



Property Inspection Report

2022 New home construction, Anywhere, TX 11111

INSPECTION PREPARED FOR: New home buyer

INSPECTOR: Mike Kemper

LICENSE: 20504

Date of Inspection: 10/21/2022

Our website:

www.eigdallas.com



**Inspections 7
Days a Week**



PO Box 1043
Prosper, TX, 75078



214-2081122



PROPERTY INSPECTION REPORT FORMNew home buyer*Name of Client*10/21/2022*Date of Inspection*2022 New home construction, 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

Table Of Contents

STRUCTURAL SYSTEMS	4-12
ELECTRICAL SYSTEMS	13-14
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS	15-16
PLUMBING SYSTEMS	17-19
APPLIANCES	20-22
OPTIONAL SYSTEMS	23-24
Report Summary	25-27

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

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

- Improper or inadequate grading around the foundation
Soil level should be at least 4" below brick/stone siding
- Water ponding observed – Grading should be improved



Water ponding observed – Grading should be improved



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



Water ponding observed – Grading should be improved

☒ ☐ ☐ ☐ **C. Roof Covering Materials**

Type(s) of Roof Covering:

- Composition

Viewed From:

- Roof

Comments:

- Roof condition::New
- I recommend further evaluation by roofing contractor
- Irregular, "wavy" surface observed
- Missing flashing observed
- There are nail heads or staples exposed (missing sealant) on flashing(s), roof vents and in the cap shingles. Recommend sealing to prevent water penetration.
- Evidence of previous repairs to the roof covering material, to flashing details, skylights, and other roof penetrations

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Irregular, "wavy" surface observed



Missing flashing observed



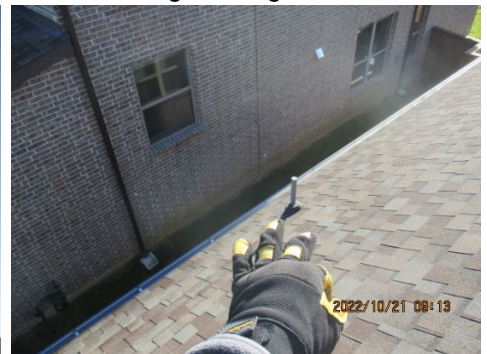
Missing flashing observed



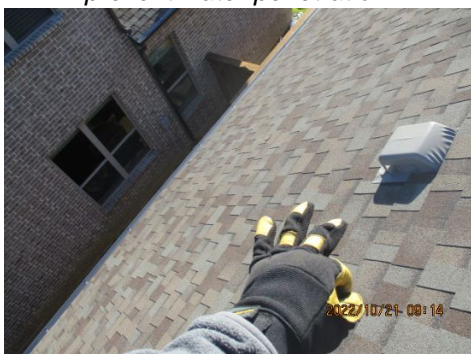
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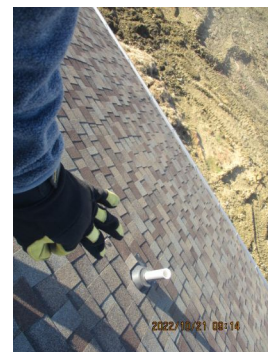
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Evidence of previous repairs to the roof covering material, to flashing details, skylights, and other roof penetrations

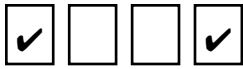
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**D. Roof Structure and Attics**

Viewed From:

- Attic area

Approximate Average Depth of Insulation:

- 12-14 inches on ceilings
- 5 inches on vertical walls

Comments:

- Types of ventilation: Ridge vents
- Not all areas of the attic accessible due to structure, ducting, storage items, and/or insulation
- Uneven insulation observed
- Missing soffit or lower roof intake ventilation. Baffles installed in the attic as required for this type of ventilation
- Rafters typically opposed each other.
- Missing step observed
- Damage observed at attic access door
- Attic walkway is not adequately supported. Decking moves up/down when walked upon



Uneven insulation observed



Rafters typically opposed each other.



Uneven insulation observed



Uneven insulation observed



Missing soffit or lower roof intake ventilation. Baffles installed in the attic as required for this type of ventilation



Missing soffit or lower roof intake ventilation. Baffles installed in the attic as required for this type of ventilation

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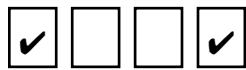
Missing step observed



Attic walkway is not adequately supported. Decking moves up/down when walked upon



Damage observed at attic access door

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

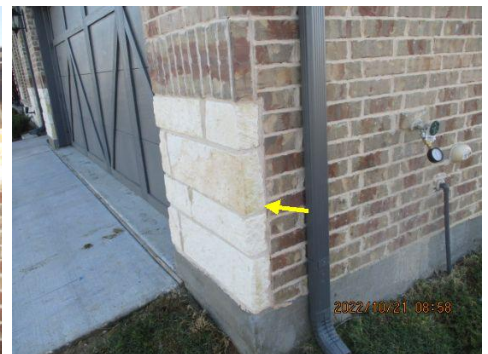
- Re-Point (Repair/patch) missing or cracked mortar
- Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration.
- Fascia/trim boards in contact with shingles. Fascia/trim boards should have a gap to allow water to drain between the board and shingles.
- Weep holes are not present at lower part of masonry/stone wall. The weep holes allow any water absorbed by the masonry/stone wall to drain out
- Bow or wave in the wall observed ~ Living room, SW bedroom
- The water shutoff valve box is plastic. A fire-rated box is required at this location. I was not able to verify if this plastic box is fire-rated.



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



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



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

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



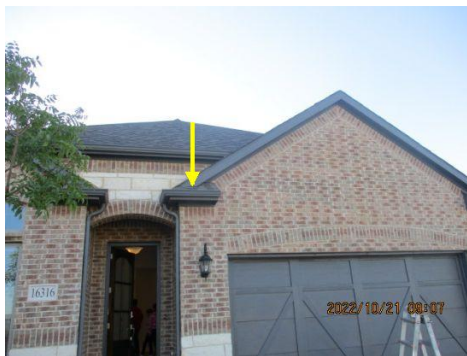
Re-Point (Repair/patch) missing or cracked mortar



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



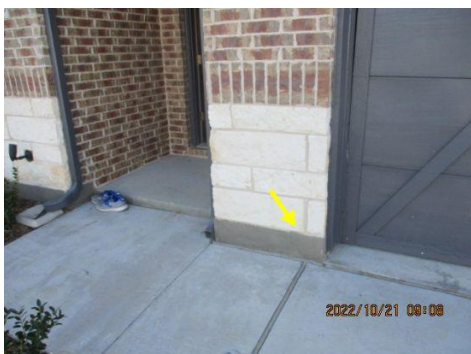
Re-Point (Repair/patch) missing or cracked mortar



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



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



Weep holes are not present at lower part of masonry/stone wall. The weep holes allow any water absorbed by the masonry/stone wall to drain out



Weep holes are not present at lower part of masonry/stone wall. The weep holes allow any water absorbed by the masonry/stone wall to drain out



The water shutoff valve box is plastic. A fire-rated box is required at this location. I was not able to verify if this plastic box is fire-rated.

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Bow or wave in the wall observed ~ Living room, SW bedroom



Bow or wave in the wall observed ~ Living room, SW bedroom



F. Ceilings and Floors

Comments:

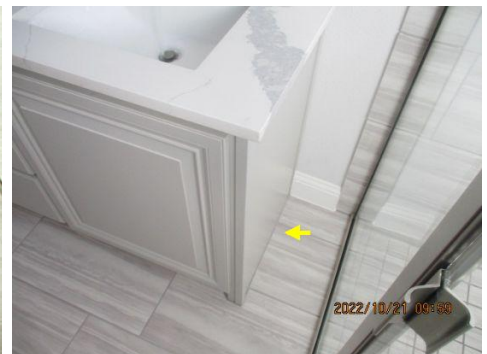
- Holes in ceiling should be sealed for proper fire-blocking in garage
- Missing/cracked grout observed at flooring. Repair/replace as necessary.
- Tiles on floors are "hollow", missing thin-set cement. These tiles are more prone to cracking.



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



Missing/cracked grout observed at flooring. Repair/replace as necessary. ~ Master bathroom



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



Tiles on floors are "hollow", missing thin-set cement. These tiles are more prone to cracking. ~ Master bathroom



Missing/cracked grout observed at flooring. Repair/replace as necessary. ~ Guest bathroom



Missing/cracked grout observed at flooring. Repair/replace as necessary. ~ Guest bathroom

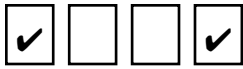
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**G. Doors (Interior and Exterior)****Comments:**

- Damaged/missing weather stripping observed at:Front door, Patio door
- Laundry room door does not open smoothly
- Damaged/dented threshold observed
- Garage entry door does not close completely with self-closing hinge or automatic closing device
- Overhead door is not square in the door opening
- Overhead door is not square in the door opening
- Damaged or missing weather stripping at garage overhead door



Overhead door is not square in the door opening



Garage entry door does not close completely with self-closing hinge or automatic closing device



Damaged/missing weather stripping observed at:Front door, Patio door



Damaged/missing weather stripping observed at:Front door, Patio door



Damaged/dented threshold observed

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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I. Stairways (Interior and Exterior)

Comments:

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J. Fireplaces and Chimneys

Chimney viewed from:

Type of fireplace

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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K. Porches, Balconies, Decks, and Carports

Comments:

- Cracks/damage observed at front porch and back patio



Cracks/damage observed at front porch and back patio



Cracks/damage observed at front porch and back patio

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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L. Other

Comments:

- Cracks and damage observed at driveway

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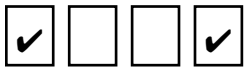
I	NI	NP	D
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Cracks and damage observed at driveway



II. ELECTRICAL SYSTEMS



A. Service Entrance and Panels

Panel Locations:

- Garage
- Outside

Materials and Amp Rating:

- 200 amp
- Copper

Comments:

- Knockout should be sealed to prevent water penetration



Knockout should be sealed to prevent water penetration

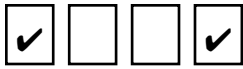
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**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring:

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

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. This municipality does not build to this standard
- Receptacle is not secured in place, loose on the wall
- Fan(s) out of balance when operated on "high" setting ~ Study, living room
- Fan chain(s) are too short to reach, I was not able to change the fans speed ~ Study
- Unprotected wiring observed in the attic walkway
- Missing or damaged receptacle, switch or junction box covers



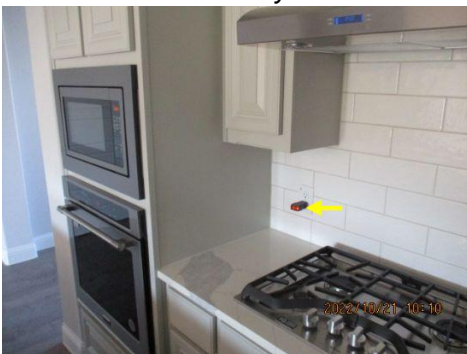
Unprotected wiring observed in the attic walkway



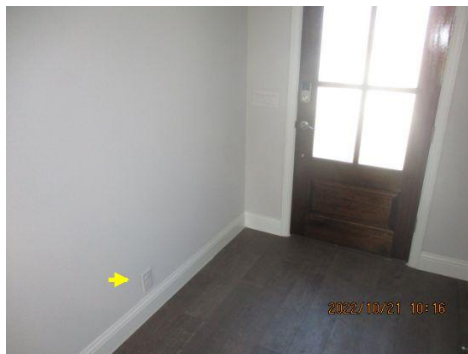
Receptacle is not secured in place, loose on the wall ~ Master



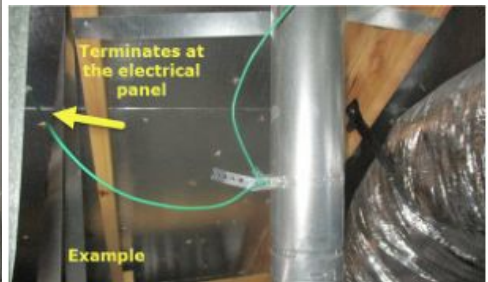
Missing or damaged receptacle, switch or junction box covers ~ Damaged



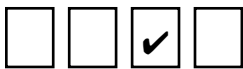
Receptacle is not secured in place, loose on the wall



Receptacle is not secured in place, loose on the wall



Bonding or grounding - Appliances such as water heaters, furnaces, chimneys and electrical gutters do not have proper bonding ~ See page 2 for additional information. This municipality does not build to this standard

**C. Other**

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems:

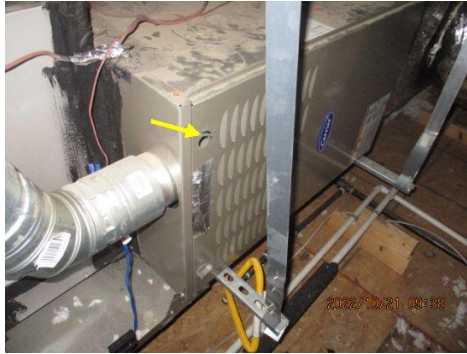
- Forced Air

Energy Sources:

- Natural gas

Comments:

- Number of units ~ 1
- Missing screws/knob/latch at heater cover



Missing screws/knob/latch at heater cover

☒ ☒ ☐ ☒ B. Cooling Equipment

Type of Systems:

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

Comments:

- Cooling equipment not tested for cooling, outdoor temperature is less than 60° at the time of inspection. The condenser(s) were operated briefly to ensure the unit(s) do engage with the thermostat. This does not guarantee the system is cooling and operating properly. If a more complete inspection of the cooling equipment is desired, I recommend having the system evaluated by an HVAC technician
- I recommend adding a 2x4 for protection from nails at the roof decking
- Missing or cracked tape/mastic observed at the air handler. I recommend resealing mastic/tape to prevent heat/air from blowing out

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I NI NP D



I recommend adding a 2x4 for protection from nails at the roof decking



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



C. Duct Systems, Chases, and Vents

Comments:

- I recommend the ducting be evaluated by licensed HVAC technician
- I recommend adding a strap to eliminate the sharp bend in the duct
- Missing/damaged support strap for duct work. Ducting should be supported above insulation
- Airflow at supply registers does not appear to be balanced. ~ Supply temperatures range from 124 down to high 90's



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



I recommend adding a strap to eliminate the sharp bend in the duct



Airflow at supply registers does not appear to be balanced. ~ Supply temperatures range from 124 down to high 90's



Airflow at supply registers does not appear to be balanced. ~ Supply temperatures range from 124 down to high 90's



Airflow at supply registers does not appear to be balanced. ~ Supply temperatures range from 124 down to high 90's

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☐☐☒☐**D. Other**

Comments:

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

Location of Water Meter:

- Front curb

Location of Main Water Supply Valve:

- Garage

Comments:

- Types of Supply lines: Copper, Pex

- Static water pressure is 75-80 PSI

- Meter box full of dirt, meter not visible to check for active leaks on the supply side of plumbing

- Low water pressure observed ~ Master shower

- Shower door swings closed on its own ~ Master

- Shower pan is not sloped toward the drain, possible standing water

- Leak at shower head when in use

- Shower curb "step-down" should be a minimum of 2"

- Fixtures are not securely mounted

- Missing caulk/grout at tubs and showers. Recommend re-caulking and/or replacing grout to prevent water penetration

- Commode is missing caulking ~ Guest bathroom

- Shutoff valve box is not securely mounted to the wall

- Plumbing supply lines should be insulated

- Commode is mounted crooked on the floor



Meter box full of dirt, meter not visible to check for active leaks on the supply side of plumbing



Shutoff valve box is not securely mounted to the wall



Plumbing supply lines should be insulated

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Plumbing supply lines should be insulated



Plumbing supply lines should be insulated



Shower pan is not sloped toward the drain, possible standing water



Shower curb "step-down" should be a minimum of 2"



Shower curb "step-down" should be a minimum of 2"



Fixtures are not securely mounted ~ Master shower



Fixtures are not securely mounted ~ Guest bathroom



Missing caulk/grout at tubs and showers. Recommend re-caulking and/or /replacing grout to prevent water penetration



Missing caulk/grout at tubs and showers. Recommend re-caulking and/or /replacing grout to prevent water penetration

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Commode is mounted crooked on the floor



Commode is missing caulking ~ Guest bathroom



Leak at shower head when in use ~ Guest shower



B. Drains, Wastes, and Vents

Comments:

- Types of drain lines observed:
- Drain is raised above the tile at the master shower



Drain is raised above the tile at the master shower



C. Water Heating Equipment

Energy Source:

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

Capacity:

- Unit is a tankless system

Comments:

- Type of vent pipe observed: PVC vent pipe observed
- Missing safety pan at water heater. There is a drain line present to connect to the pan which terminates outside

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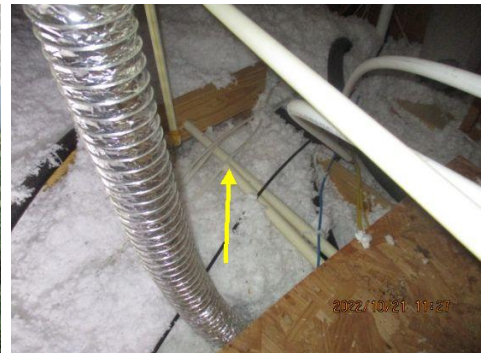
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Missing safety pan at water heater.
There is a drain line present to connect
to the pan which terminates outside



Missing safety pan at water heater.
There is a drain line present to connect
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Missing safety pan at water heater.
There is a drain line present to connect
to the pan which terminates outside

☐ ☐ ☒ ☐

D. Hydro-Massage Therapy Equipment

Comments:

☒ ☐ ☐ ☐

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:

☐ ☐ ☒ ☐

F. Other

Comments:

V. APPLIANCES

☒ ☐ ☐ ☒

A. Dishwashers

Comments:

- Drain hose is pinched ~ Repair/replace as necessary

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I	NI	NP	D
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Drain hose is pinched ~ Repair/replace as necessary



B. Food Waste Disposers

Comments:



C. Range Hood and Exhaust Systems

Comments:

- I recommend further evaluation by an appliance technician
- Air leaks observed at vent pipe. Recommend re-taping vent pipe to ensure all air is exhausted through the vent
- Air is recirculating back into the home. Air should exhaust through the vent pipe
- Vibration observed during operation
- Lights flicker when set to "low" setting



Vibration observed during operation



*Air is recirculating back into the home.
Air should exhaust through the vent
pipe*



*Air leaks observed at vent pipe.
Recommend re-taping vent pipe to
ensure all air is exhausted through the
vent*

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I	NI	NP	D
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Lights flicker when set to "low" setting

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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: 345-350
- Door "hits" the trim when opening oven door



Door "hits" the trim when opening oven door

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

Comments:

<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:

- Unit vibrates during operation: Master bathroom
- Fan is loud during operation ~ Master water closet

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

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

☐ ☐ ☒ ☐ **I. Other**

Comments:

VI. OPTIONAL SYSTEMS
☒ ☐ ☐ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

- Number of zones: 9
- System equipped with a moisture (rain/freeze) sensor: Yes
- Drip line should be buried to prevent damage



Drip line should be buried to prevent damage



Drip line should be buried to prevent damage

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

Type of Construction:

Comments:

☐ ☐ ☒ ☐ **C. Outbuildings**

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<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"> • Improper or inadequate grading around the foundation Soil level should be at least 4" below brick/stone siding • Water ponding observed – Grading should be improved
Page 4 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • I recommend further evaluation by roofing contractor • Irregular, "wavy" surface observed • Missing flashing observed • There are nail heads or staples exposed (missing sealant) on flashing(s), roof vents and in the cap shingles. Recommend sealing to prevent water penetration. • Evidence of previous repairs to the roof covering material, to flashing details, skylights, and other roof penetrations
Page 7 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • Uneven insulation observed • Missing soffit or lower roof intake ventilation. Baffles installed in the attic as required for this type of ventilation • Rafters typically opposed each other. • Missing step observed • Damage observed at attic access door • Attic walkway is not adequately supported. Decking moves up/down when walked upon
Page 8 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. • Fascia/trim boards in contact with shingles. Fascia/trim boards should have a gap to allow water to drain between the board and shingles. • Weep holes are not present at lower part of masonry/stone wall. The weep holes allow any water absorbed by the masonry/stone wall to drain out • Bow or wave in the wall observed ~ Living room, SW bedroom • The water shutoff valve box is plastic. A fire-rated box is required at this location. I was not able to verify if this plastic box is fire-rated.
Page 10 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Holes in ceiling should be sealed for proper fire-blocking in garage • Missing/cracked grout observed at flooring. Repair/replace as necessary. • Tiles on floors are "hollow", missing thin-set cement. These tiles are more prone to cracking.

Page 11 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Damaged/missing weather stripping observed at: Front door, Patio door • Laundry room door does not open smoothly • Damaged/dented threshold observed • Garage entry door does not close completely with self-closing hinge or automatic closing device • Overhead door is not square in the door opening • Damaged or missing weather stripping at garage overhead door
Page 11 Item: H	Windows	Caulking weathered and cracked at windows around the house, re-caulk missing and weathered caulking to prevent water penetration
Page 12 Item: K	Porches, Balconies, Decks, and Carports	• Cracks/damage observed at front porch and back patio
Page 12 Item: L	Other	• Cracks and damage observed at driveway

ELECTRICAL SYSTEMS

Page 13 Item: A	Service Entrance and Panels	• Knockout should be sealed to prevent water penetration
Page 14 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • Bonding or grounding - Appliances such as water heaters, furnaces, chimneys and electrical gutters do not have proper bonding ~ See page 2 for additional information. This municipality does not build to this standard • Receptacle is not secured in place, loose on the wall • Fan(s) out of balance when operated on "high" setting ~ Study, living room • Fan chain(s) are too short to reach, I was not able to change the fans speed ~ Study • Unprotected wiring observed in the attic walkway • Missing or damaged receptacle, switch or junction box covers

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 15 Item: A	Heating Equipment	• Missing screws/knob/latch at heater cover
Page 15 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • I recommend adding a 2x4 for protection from nails at the roof decking • Missing or cracked tape/mastic observed at the air handler. I recommend resealing mastic/tape to prevent heat/air from blowing out
Page 16 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • I recommend the ducting be evaluated by licensed HVAC technician • I recommend adding a strap to eliminate the sharp bend in the duct • Missing/damaged support strap for duct work. Ducting should be supported above insulation • Airflow at supply registers does not appear to be balanced. ~ Supply temperatures range from 124 down to high 90's

PLUMBING SYSTEMS

Page 17 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • Meter box full of dirt, meter not visible to check for active leaks on the supply side of plumbing • Low water pressure observed ~ Master shower • Shower door swings closed on its own ~ Master • Shower pan is not sloped toward the drain, possible standing water • Leak at shower head when in use • Shower curb "step-down" should be a minimum of 2" • Fixtures are not securely mounted • Missing caulk/grout at tubs and showers. Recommend re-caulking and/or /replacing grout to prevent water penetration • Commode is missing caulking ~ Guest bathroom • Shutoff valve box is not securely mounted to the wall • Plumbing supply lines should be insulated • Commode is mounted crooked on the floor
Page 19 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • Drain is raised above the tile at the master shower
Page 19 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • Missing safety pan at water heater. There is a drain line present to connect to the pan which terminates outside

APPLIANCES

Page 20 Item: A	Dishwashers	<ul style="list-style-type: none"> • Drain hose is pinched ~ Repair/replace as necessary
Page 21 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> • I recommend further evaluation by an appliance technician • Air leaks observed at vent pipe. Recommend re-taping vent pipe to ensure all air is exhausted through the vent • Air is recirculating back into the home. Air should exhaust through the vent pipe • Vibration observed during operation • Lights flicker when set to "low" setting
Page 22 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • Door "hits" the trim when opening oven door
Page 22 Item: F	Mechanical Exhaust Vents and Bathroom Heaters	<ul style="list-style-type: none"> • Unit vibrates during operation: Master bathroom • Fan is loud during operation ~ Master water closet

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.