



Logo

Cardinal Home Inspections

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HOME INSPECTION REPORT



INSPECTION DATE



PREPARED FOR



INSPECTOR

Jeff Stalnaker

jeff@cardinalhi.org
Home Inspector: TX 26322-PI



PROPERTY INSPECTION REPORT FORM

Name of Client	Date of Inspection
Address of Inspected Property	
Jeff Stalnaker	26322-PI
Name of Inspector	TREC License #
N/A	N/A
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 any 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

Inspection Type: Residential

In Attendance: Buyer

Occupancy: Vacant

Type of Building

Style: Ranch

Temperature (approximate): 85

Weather Conditions: Cloudy, Light Rain

Ground Condition: Dry

Inspection Overview

The Inspection Company strives to perform all inspections in substantial compliance with the applicable Standards of Practice. As such, I inspected the readily accessible, visually observable, installed systems and components of the structure as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. **This inspection is neither technically exhaustive nor quantitative.**

There may be comments made in this report that exceed the required reporting standards; these comments (if present) were made as a courtesy to give you as much information as possible about the structure. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded

throughout the inspection. Any comments made that exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients' contingency period** to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions or determine if latent or concealed defects exist. The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire at the completion of the inspection. The limit of liability of The inspection company and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the structure and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report. It should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to better understand the structure's condition and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of homeownership. One Year Home Warranties are sometimes provided by the sellers and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not provided by the seller(s), your Realtor can advise you of companies that offer them.

©Copyright Notice

© **Copyright Notice:** This report is the property of the Inspection Company. The Client(s) and their Direct Real Estate Representative named herein have been named licensee(s) of this document. This document is **non-transferrable, in whole or in part, to any third parties, including; subsequent buyers, sellers, and listing agents.** Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANYONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. **Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.**

Structure Orientation

For the sake of this inspection, the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, **reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible. These conditions or damage are excluded from this inspection.**

QUALITATIVE vs. QUANTITATIVE - A home inspection is not quantitative. When multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present," etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

REPAIRS VERSUS UPGRADES - I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may not have been required when the home was constructed and could be considered non-conforming. Building standards change and are improved for the safety and benefit of the home's occupants. Therefore, **any repairs and/or upgrades mentioned in this report should be considered for safety, performance, and the longevity of the home's items and components.** Although I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, which couldn't be determined by the inspector.

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by The Standards of Practice. These photos are for **informational purposes only and do not attempt to show every instance or occurrence of a defect.**

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge once you have completed reading this report. At that time, I will be happy to answer any questions you may have or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): Slab on Grade



Comments:

1: Slab Perimeter: Parged in Areas

The slab appeared to have had a parge coating added over it at the referenced area(s) after original construction. I recommend consulting with the seller(s) and/or builder to try and determine why. If no information can be found, evaluation is recommended to be conducted by a qualified concrete contractor.



Right Side Yard

⚠ Deficiencies

⚠ Moderate

☒ ☐ ☐ ☐ B. Grading and Drainage

Comments:

1: Grading and Drainage: Information

The grounds in contact with the structure were inspected to determine that they were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the foundation with a 6 inch drop in elevation in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas below grade (if applicable). No significant grading deficiencies were observed at the time of inspection unless otherwise noted below.

Information

☒☐☐☒

C. Roof Covering Materials

Types of Roof Covering: Architectural Composition



Roof

Viewed From: Ground, Ladder, Roof





Comments:

1: Boot Flashing(s): Improper Shingle Coverage

There were boot flashings(s) present that had shingles improperly installed and/or not present. The uppermost 1/2 of the flashing flange should be covered by shingles. This can potentially allow for leaks around the boot if the boot and/or shingles are not properly installed. Recommend a qualified roofing professional further evaluate all areas where shingles are improperly installed and/or not present over the boot flashings and repair/replace as needed.

https://www.jlconline.com/how-to/roofing/flashing-plumbing-vents_o

⚠ Deficiencies

⚠ Moderate

☒
☐
☐
☐
D. Roof Structures and Attics

Viewed From:

Approximate Average Depth of Insulation:

Comments:

1: Attic Access and Viewing Conditions

During the attic inspection, access was limited by existing ductwork and other obstructions. The inspector was able to enter the attic in some areas, but several sections could not be fully viewed because of partial access, obstructed sight lines, and confined spaces. The conditions observed include entered attic, partial access, some areas obstructed from view, access

opening, inaccessible sections, no attic present in certain zones, walking/crawled where possible, viewing from access opening, platform, and not inspected.

- ☒ Entered Attic
- ☒ Some Areas Obstructed From View
- ☒ Walked/Crawled Where Possible



Attic



Attic



Attic

Information

2: Attic Access Location and Type

- ☒ Master Bedroom Closet



Primary Bedroom Closet

Information

3: Roof Structure Type

- ☒ Not Fully Visible

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Attic

[Information](#)

4: Insulation Type

☒ Spray Foam Insulation - Note: This limits viewing of roof framing and decking materials.



Attic

[Information](#)

5: Walked Where Possible: Attic Limitation (Clearance, Framing, HVAC Ductwork)

This attic was physically walked where possible, but areas of low clearance, framing, and HVAC ductwork limited safe accessibility to all areas. The inspection of the attic is limited to visible portions only, any areas or items not visible are excluded from this inspection.

[Limitations](#)

☒ ☐ ☐ ☒ E. Walls (Interior and Exterior)

Comments:

1: Exterior Walls Type(s)

☒ Fiber Cement



Side Yard Exterior Walls

Information

2: Interior Walls Information

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Information

3: Exterior Walls Information

The walls and wall cladding were inspected looking for significant damage, presence of proper flashings, and potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted below.



Information

4: Hardboard: Siding Information (Masonite-like)

This home's wall cladding or portions of it was comprised of hardboard siding. This siding is comprised of wood fiber, glues, and resins, and can be very susceptible to water / moisture damage. This siding must be maintained by painting and sealing any exposed areas as a part of routine maintenance to prevent damage. Any joints or vertical/horizontal transitions must also be sealed and maintained.

Limitations

5: Drywall: Damage

Drywall damage was present in areas. Repairs are recommended to be performed as needed by a drywall contractor or other qualified person.



Front Entry closet

⚠ Deficiencies

⚠ Moderate

6: Exterior Wall(s): Sealant Missing/Deteriorated

There was sealant present that was in need of maintenance/re-application at the referenced area(s). Properly sealing these areas is recommended to be performed by a qualified person to prevent moisture infiltration.



Front Entry Main Entry



Garage



Garage

⚠ Deficiencies

⚠ Moderate

7: Fiber Cement: Damage (Minor to Moderate)

Sections of the fiber cement siding had minor to moderate damage. Repairs or replacement of these sections is recommend to be performed by a qualified contractor.



Right Side Yard

Right Side Yard

⚠ Deficiencies

⚠ Moderate

8: Exterior Walls - Unpainted Cladding and Trim

📍 Exterior - Walls

During the exterior inspection, the lower portion of the **cladding and trim** on the walls was found to be **unpainted**. Without a protective paint coating, these wood or composite surfaces are exposed to moisture, which can infiltrate joints and cause the material to swell, warp, or rot over time.

The lack of paint also reduces the barrier against UV radiation and seasonal temperature changes, potentially accelerating surface degradation and leading to future maintenance issues.

Standard industry practice calls for continuous paint coverage on exterior wood components to maintain the building envelope integrity. Gaps in coverage can become points of water entry, especially in regions with high precipitation or humidity, and may lead to hidden rot that is not immediately visible.

It is recommended that the affected areas be prepared and painted with an appropriate exterior-grade coating to protect the surfaces, prevent moisture intrusion, and extend the service life of the cladding and trim.



Exterior Walls

Exterior Walls

Exterior Walls

⚠ Deficiencies

⚠ Moderate

💡 Recommendation

9: Garage Drywall Paint - Peeling Near Door Opening

📍 Garage - Door Opening

During the inspection, **drywall paint** adjacent to the **garage door opening** was observed to be **peeling**. The condition indicates loss of adhesion and potential exposure of the underlying substrate.

This type of deterioration can progress if moisture infiltrates the wall cavity, potentially leading to mold growth or structural concerns.

Recommendation: Repaint the affected area after proper surface preparation to prevent further deterioration.

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Garage

⚠ Deficiencies

🔧 Minor

👉 Recommendation

10: Electrical Panel - Drywall Gap Behind Dead Front

📍 Electrical Service Panel

A **drywall gap** was observed behind the attached **dead front** of the electrical service panel. The opening is visible and measures a few centimeters, exposing the interior of the panel cavity to the surrounding wall cavity.

This condition may allow moisture or pests to enter the panel area and could affect the panel's integrity over time. It is recommended to have the gap sealed by a qualified professional to maintain proper fire-rating and protection.



Garage

⚠ Deficiencies

🔧 Minor

👉 Recommendation

☒ ☐ ☐ ☒

F. Ceilings and Floors

Comments:

1: Ceiling(s) Information

The ceiling area(s) were inspected looking for indications of leaks, settlement cracks, and/or other deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted below.

I	NI	NP	D
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Living Room

Information

2: Floor(s) Information

Visible portions of the floors throughout the structure were inspected looking for significant floor deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted below.



Living Room



Bedroom



Bathroom

Information

3: Interior Trim - Incomplete Caulking Observed

Interior

During the interior inspection, the trim throughout the living area was observed to have sections where the caulking is missing or incomplete. **Uncaulked joints** can allow moisture intrusion and may lead to wood rot or draft issues over time. It is recommended to apply a continuous bead of appropriate exterior-grade caulk to all gaps to protect the trim and maintain the building envelope.



Living Room



Living Room

[Deficiencies](#)

[Minor](#)

[Maintenance Item](#)

☒ ☐ ☐ ☒

G. Doors (Interior and Exterior)

Comments:

1: Interior Doors Information

The interior door was inspected testing for proper operation and looking for any damage. No reportable conditions were present at the time of inspection unless otherwise noted below.

[Information](#)

2: Exterior Doors Information

The exterior door was inspected testing for proper operation and looking for any damage. No reportable conditions were present at the time of inspection unless otherwise noted below.

[Information](#)

3: Garage Doors Information

The garage door(s) were tested by operating the wall mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation related deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted below.

[Information](#)

4: Garage Entry Door Information

The door between the garage and living areas was in satisfactory condition at the time of inspection. Current safety standards require the interior door to be comprised of steel or solid wood measuring at least 1 3/8" thick, or a door that is 20 minute fire rated, for proper garage to living space separation. ***Interior doors in homes built prior to 2006 (dependent on local municipality) may not meet these standards and should be upgraded for safety.*** No reportable conditions were present at the time of inspection unless otherwise noted in this report.

[Information](#)

5: Manual Garage Door(s) Information

The manual garage door(s) were tested by opening and closing the door(s). The door was examined for damage or installation related deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

⊖ Limitations

6: Interior Doors: Tops and Bottoms Unfinished

Tops and bottoms of interior doors not painted. Manufacturers require all six sides to be painted for protection from humidity and warping, or warranty voided.



Primary Bedroom Primary Bathroom Bedroom 2
Bedroom 3 Bedroom 4

⚠ Deficiencies

⚠ Moderate

7: Garage Door Trim - Paint Needed

📍 Garage

The **garage door trim** was observed to have a faded, uneven finish and areas where the paint has peeled, indicating that repainting is required.

Recommendation: Apply a fresh coat of appropriate exterior paint to protect the trim and restore its appearance.



⚠ Deficiencies

🔧 Minor

🔧 Maintenance Item

☒ ☐ ☐ ☒

H. Windows

Comments:

1: Windows Information: Interior

Windows were inspected by testing their operation, looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted below.



Information

2: Windows Information: Exterior

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted below.

Information

3: Window Seal - Missing Interior Cork Between Sill and Panel

Interior - Window Sill

During the inspection, it was observed that the **interior window seal** (cork) is missing between the windowsill and the window panel.

This omission can allow drafts, moisture intrusion, and potential energy loss.

Recommendation: Install appropriate cork or weather-stripping to restore a continuous seal and protect against moisture and air infiltration.



Living Room



Living Room



Living Room

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Living Room



Primary Bedroom



Primary Bedroom

⚠ Deficiencies

⚠ Moderate

🔧 Maintenance Item

☐ ☐ ☒ ☐ I. Stairways (Interior and Exterior)

Comments:

1: Interior Stairs Information

The stairs were inspected by evaluating the risers, treads and applicable railings and balusters. No significant deficiencies were present at the time of inspection unless otherwise noted below.

🔍 Information

2: Exterior Stairs Information

The stairs were inspected by evaluating the risers, treads and applicable railings and balusters. No significant deficiencies were present at the time of inspection unless otherwise noted below.

🔍 Information

☐ ☐ ☒ ☐ J. Fireplaces and Chimneys

Comments:

1: Fireplace Information

The fireplace was inspected by a visual examination of the firebox, hearth extension, mantle, and by operating the flue damper (if applicable). No significant deficiencies were observed at visual portions unless otherwise noted below.

🔍 Information

2: Chimney Information

The chimney(s) were inspected looking for an adequate and functioning chimney crown, the condition of the masonry and flashings, the condition of visible portions of the flue liner(s), etc. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

🔍 Information

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

Comments:

1: Wood to Ground

Decking supports and members in direct contact with ground. This is conducive for wood decay and/or insect intrusion.



⚠ Deficiencies

⚠ Moderate

2: Porch Support Post - Contact with Concrete

The porch support post was observed in direct contact with the concrete footing, creating a continuous moisture path between the wood and the foundation.

Recommendation: Install a suitable moisture barrier or provide a physical separation (e.g., pressure-treated spacer) between the post and concrete to mitigate potential rot or decay. This condition can accelerate deterioration if left unaddressed.



Porch Back

⚠ Deficiencies

⚠ Moderate

💡 Recommendation

3: Wood-to-Concrete Transition - Improper Connection

Wood-to-concrete transition at the base of the exterior wall on the back porch shows no moisture barrier and visible gaps where the framing meets the concrete foundation.

These openings can allow ground moisture to wick into the wood, increasing the likelihood of rot and compromising structural integrity. **Recommendation:** Install an approved Barrier between Wood post and Concrete.

I	NI	NP	D
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Deficiencies

Major

Safety Hazard

☐

☐

☒

☐

L. Other

Comments:

☒

☐

☐

☒

M. Cabinets

Comments:

1: Cabinet Caulking - Missing Seal

Kitchen - Cabinets

During the inspection, it was observed that the caulking seal between the **cabinet base** and the adjacent wall is missing. The absence of a continuous seal can allow moisture to penetrate the joint, potentially leading to water damage, mold growth, or deterioration of the cabinet finish over time.

Recommendation: Apply a suitable interior-grade caulk to re-establish a water-resistant seal.



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Bathroom



Bathroom



Primary Bathroom



Primary Bathroom

 Deficiencies

 Moderate

 Maintenance Item

☒
☐
☐
☒
N. Driveways and Walkways

Comments:

1: Walkway Material

☒ Concrete



ⓘ Information

2: Driveway/Walkway Information

The driveway(s) and walkway(s) (as applicable) were inspected to determine their effect on the structure of the home only. Any visible deficiencies that may be present will also be reported on, such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy. They may not be an all-inclusive listing, as the State of TX only requires that driveway(s) and walkway(s) be reported on with their respected effect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

ⓘ Information

3: Concrete - Area(s) of Damage

There were areas of damaged concrete present at the referenced area(s). An evaluation and repairs as needed is recommended to be performed by a concrete contractor.



⚠ Deficiencies

⚠ Moderate

4: Concrete Form Boards Present - Potential Termite Attractor

📍 Exterior - Driveway Area

During the exterior inspection, **concrete form boards** were observed remaining in the driveway area between the main driveway, the garage driveway, the adjacent sidewalk, and the nearby flower bed.

The presence of these boards creates pockets of moisture and wood-to-soil contact that can serve as a conduit for termites, increasing the likelihood of infestation in the surrounding soil and any adjacent wooden structures.

The boards also impede proper drainage, potentially allowing water to pool against the driveway surface and adjacent landscaping, which can further encourage wood-decaying organisms.

No active termite activity was detected at the time of inspection; however, the conditions created by the boards are consistent with environments that support termite colonization.

Recommendation: Remove the form boards and ensure the area is graded away from the foundation to discourage moisture accumulation and termite activity. Removal should be performed by a qualified contractor, and the area should be inspected for any signs of existing termite activity after removal.

⚠ Deficiencies

⚠ Moderate

👉 Recommendation

☒

☐

☐

☒

O. Fences and Gates

Comments:

1: Wooden Fence in Contact with the Structure

The wooden fence is in contact with the structure in various areas.



⚠ Deficiencies

⚠ Moderate

II. ELECTRICAL SYSTEMS

☒☐☐☐

A. Service Entrance and Panels

Comments:

1: Service Entrance Type

☒ Underground Service Lateral



Left Side Yard

🔍 Information

2: MAIN SERVICE PANEL

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Left Side Yard

[Information](#)

3: Main Service Panel Location

☒ Exterior

[Information](#)

4: Main Breaker/Service Disconnect Location

☒ At Main Breaker in the Electrical Panel



Garage



Garage



Garage

[Information](#)

5: Main Service Panel Manufacturer

☒ Square D



Garage

Information

6: Main Service Panel: Information

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

Information

7: Breakers Inspection Information

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Limitations

8: Service Amperage

☒ 200amps 120/240VAC



Left Side Yard

⊖ Limitations

9: Service Disconnect Information

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

⊖ Limitations

10: Service Entrance Conductors Type

☒ 2/0 Copper



Missing main lug caps.

Garage

⊖ Limitations

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

Type of Wiring:

Comments:

1: Tamper Resistant Receptacles: Not in Required Locations

Tamper resistant receptacles were not provided for receptacles less than 5.5' from the floor as required by today's standards (2022). Recommend upgrading to meet today's standards.

⊖ Limitations

2: Note: Low Voltage Systems/Wiring Not Inspected

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

⊖ Limitations

3: Note: 220V/240V Receptacle(s): Not Tested

220V/240V receptacles and 20amp dedicated receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

⊖ Limitations

4: Light Fixture(s): Globes Missing (Interior)

There were bare bulbs present on the referenced light fixture(s). The installation of covers or globes on any fixtures in the structure without globes is recommended to be performed by a qualified person to prevent accidental breakage, and possible related safety and shock hazards.



Attic



Garage

⚠ Deficiencies ⚙ Minor

5: Switch(es): Cover Plate(s) Missing

There were missing switch cover plate(s) present at the referenced area(s). This exposes live wiring and is a potential shock hazard. The installation of cover plates is recommended to be conducted on any switches missing plates by a qualified person.



Garage

⚠ Deficiencies ⚠ Moderate

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☐ ☐ ☒ ☐ C. Other

Comments:

☒ ☐ ☐ ☐ D. GFCI (Ground Fault Circuit Interrupter) and AFCI (Arc-Fault Circuit Interrupter)

Comments:

1: AFCI Breakers Tested

The AFCI (Arc fault circuit interrupter) breakers in the panel tripped when the test button was depressed. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Information

2: GFCI breaker(s) Tested

The GFCI (Ground fault circuit interrupter) breakers in the panel tripped when the test button was depressed. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Information

☒ ☐ ☐ ☐ E. Smoke, Fire and Carbon Monoxide Detectors

Comments:

1: Smoke Alarms Inspection Information

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements.

Information

2: CO Alarm Inspection Information

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage.

Information

3: Smoke Alarms Testing Information

The Standards of Practice recommends depressing the "test" button(s) to determine the functionality of the smoke alarms. **This, unfortunately only tests the functionality of the audible alarm, as a true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection. We highly recommend replacing all the alarms as soon as you move in,** and then testing them monthly thereafter, replacing the batteries every six - twelve months, and replacing the alarms again every five to ten years (manufacturer specific).

Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended for optimal safety.

<http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU>

Limitations

☒ ☐ ☐ ☐ F. Doorbell

Comments:

1: Doorbell Information

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The doorbell was tested by depressing the button and listening for a chime. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

[Information](#)

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ General

Comments:

1: HVAC Servicing Information

Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units. I recommend asking the seller(s) for the service records, and if the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be performed by an HVAC contractor prior to the end of your inspection contingency period.

[Information](#)

2: HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.

[Information](#)

☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems: Forced Air, Heat Pump

Energy Sources: Electric

Comments:

1: Manufacturer(s) and Age

The typical life expectancy is approximately 13-15 years.

☒ International Comfort Products

☒ 2026



Attic

[Information](#)

2: Heating Equipment: Information

The inspection of the heating system is limited to the response of the system at normal operating controls (the thermostat) in heating modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment. No reportable conditions were present at the time of inspection unless otherwise noted below. If a more thorough inspection is desired, an HVAC contractor should be consulted.



Attic

[Information](#)

3: Emergency Heat System - Presence and Operation

The home is equipped with an **emergency heat** system that operates as a supplemental heating source when the primary heat pump is unable to meet the heating demand. The system was observed to be functional, with the control panel indicating readiness and the auxiliary heating elements appearing clean and unobstructed. No signs of damage, leakage, or improper installation were noted during the visual inspection.



102 degrees



Hallway

[Information](#)

4: Service Disconnect: Not Present

A service disconnect or lock out clip was not present for the air handler at visible portions. This isn't a safety hazard for the occupants, but rather doesn't allow someone servicing the unit the means of shutting off power to the unit, when the electrical panel isn't in line of sight. Evaluation and the installation of a service disconnect or lock out clip for the breaker is recommended as needed by a licensed electrician.

I	NI	NP	D
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Attic

⚠ Deficiencies

⚠ Moderate

5: Wiring: Romex Connector Missing

A romex connector / strain relief bushing was missing where the conductor powering the unit entered the enclosure. This connector secures the wire to the unit - preventing damage. Repairs are recommended to be conducted by a licensed electrician or HVAC contractor.



Attic

⚠ Deficiencies

⚠ Moderate

☒ ☐ ☐ ☒

B. Cooling Equipment

Type of Systems: Central Air Conditioner, Electric, Heat pump

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Photo of heat pump valve in a/c condenser outside.

Left Side Yard

Comments:

1: Coverage Area(s)

☒ Entire Structure

[Information](#)

2: Temperature Differential - Cooling Mode

☒ 15-20 Degrees



Primary Bedroom



Bedroom

[Information](#)

3: Location(s)

☒ Left side of home

[Information](#)

4: Tonnage(s) and Max Circuit Breaker(s)

- ☒ Undetermined
- ☒ 25 Amp
- ☒ Undetermined



Left Side Yard

Information

5: Manufacturer(s) and Age

- ☒ International Comfort Products
- ☒ 2026

Information

6: Condenser(s): Information

The exterior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.



Left Side Yard



Not level
Left Side Yard

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Information

7: Exterior Unit - Not Level

The exterior unit was not level. This can put strain on the fan motor, prevent proper lubrication of the compressor, affect system performance, and may void the warranty for the system. Properly leveling the unit and/or pad is recommended to be conducted by an HVAC contractor or other qualified person.

Deficiencies

Moderate

8: Electrical Connection - Copper to Aluminum

General

During the inspection a **copper-to-aluminum electrical connection** was observed. The connection was identified at a junction box where copper conductors were spliced directly to aluminum conductors without the use of a listed **compatible connector** or anti-oxidant compound. This type of splice can lead to increased resistance, overheating, and potential fire hazard under load conditions.



Left Side Yard

Deficiencies

Moderate

Safety Hazard

☒ ☐ ☐ ☒

C. Duct Systems, Chases, and Vents

Comments:

1: Ductwork Inspection

The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Attic

[Information](#)

2: Filter(s) Size and Location

☒ At Air Handling Unit

☒ 20x25x4



Attic

[Information](#)

3: Filter(s): Information

The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. Changing the filter every 30 days to 6 months depending on the style of filter used is recommended. This is one of the most important "maintenance" items you can perform as a dirty filter puts additional strain on the air handler and may cause damage to the unit. No reportable deficiencies were observed unless otherwise noted in this report.

[Information](#)

4: Conditioned Attic - Missing Ventilation

The inspector observed that the **conditioned attic** does not have any ventilation opening or vent installed. Absence of proper attic ventilation can lead to elevated temperatures and moisture accumulation, which may affect the performance and longevity of the HVAC system and insulation.



4 inch duct opening should be installed to allow the proper airflow into the attic space.
Per HVAC 2021 IRV code 5.1.3 and 5.2.10.
50 CFM per 1000 sq ft of ceiling.
Attic

⚠ Deficiencies

⚠ Moderate

🚫 Safety Hazard

☐ ☐ ☒ ☐

D. Other

Comments:

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front



Front Yard



Front Yard

Location of main water supply valve: Meter

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Front Yard

Static water pressure reading: 70



Type of supply piping material: PEX

Comments:

1: Plumbing: Inspection Information

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

[Information](#)

2: Exterior Plumbing Components/Fixtures Information

There were plumbing components/fixtures that were not connected or functional at the time of inspection. If these items are of concern, repairs are recommended to be conducted by a licensed plumbing contractor.

[Information](#)

3: Homeowner Shutoff Valve Location: Garage

The location of the homeowner's water shut-off valve was identified and recorded for reference. The valve is accessible and clearly labeled. The inspector verified that the valve can be operated without obstruction, and that the surrounding area is

free of debris. No signs of corrosion or leakage were observed at the valve body. The location has been documented in the report to aid the homeowner in future maintenance or emergency shut-off actions.



Garage

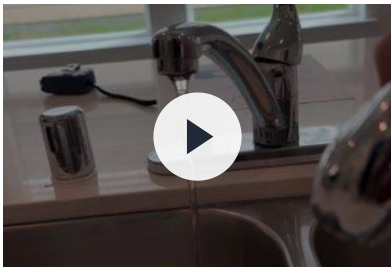
Information

Maintenance Item

4: Faucet: Irregular Water Flow

Kitchen

An irregular water stream was present from the faucet. The aerator may need replacement. Evaluation and repairs as needed for proper operation is recommended by a qualified person.



Deficiencies

Moderate

5: Meter Box - Debris Obstruction

Exterior - Meter Box

The exterior meter box was observed to be completely filled with construction debris, preventing visual access to the meter and associated plumbing.

Because the debris obscures the meter face and connections, the inspector was unable to verify proper operation, check for signs of leakage, or assess the condition of the enclosure.

Accumulated debris can impede heat dissipation from the meter, attract moisture, and create conditions that increase the risk of electrical arcing or water intrusion. It also hinders routine maintenance, prevents accurate reading of utility consumption, and may be a violation of local utility or electrical code requirements that mandate clear access to service equipment.

In addition, the presence of foreign material inside the enclosure can accelerate corrosion of metallic components and may compromise the integrity of the weather-tight seal, potentially leading to future service interruptions.

Recommendation: Remove all debris from the meter box, ensure the enclosure is clean and properly sealed, and schedule a follow-up inspection to confirm the meter and plumbing are operating correctly and free of leaks.



Front Yard

⚠ Deficiencies

⚠ Moderate

👉 Recommendation

6: Meter Box - Physical Damage Observed

📍 Exterior - Meter Box

The meter box located on the exterior of the home shows visible physical damage, including dented metal and a cracked cover.

This condition can expose the service entrance to moisture and may compromise the integrity of the electrical connection.

It is recommended that a qualified electrician repair or replace the damaged meter box to restore proper protection and ensure safe operation.



Front Yard

⚠ Deficiencies

⚠ Moderate

👉 Recommendation

7: Bathroom Sink - Caulk Accumulation in Primary Bathroom

📍 Primary Bathroom

I	NI	NP	D
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During the inspection, **caulk was observed inside the basin of the bathroom sink** in the primary bathroom. The presence of caulk can trap moisture and promote mold growth if not addressed. It is recommended to remove the excess caulk and reapply a fresh, properly sealed bead to maintain a watertight seal and prevent potential water damage.



Primary Bathroom



Primary Bathroom

⚠ Deficiencies

🔧 Minor

💡 Recommendation

☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Type of drain piping material: PVC



Comments:

1: Drains, Wastes, and Vents: Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted below.

I	NI	NP	D
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Information

2: Cleanout Location

- ☒ Left side of home
- ☒ Front of home

Limitations

☒ ☐ ☐ ☒

C. Water Heating Equipment

Energy Sources: Gas



Garage

Capacity: Tankless Unit, Garage

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Garage

Comments:

1: Manufacturer and Age

The typical life expectancy of a water heater is 13-15 years.

☒ Rinnai

☒ 2026

[Information](#)

2: Water Heater: Information

The water heater was inspected by looking at the overall condition of the unit, its power source, the water pipes, etc., and that it produced heated water at the time of inspection. No reportable deficiencies were visibly present with the unit unless otherwise noted below.



Garage

[Information](#)

3: TPR Valve Information

A TPR valve was in place. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water

temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.



Garage

Information

4: TPRV Discharge Tube Material

☒ CPVC



Garage

Limitations

5: Venting: Inspection Information

The vent was inspected at visible portions reporting on its material, its clearance from combustibles (if applicable), and its termination point. No indications of deficiencies were present unless otherwise noted in this report.

Limitations

6: Vent Material

☒ PVC



Garage

⊖ Limitations

7: Vent Termination Point

☒ Sidewall



Left Side Yard

⊖ Limitations

8: Drain Pan: Missing

A water heater drain pan was not present. Drain pans also called "Smitty pans" are recommended when the water heater is installed in an area where leaks from the unit could cause damage to framing components and/or interior areas. The installation of a drain pan is recommended.

I	NI	NP	D
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Garage

 Deficiencies

 Moderate

☐

☐

☒

☐

D. Hydro-Massage Therapy Equipment

Comments:

☒

☐

☐

☐

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Exterior



Left Side Yard

Type of gas distribution piping material: Galvanized pipe

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Left Side Yard

Comments:

1: Gas Shutoff Valve Information

The pictured main gas shutoff valve will shut off the gas supply to the home in the case of an emergency, or for servicing.

[Information](#)

☐ ☐ ☒ ☐ **F. Other**

Comments:

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:

1: Manufacturer

None selected



[Information](#)

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Dishwasher: Information

The dishwasher was operated by running a wash cycle and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested. No deficiencies were observed with the unit unless otherwise noted in this report.



[Information](#)

☒ ☐ ☐ ☐

B. Food Waste Disposers

Comments:

1: Manufacturer

☒ Moen



[Information](#)

2: Disposal: Information

The garbage disposal was inspected by activating it at normal controls and ensuring the motor ran, while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. The unit is not tested to determine if it can effectively "grind" food waste. No reportable conditions were present at the time of inspection unless otherwise noted below.

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Information

☐ ☐ ☒ ☐ C. Range Hood and Exhaust Systems

Comments:

1: Range Hood and Exhaust Systems: Information

The kitchen exhaust fan was inspected by operating normal controls, checking for proper operation. No deficiencies were observed at the time of inspection if not otherwise noted in this report.

Information

☒ ☐ ☐ ☐ D. Ranges, Cooktops, and Ovens

Comments:

1: RANGE



Information

2: Electric Range Information

All of the heating elements on the range were turned to "High", and were functional at the time of inspection, unless otherwise noted in this report. The oven was operated by placing into "Bake" mode at 350F, and heat was produced

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

from the burner(s) and/or elements. The timer and oven light are tested for functionality. "Clean" options, and other functions are not tested. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.



Information

3: Oven: Inspection Information (Electric)

The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.



Information

☒ ☐ ☐ ☐ E. Microwave Ovens

Comments:

1: Manufacturer

☒ Frigidaire

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Information

2: Microwave: Information

The microwave was tested by initiating it on "Cook" mode, and the unit powered on at the time of inspection. The efficiency of the unit or other functions are not tested for. No reportable conditions were present unless otherwise noted in this report.



Information

☒ ☐ ☐ ☐ F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: Ventilation Sources

☒ Ventilation Fan(s)

Information

2: Exhaust Fan Vent(s) Termination Point(s)

☒ Roof

Information

3: Mechanical Exhaust Vents and Bathroom Heaters: Information

The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

[Information](#)

☐ ☐ ☒ ☐ **G. Garage Door Operators**

Comments:

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

1: Dryer Energy Source and Termination Point

☒ Electric

☒ Exterior

☒ Roof



[Information](#)

2: Dryer Exhaust Systems: Information

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies were observed with the dryer vent at visible portions unless otherwise noted in this report.

[Information](#)

3: Cover: Screen Present

There was a screen present on the exterior of the dryer vent, this screen can collect lint and be construed as a possible fire hazard. Removal of the screen is recommended.

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



⚠ Deficiencies

⚠ Moderate

☐ ☐ ☒ ☐ I. Other

Comments:

VI. OPTIONAL SYSTEMS

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

Comments:

1: Sprinkler System Information

In the inspectors' opinion, the sprinkler system appeared to be in **serviceable condition**. Functioning at time of inspection.



Garage

🔍 Information

2: Limitations

This is a limited visual inspection of the irrigation system. This is not an exhaustive or invasive inspection. Much of the system is underground and not visible. Leak and pressure tests are not part of this inspection. Any visible leaks or

excessively wet areas will be notated in the report. This inspection cannot gauge the adequacy of the system and how well it provides needed irrigation for the vegetation of the landscaping. This inspection tests the functionality of the system and its components. For more detailed information on the water needs of the landscaping please consult with a licensed landscape contractor.

Information

3: Type of System Installed

Automatic (Programable)

Information

4: Control Box Location

Garage

Information

5: Valve box location

Front of home

Back yard



Information

6: Zone #1



Information

7: Zone #2



Information

8: Zone #3



Information

9: Zone #4



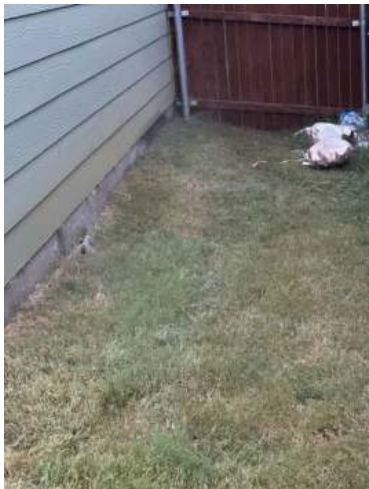
Information

10: Zone #5



Information

11: Zone #6



Information

12: Zone #7



Information

I	NI	NP	D
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13: Zone #9



Information

14: Zone #10



Information

15: Sprinkler head needs adjustment/repair

There are one or more sprinkler heads that are in need of adjustments or repair in the yard of this home. We recommend that a licensed sprinkler technician be contacted to make repairs as needed. Sprinklers should not spray on walls or on flat work.

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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⚠ Deficiencies

⚠ Moderate

16: Zone Not Working

📍 Sprinkler System Zone 8

1 or more zones was observed to not be working. Recommend a qualified contractor check for voltage to bad zones.

⚠ Deficiencies

⚠ Moderate

17: Roof - Rain Sensor Missing

📍 Roof

Rain sensor was not found on the roof assembly during the inspection.

The absence of a functional rain sensor means the system cannot automatically detect precipitation for related controls such as automatic awning retraction or roof drainage monitoring. **Recommendation:** Install a rain sensor in accordance with the equipment manufacturer's specifications to ensure proper operation of any automated systems dependent on precipitation detection.

⚠ Deficiencies

⚠ Moderate

💡 Recommendation

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

Type of Construction:

Comments:

1: Swimming Pools, Spas, Hot Tubs Observations

📖 Information

☐ ☐ ☒ ☐ C. Outbuildings

Comments:

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

Type of Pump:

Type of Storage Equipment:

Comments:

Report:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☐ ☐ ☒ ☐ E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

☐ ☐ ☒ ☐ F. Other Built-in Appliances

Comments:

☐ ☐ ☒ ☐ G. Other

Comments:

☐ ☐ ☒ ☐ H. Trash Compactor

Comments:

☐ ☐ ☒ ☐ I. Whole House Vacuum Cleaner

Comments:

VII. MISCELLANEOUS

☒ ☐ ☐ ☐ A. Final - Water Fixtures

Comments:

1: Water Fixtures Off

All water fixtures in the home were left in the off position after testing.

[Information](#)

☒ ☐ ☐ ☐ B. Final - Water Meter

Comments:

1: Water Meter Showing No Flow

[Information](#)