Chases, and Vents**

Comments:

- Filter door is not insulated ~ All 3 units
- Register does not open close completely
- Missing/damaged support strap for duct work. Ducting should be supported above insulation
- Holes observed in filter doors ~ Units 2 and 3
- Supply register is not secure to ceiling ~ Media room



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



Filter door is not insulated ~ All 3 units



Holes observed in filter doors ~ Units 2 and 3



Register does not open close completely ~ Upper SE bathroom

**D. Other**

Comments:



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I	NI	NP	D
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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:

- Flower Bed
- Garage

Comments:

- Types of Supply lines:Pex
- Static water pressure is 75-80 PSI
- Water meter not observed in the meter box
- Kitchen sink faucet was not installed at time of inspection
- Hose bibb leaks at valve stem when in use. The valve stem can be "re-packed" to prevent leaking ~ SE back yard bibb
- Master tub faucet
- Missing handle at master tub drain stop operator
- Commode is leaking water into the single car garage ~ Upper NW bathroom
- Flapper valve leaks after flushing commode ~ Upper SE bathroom commode
- Master shower glass is uneven
- Low water pressure observed ~ All upstairs bathroom vanities
- Chip(s) observed at tubs and/or sinks
- Fixtures are not securely mounted ~ Master tub, lower SW bathroom shower head



Water meter not observed in the meter box



Missing handle at master tub drain stop operator



Master shower glass is uneven

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Hose bibb leaks at valve stem when in use. The valve stem can be "re-packed" to prevent leaking ~ SE back yard bibb

✓			✓
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## B. Drains, Wastes, and Vents

Comments:

- Types of drain lines observed: :PVC
- Drains are not completely installed at the courtyard



Drains are not completely installed at the courtyard ~ All locations

✓			✓
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## C. Water Heating Equipment

Energy Source:

- Water heater is natural gas
- Number of units: 2

Capacity:

- Unit is a tankless system

Comments:

- Type of vent pipe observed: PVC vent pipe observed
- Garage unit(s) is physically protected and raised 18" above the garage floor: YES
- TP&R valve discharge pipe should terminate within 6" of the ground ~ Both units



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



*TP&R valve discharge pipe should terminate within 6" of the ground ~ Both units*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**D. Hydro-Massage Therapy Equipment**

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**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:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**F. Other**

Comments:

**V. APPLIANCES**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**A. Dishwashers**

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**B. Food Waste Disposers**

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**C. Range Hood and Exhaust Systems**

Comments:

- Vibration observed during operation ~ Low setting
- Missing filter at make-up air vent
- Damper does not close completely

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Damper does not close completely



Missing filter at make-up air vent

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**D. Ranges, Cooktops, and Ovens**

Comments:

- Type of Range or cooktop: Gas
- Type of Range or cooktop: Electric
- Ovens were not installed at the time of inspection

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**E. Microwave Ovens**

Comments:

- Missing trim kit observed

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

- Missing cover observed



Missing cover observed



Missing cover observed

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**G. Garage Door Operators**

Comments:

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

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 ~ Both doors

☒ ☐ ☐ ☒

## H. Dryer Exhaust Systems

Comments:

- The dryer vent termination should have a back-draft style damper



The dryer vent termination should have a back-draft style damper

☐ ☐ ☒ ☐

## I. Other

Comments:

## VI. OPTIONAL SYSTEMS

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## A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Number of zones: 12
- System equipped with a moisture (rain/freezing) sensor: Yes
- Drip line should be buried to prevent damage ~ Several locations
- Leaks/broken heads observed at zone(s)
- Low water pressure observed at zone(s):

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



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



Low water pressure observed at zone(s): 5

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**C. Outbuildings**

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**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"/>
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**E. Private Sewage Disposal Systems**

Type of System:

Location of Drain Field:

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**F. Other Built-in Appliances**

Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**G. Other**

Comments:

## Report Summary

### STRUCTURAL SYSTEMS

Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> <li>• Improper or inadequate grading around the foundation Soil level should be at least 4" below brick/stone siding</li> <li>• Grading should be improved to promote water drainage away from the foundation. The grading should fall 6" in the first 10' of the home.</li> <li>• Missing down spouts observed ~ Courtyard - all locations</li> <li>• Gutters holding water, sloped incorrectly</li> </ul>
Page 5 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Cracked tiles observed</li> <li>• Lifted tiles observed</li> <li>• Missing kick-out flashing observed</li> <li>• Missing tiles observed</li> </ul>
Page 6 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> <li>• Missing/loose insulation observed</li> <li>• Uneven insulation observed</li> <li>• Attic door is out of square. The door is difficult to open close. ~ Upper attic</li> <li>• Attic access door does not close completely – Adjust as necessary</li> <li>• Insufficient attic ventilation observed. 1 sq. ft. of ventilation is required for every 150 sq. ft. of attic space. I recommend adding roof vent(s) for proper ventilation</li> <li>• Garage attic – Insufficient attic ventilation observed. 1 sq. ft. of ventilation is required for every 150 sq. ft. of attic space. I recommend adding roof vent(s) for proper ventilation</li> </ul>
Page 7 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Typically, there should be a space (air-gap) and weep screed to allow water to drain off the exterior portion of the wall or drain any moisture in the wall</li> <li>• Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration.</li> <li>• Missing flashing at single car garage header</li> <li>• Chipped/peeling/missing paint observed. I recommend repainting to prevent water penetration at siding, trim and/or soffits.</li> <li>• Exposed opening observed ~ Repair as necessary</li> <li>• Holes observed at interior walls</li> <li>• Water stains observed on interior walls</li> <li>• Holes in wall should be sealed for proper fire-blocking in garage</li> <li>• Damaged soffit vent observed ~ Above rear patio</li> </ul>
Page 10 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>• Holes in ceiling should be sealed for proper fire-blocking in garage</li> <li>• Ceiling water stains observed</li> <li>• Missing/cracked grout observed at flooring. Repair/replace as necessary.</li> </ul>



Page 11 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Damaged/missing weather stripping observed at: Front door, Garage entry door ~ 2- car</li> <li>• Door out of square and drags/binds on the frame or other door</li> <li>• Loose/unsupported threshold observed</li> <li>• Cracked door or door frame observed</li> <li>• Doors drag on the carpet/flooring ~ Study</li> <li>• Door binds on the hinge side of frame, difficult to close.</li> <li>• Garage entry door does not close completely with self-closing hinge or automatic closing device ~ Single car garage</li> <li>• Missing, damaged, ineffective door stops observed ~ 2- car garage entry door</li> <li>• Door hinges missing screws ~ Laundry room</li> <li>• Dead bolts do not engage the door frame smoothly ~ Upper rear balcony door</li> <li>• Ball latch on French doors missing or do not latch. Replace or adjust as necessary ~ Study, master bathroom</li> <li>• Shims observed under lower patio door threshold</li> <li>• Door latch does not operate ~ Media room</li> </ul>
Page 13 Item: H	Windows	<p>Tilt out latch do not operate properly</p> <p>Missing drain cover(s) at window(s)</p> <p>Window frame has a "bow" at the lower portion</p> <p>Window has a note attached stating the window is damaged, do not open ~ Breakfast area</p>
Page 14 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> <li>• Re-Point (Repair/patch) missing or cracked mortar at front porch</li> <li>• Cracks/damage observed at back patio</li> <li>• Upper rear balcony surface does not appear to be adhered to the sub-floor. The material shifts/pops when walked upon</li> <li>• Exposed wood observed ~ Upper rear balcony</li> <li>• Missing bricks at courtyard</li> </ul>

## ELECTRICAL SYSTEMS

Page 15 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> <li>• Based on the labeling of the panel, the conductor and/or the over-current protective devices are not appropriately sized for the condensing unit.</li> </ul> <p>Condenser max breaker is __20__ amp, service panel has __50__ amp - I recommend verifying all 3 breakers sizes are matched with the appropriate A/C condenser</p>
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Page 16 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Bonding or grounding - Appliances such as water heaters, furnaces, chimneys and electrical gutters do not have proper bonding ~ See page 2 for additional information</li> <li>• GFCI protection missing at: Outdoor receptacles</li> <li>• Receptacle is not secured in place, loose on the wall</li> <li>• No power present at receptacle(s)</li> <li>• Inadequate access to disconnect switches an A/C condenser(s). A minimum of 36 inches of clearance in front of and 30 inches beside the disconnect switches is required</li> <li>• Missing protective globe around bulbs at fixtures ~ Several locations</li> <li>• Several bulbs missing at fixtures ~ Exterior coach lights, upper NW bathroom</li> <li>• Fixtures missing at: Upper and lower rear patio, courtyard</li> <li>• Fan(s) out of balance ~ All locations</li> <li>• If the upper living room fan is switched "on", the light turns off and the fan turns on. If the switch is turned "off", the light turns on and the fan turns off.</li> <li>• Fan chain(s) are too short to reach, I was not able to change the fans speed ~ Lower living room</li> <li>• Lights in the formal dining room only flickered when turned on.</li> <li>• GFCI button stays depressed when reset ~ Master bathroom</li> </ul>
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## HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 18 Item: A	Heating Equipment	<ul style="list-style-type: none"> <li>• I recommend the unit be serviced and evaluated by licensed HVAC technician</li> <li>• Missing cap at roof vent pipe</li> <li>• Heater 1 in the garage attic does not have gas connected to the unit. Heater was not operated.</li> <li>• Missing screws/knob/latch at heater cover ~ Unit 1 garage attic</li> <li>• Thermostat not securely mounted ~ Master bedroom, Kitchen/living room</li> </ul>
Page 18 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>• I recommend the unit be serviced and evaluated by licensed HVAC technician</li> <li>• Missing/damaged/loose insulation on refrigerant pipe(s)</li> <li>• Safety pan is not tilted toward the drain</li> <li>• Missing or cracked tape/mastic observed at the air handler. I recommend resealing mastic/tape to prevent heat/air from blowing out</li> <li>• Safety pan contains water and is rusted ~ Unit 2</li> </ul>
Page 20 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> <li>• Filter door is not insulated ~ All 3 units</li> <li>• Register does not open close completely</li> <li>• Missing/damaged support strap for duct work. Ducting should be supported above insulation</li> <li>• Holes observed in filter doors ~ Units 2 and 3</li> <li>• Supply register is not secure to ceiling ~ Media room</li> </ul>

**PLUMBING SYSTEMS**

Page 21 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>• Hose bibb leaks at valve stem when in use. The valve stem can be “re-packed” to prevent leaking ~ SE back yard bibb</li> <li>• Master tub faucet</li> <li>• Missing handle at master tub drain stop operator</li> <li>• Commode is leaking water into the single car garage ~ Upper NW bathroom</li> <li>• Flapper valve leaks after flushing commode ~ Upper SE bathroom commode</li> <li>• Master shower glass is uneven</li> <li>• Low water pressure observed ~ All upstairs bathroom vanities</li> <li>• Chip(s) observed at tubs and/or sinks</li> <li>• Fixtures are not securely mounted ~ Master tub, lower SW bathroom shower head</li> </ul>
Page 22 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> <li>• Drains are not completely installed at the courtyard</li> </ul>
Page 22 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> <li>• TP&amp;R valve discharge pipe should terminate within 6” of the ground ~ Both units</li> </ul>

**APPLIANCES**

Page 23 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> <li>• Vibration observed during operation ~ Low setting</li> <li>• Missing filter at make-up air vent</li> <li>• Damper does not close completely</li> </ul>
Page 24 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> <li>• Missing cover observed</li> </ul>
Page 24 Item: G	Garage Door Operators	<ul style="list-style-type: none"> <li>• Door does not automatically reverse during closing cycle when pressure applied – adjust closing pressure at back of the operator ~ Both doors</li> </ul>
Page 25 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> <li>• The dryer vent termination should have a back-draft style damper</li> </ul>

**OPTIONAL SYSTEMS**

Page 25 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none"> <li>• Drip line should be buried to prevent damage ~ Several locations</li> <li>• Leaks/broken heads observed at zone(s)</li> <li>• Low water pressure observed at zone(s):</li> </ul>
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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:** 2<sup>nd</sup> story windows over the 1<sup>st</sup> 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.