Logo

Cardinal Home Inspections

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PROPERTY PHOTO REMOVED

A real inspection report with client, agent, address, and date details removed.

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 *Name of Inspector*	26322-PI *TREC License #*
N/A *Name of Sponsor (if applicable)*	N/A *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 Agent, Owners Family

Occupancy: Vacant

Type of Building: Single Family

Style: Ranch

Temperature (approximate): 96 degrees

Weather Conditions: Clear, Dry

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.

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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.

Further Evaluation Information

Further evaluation and repairs have been recommended on several items throughout the home. It is highly recommended that these recommendations are followed, as these professionals can find latent or concealed defects that would not have been visible during a visual-only home inspection. A better understanding of repair and replacement costs can also be garnered by consulting these professionals.

Re-Inspection Information

This re-inspection will adhere to all the terms and conditions agreed to in the original Inspection agreement, and only those items that were designated by the client will be re-evaluated for their condition.

The excerpts from the original inspection will be used, and the comments will be amended to with Red text (Unresolved), or Blue text (Resolved), describing the current condition.

These repair verifications are visual only, and some repairs may have been conducted in an invasive manner, and in these instances the full repair, or extent of the repair may not be fully visible or verifiable. For this reason, **it is highly recommended that you obtain a copy of the repair contract or invoice from the seller(s) for warranty purposes.** My company does not guarantee repairs from service providers. I only reinspect to determine whether or not the repairs were performed or attempted from a visual perspective.

Older Home Information

This home was over 50 years of age, and all components and items of a home have a finite life span. Therefore repairs or replacement of items should be expected and anticipated in the future due to the age of the home alone. Homes of this age were not constructed to today's standards, and the home's items and components will be inspected based on their functionality and lack of damage, not how they measure up to today's standards. Lastly, a home inspection does not address code compliance, and today's codes have drastically changed compared to the codes in place when this home was constructed. ***To learn more about how this home could be improved in regards to today's safety or construction standards, a general contractor, licensed electrician, and other licensed professionals should be consulted and do further evaluations.***

Older homes often have concerns that are not readily accessible and visible (concealed behind walls, ceilings, floors, covered with carpet, buried under insulation, etc.). When renovations and repairs are performed, these "hidden" concerns may become visible and require additional and unforeseen repair work. Every effort is made during this inspection to discover all concerns; however, it is impossible to discover every defect present, especially in older structures. Concerns that are not readily visible at the time of this inspection cannot be commented on and are specifically exempt from this inspection.

Fungal Growth and Mold Information

EXCL - In accordance with the State of Texas standards of practice reporting on the presence of mold is excluded from a home inspection. If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy, but these individual references should not be construed as an all-inclusive listing of areas of fungal growth present. Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible at the time of inspection. If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.

Fungal Growth Present: Yes

Fungal Growth Present at Home

There were visible area(s) of fungal growth and/or related pathogenic organisms found at the home. Any referenced area(s) of fungal growth should not be viewed as an all-inclusive listing of areas containing fungal growth, as fungal growth could be present at areas that were not visible. Once spores from fungal growth are present in the home, they can collect at other "damp" locations and grow. You are advised to have a mold inspection of the structure by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.

Fungal Growth Present on Surface(s)

There was fungal growth present on the referenced surface(s) or present in the referenced area(s). Evaluation and repairs to the source of the moisture allowing the formation of the growth are recommended to be conducted by a qualified contractor. Collecting samples of the growth and sending the samples to an accredited laboratory is recommended to be conducted by a mold inspector. If the testing results of the fungal growth are determined to be mold, evaluation and remediation are recommended to be conducted by an environmental contractor.

Specialty Tools Information

Specialty tools: testers, meters, etc., may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

Thermal Imaging Scan Type: Limited Scan

Thermal Imaging Info

An infrared camera was used for specific areas or to rule out or confirm presumed concerns and the camera's use should not be viewed as a full thermal scan of the structure. The use of the IR camera was done so at my discretion to provide as much information as possible, as its use exceeds the scope of a home inspection. A full thermal scan of the structure is available at an additional cost and would be supplemented by an additional agreement and fee. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 2% or more of displayed readings. These values will also display surface temperatures when air temperature readings would actually need to be conducted on some items, which is also beyond the scope of a home inspection.

Moisture Meter Information

A moisture meter was used where necessary to confirm or rule out the presence of moisture. Any pictures, including a moisture meter, should be seen as qualitative readings only. It will be the job of repairing contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its source. Rule of thumb reading are as follows:

- 16-19% - Fungal growth and mold can grow, thrive, and produce spores.
- 20-26% - Wood Decay begins.
- 27%+ - Wood Decay rapidly accelerates.
- 30%+ - FSP The fiber saturation point has been reached, and the wood is fully saturated with water/moisture.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Type of Foundation(s): Slab on Grade

Comments:

1: Foundation Brick Veneer - Missing Weep Holes

Exterior

Information

During the exterior inspection of the foundation, the brick veneer at the base was found to lack the required **weep holes**. Weep holes provide a drainage path for moisture that penetrates the brick assembly, allowing water to escape from the interior wall cavity. Their absence can cause moisture to accumulate behind the veneer, increasing the potential for moisture-related deterioration of the foundation wall over time.

2: Foundation Performance Opinion

Rear, Left

Information

☒ Some signs of structural movement/settlement observed; however foundation is supporting structure at time of inspection.

LineItem: A. Foundations". Image shows foundation corner with brick steps. I described "exterior foundation corner where we observed some exposed aggregate in the concrete." This is factual, visible, and directly

Rear

Exposed aggregate is visible along the exterior foundation wall. We recommend applying a concrete smoothing coat to protect the exposed rocks from water penetration and freeze-thaw damage.

Rear

Exposed rebar

Left, Rear

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I	NI	NP	D

We observed a crack in the foundation and recommend having a structural engineer evaluate this area.
Left

3: Foundation: Further Evaluation

Limitations

The foundation appears to have had some type of movement that may be beyond normal. A Foundation Professional should be consulted on the current integrity of the foundation and any repairs that may be necessary (If any). The observations made to support the rendering of this opinion are listed but not limited to the following:
Signs of movement that exceeds normal tolerances.

- The changes in the floor elevation of the house were greater than would normally be expected
- Deflection cracks were observed in the exterior veneer.
- Misalignment of interior doors due to foundation movement.
- Interior door(s) stick and/or not closing due to foundation movement.
- Separations of the exterior veneer and window frames were observed.
- Frieze board separations were observed.
- Cracks were observed in the floor of the foundation.
- Floor slopes and/or unlevelness were observed.
- Stress crack(s) were observed in the exterior foundation perimeter beam.
- Interior sheetrock cracks and/or stress indicators.

4: Floor Structure(s): Materials

Limitations

☒ Monolithic Slab

5: Foundation: Signs of Settlement

Primary Bedroom, Side Yard, Left

Deficiencies Moderate

☒ Wall Cracks

☒ Cracking Masonry

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I	NI	NP	D

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

1: Grading and Drainage Performance

Information

☒ Satisfactory Grading

☒ Positive Grading (slopes away from structure)

2: Grading and Drainage: Information

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.

3: Downspout(s): Information

Information

The downspouts were inspected to ensure they were diverting rainwater away from the structure. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection.

4: Sub-Surface Drains Present

Left, Side Yard, Driveway

Limitations

Sub-surface drain(s) was present to manage rainwater. Drains can be used to achieve proper drainage if the lot does not allow for proper grading that slopes away from the structure. The efficiency or functionality of any drains can not be confirmed and their performance is excluded from this inspection.

5: Hard Grade: Asphalt or Concrete Information

Limitations

Note: Hard grade surfaces (asphalt or concrete) in contact with the structure. Based on current conditions, unable to determine if surfaces were properly sloped. These surfaces are recommended to slope away from the foundation, with 1/4" drop per foot to achieve a 2% grade. When the 2% grade cannot be achieved, drains should be used as needed to properly manage rainwater runoff.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Driveway

6: Downspout(s): Damaged

⚠ Deficiencies ⚠ Moderate

Damaged downspout(s) were present. Replacement or repairs as needed is recommended by a qualified person.

7: Downspout(s): Improper Termination Point (Below Grade)

⚠ Deficiencies ⚠ Moderate

Some downspouts terminated below grade. Their connection to a drain tube could not be confirmed.

Downspout entering underground drainage pipe, unknown where the discharge is and whether or not the drainage pipe is blocked.

Left, Side Yard

8: Downspout(s): Missing Straps

⚠ Deficiencies 🔧 Minor

There were downspouts present with missing or damaged downspout straps. Properly securing the downspouts is recommended by a qualified person as needed.

9: Gutter(s): Deficiencies (Multiple)

⚠ Deficiencies ⚠ Moderate

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Multiple deficiencies were present with the gutters and downspouts. Due to this a full evaluation of the gutter system is recommended to be conducted by a guttering contractor with repairs or replacement made as needed.

Downspout disconnected from 90 degree bend, this can allow water to go directly to the foundation and undermine it over a period of time.
Front Middle

Left, Front, Front Yard

Gutter is bowed in this location, as well as the down spout being removed and a temporary re direction of the water has been installed. Recommend asking seller why this was necessary.
Left, Front, Side Yard

10: Gutter(s): Sagging

⚠ Deficiencies ⚠ Moderate

The guttering was sagging in areas. Repairs are recommended to be conducted to the gutters as needed to eliminate any sagging and achieving a proper pitch by a gutter contractor.

11: Gutter(s): Vinyl

⚠ Deficiencies ⚠ Moderate

Vinyl gutters were present on the home. Vinyl gutters are a cheaper alternative to aluminum seamless gutters and have a short lifespan. Although they appeared functional at the time of inspection, replacement should be anticipated in the future.

12: Tree(s): Adjacent to Property

⚠ Deficiencies ⚠ Moderate

A large tree was adjacent to the property that appeared to be leaning in the direction of the home. Evaluation of the tree to determine its health and stability is recommended by an arborist or other qualified person.

13: Tree(s): Close to Foundation

⚠ Deficiencies ⚠ Moderate

Tree(s) and/or their roots were within close proximity to the foundation of the home. Tree roots can compromise the foundation dependent on the size and species of the tree. Typically removal of any offending vegetation is recommended, but if the roots have grown under the footing of the foundation walls, removing the trees will allow the roots to die, which may create a void where the root once was. I recommend consulting a tree removal contractor for additional information. In some cases a structural engineer may be needed to be consulted as well.

14: Tree(s): Limbs Within 10 Feet of Roof

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

⚠ Deficiencies | Minor

Tree limbs were present that were covering portions of the roof surface or within 10 feet of the roof. Tree limbs within 10 feet of the roof should be trimmed away to provide air and sunlight to the roof, allowing the roof surface to adequately dry after rainfall events. Leaves from trees can also clog downspouts and gutters allowing them to overflow. Trimming or removal of the offending branches as needed is recommended to be conducted by a tree trimming company.

15: Vegetation: Overgrown

⚠ Deficiencies | ⚠ Moderate

The vegetation in areas around the home was heavily overgrown. This can include trees and large shrubs in contact with the structure and/or roof. Vegetation in contact with the structure is a pathway for insects to reach the structure, and vegetation in contact with the roof can cause damage to the shingles by abradement, as well as filling gutters with organic debris, impeding drainage. Pruning and removal of this vegetation as deemed necessary by a landscaping contractor is recommended.


Right, Front


Front, Right


Front Middle


Front Entry


Front Middle

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

Types of Roof Covering: Architectural Composition

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

We observed architectural shingles installed as the primary roof covering material during the inspection.
Roof

Viewed From: Roof

Roof

Comments:

1: Shingles Information

Information

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, visible loss of adhesion between the shingles, and any other signs of damage or excessive age. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D


Roof


Roof


Roof


Roof


Roof

2: Fascia: Damaged/Deteriorated

Deficiencies Minor

The fascia at (location) is damaged/deteriorated. Recommend a qualified professional repair/replace the fascia in all areas where it is damaged/deteriorated to prevent further damage/deterioration and, if damage is significant enough, potential pest and rodent entry.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Front, Fascia

Front, Fascia

Front, Fascia

Front Fascia

3: Shingles: Damaged/Missing:

Damaged/missing shingle(s) observed at referenced area(s) in need of repair/replacement.

⚠ Deficiencies ⚠ Moderate

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Damage to shingle, most likely from a fallen limb from the tree.
Left, Roof

☒ ☐ ☐ ☐ **D. Roof Structures and Attics**

Viewed From: Entered Attic, Some Areas Obstructed From View

View of attic structure and gable vent opening to the front yard.

View of attic structure.

View of attic structure.

Approximate Average Depth of Insulation: 12

Comments:

1: Attic Access Location and Type

Information

☒ Garage

☒ Master Bedroom Closet

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Attic ladder, not fire rated.

Garage

2: Roof Structure Type

Information

☒ Rafters / Ceiling Joists

☒ Plywood Sheathing

3: Roof Structure: Information

Information

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.

4: Ventilation Type

Information

☒ Gable Vents

☒ Turbine Roof Deck Vent(s)

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

5: Ventilation: Information

Information

The attic ventilation was reported on by a visual inspection of the above designated ventilation sources, and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

Temperature inside of attic space during the inspection.

6: Insulation Type

Information

☒ Blown-in Cellulose

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Blown in type of insulation.

7: Insulation Information

Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend between 10 - 17 inches of insulation (dependent upon type) to achieve an R-38 rating. Depending on when the home was constructed anywhere from 6 - 14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.

8: Attic Access: Covered With Insulation

Limitations

The attic access was completely covered over with blown in insulation and was not removed. The installation of an insulation dam is recommended here to prevent insulation from falling into living areas when accessed. The attic and its items and components are excluded from this inspection. Even if accessible, I would assume that not much overhead space is present due to the design of the roof structure of this home.

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

Comments:

1: Exterior Walls Type(s)

Information

☒ Brick Veneer

☒ Wood Siding

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

2: Wall(s): Vegetation (Exterior)

⊖ Limitations

Vegetation was present in areas around the home that prohibited visual accessibility of some exterior wall surfaces and may obscure spigots, receptacles, and other items. Plants and shrubbery are not moved for visual accessibility of any areas or items. This inspection is limited to visual portions only. Although not suspected, reportable conditions could be present in areas that were not visually accessible.

3: Wall Crack(s): Information

⊖ Limitations

Wall cracks are reported on by their presence and visual condition as existing at the time of inspection only. Determining the acceptability or severity of wall cracks is beyond the scope of a home inspection as determining a crack's cause, recent activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) in regards to its history.

Another limiting factor is the recent activity of the crack, it is not possible during a home inspection to determine if a crack has been present for years or longer with no continual movement, or if it is still active. And honestly no one can truly tell you that a crack is not active other than time itself. Most structural engineers we have seen that evaluate cracks will recommend monitoring the crack for further movement over a period of time.

It is recommended both consulting with the seller(s) in regards to any cracks activity, and if a concern, evaluation by a foundation contractor or structural engineer. Foundation contractors can quote repairs on basically any crack no matter their severity, if you want any cracks repaired and/or to ensure no further movement occurs, you are advised to obtain quotes from a foundation contractor prior to the end of your inspection contingency period.

Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the cracks size.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Primary Bedroom

The line should help to find the crack in the drywall at this location. Recommend to monitor this area for any changes.

Drywall crack found above window in the primary bedroom adjacent to exterior brick crack on the exterior of the home.

Primary Bedroom

4: Wood Siding: Information

Entry, Left, , Side Yard, Exterior Walls Front Entrway

Limitations

Wood siding was present on this home, and wood siding requires diligent maintenance including caulking and sealing/painting as a part of routine maintenance to prevent water related damage.

5: Interior Wall(s) - Missing Washer Connections Trim:

Washer connections trim not installed at time of inspection.

Laundry Room

Deficiencies Moderate

Missing trim

Laundry Room

6: Brick Veneer: Cracking

Deficiencies Moderate

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Cracking was present in the brick veneer. No displacement or visible settlement was observed with the crack at the time of inspection. Evaluation by a mason is recommended with sealing or repairs made as deemed necessary.

Crack found in the exterior brick on the left side of the home near the back. Continuing down through the foundation. Recommending evaluation by a structural engineer.
Rear, Left, Side Yard

Rear, Back Yard, Exterior Walls

7: Brick Veneer: Previous Repair (Due to Movement)

⚠ Deficiencies | ⚠ Major

Portions of the brick veneer have moved previously and repairs have been attempted to stabilize this brick. I recommend consulting with the sellers as to who made the repairs and why along with further evaluation by a qualified mason.

Attempt to add grout to the crack in the brick veneer, unsuccessful attempt.
Left, Side Yard

8: Drywall: Damage

⚠ Deficiencies | ⚠ Moderate

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

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

" is user-defined. Let's look at "Output PLAIN TEXT only". I will output plain text (no HTML, no Markdown) to satisfy the "Output PL

Hall Closet

9: Drywall: Damage (Cosmetic)

⚠ Deficiencies | Minor

Cosmetic damage was on the drywall in areas. Repairs recommended as needed by a drywall contractor.

Multiple many holes like this throughout the garage. Recommend repairing to continue the fire rating in the garage.

Multiple many holes like this throughout the garage. Recommend repairing to continue the fire rating in the garage.

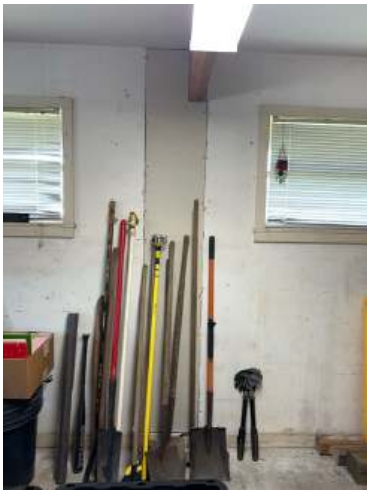
Multiple many holes like this throughout the garage. Recommend repairing to continue the fire rating in the garage.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Multiple many holes like this throughout the garage. Recommend repairing to continue the fire rating in the garage.

Garage



Large drywall patch that has not been finished. If a fire were to start in the garage, it would have an easy path to the attic space. Like patch on opposite wall.

Garage

10: Drywall: Previous Repairs

Bedroom

Deficiencies | Minor | Maintenance Item

There were areas of patching present on the wall(s) in the referenced area(s). We recommend consulting with the sellers as to why repairs were conducted here, along with obtaining any applicable invoices or records.

11: Drywall: Tape Visible

Deficiencies | Moderate

Drywall tape was visible in areas. This is typically associated with expansion and contraction and / or standard settlement. Repairs are recommended as needed by a drywall contractor.

12: Drywall: Water Damage

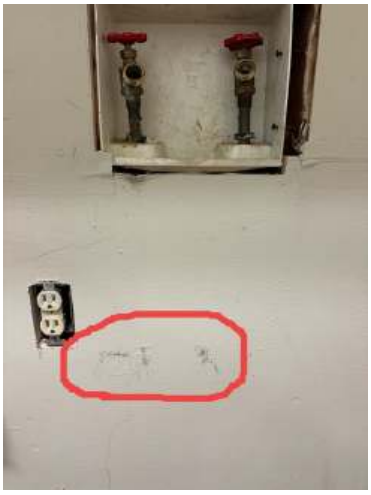
Laundry Room

Deficiencies | Major

Water damage was present to areas of the walls. An invasive evaluation to determine the extent of the damage with repairs made as needed is recommended by a qualified contractor.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D



Visible biological fungal growth on exterior side of the drywall in the laundry room. Faucet on the left side found leaking.

Laundry Room

Moisture level found on the drywall in the laundry room below the leaking faucet.

Moisture level found on the drywall in the laundry room near the leaking faucet.

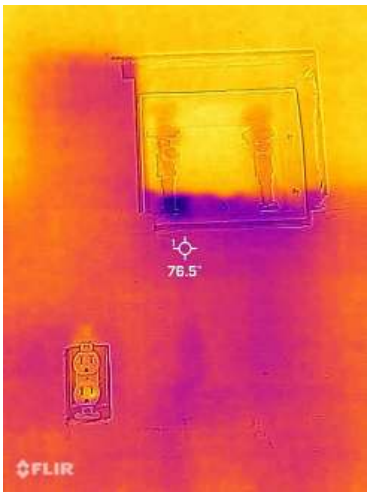
Moisture level found on the drywall in the laundry room near the leaking faucet.

Moisture level found on the drywall in the laundry room near the leaking faucet.

Moisture level found on the drywall in the laundry room near the leaking faucet.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D



Thermal image shows the large section of drywall that is cooler than the surrounding area.

13: Engineered Wood: Deficiencies (Multiple)

⚠ Deficiencies | Major

The engineered wood siding had several installation related deficiencies including but not limited to: clearance from grade, deck surfaces, and roof surfaces; the product was face nailed, missing flashings at window and door openings, thickness of corner trim, etc. This voids any warranty with the product and may allow for shortened life and wall damage. Evaluation of the install with repairs or replacement made as needed is recommended by a siding contractor familiar with LP smart side style products.

Wood trim deterioration.

Wood siding deterioration.

Wood siding deterioration as well as the trim work deteriorating.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Another entry point into the house that needs to be sealed.

Gas line entering the house. Recommend caulking this entry point to stop moisture and insects from entry into the home.
Left, Side Yard

Unknown board spray foamed to the side of the house. Unknown reason for it to be there. Not structural.

14: Interior Wall(s): Moisture Staining

Bedroom 3

⚠ Deficiencies ⚠ Moderate ♀ Recommendation

Moisture staining was present on the referenced wall. An evaluation of the wall in this area is recommended to be performed by a qualified contractor to determine the source of the staining with repairs made as needed.

Water staining is visible on the interior wall directly below the window. We recommend having a qualified contractor evaluate this area to determine the source of the moisture and make any necessary repairs.
Bedroom 3, Left

15: Trim: Damage (Wood)

⚠ Deficiencies ⚠ Moderate

There was damage present to wood trim at the referenced area(s) of the home. Repairs or replacement of the trim is recommended to be conducted by a qualified contractor as needed.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Wood trim deteriorated. Recommend repair.

Knife point easily enters the wood trim piece.

Knife point easily enters the wood trim piece.

Eat in Kitchen

16: Drywall: Bad DIY Repair

Bedroom 4 Closet

Deficiencies Recommendation

A bad DIY repair was present to the drywall in the closet. There was no water damage observed in this area. Repairs are recommended to be performed by a qualified drywall contractor to correct the poor workmanship and restore the wall to a finished condition. This will help ensure the wall maintains its intended appearance and function.

Kitchen, Laundry Room, Rear

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

1: Ceiling(s) Information

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=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Floor damage.
Bedroom 4

Floor damage in closet.
Bedroom 4, Bedroom Closet

Floor damage in closet.
Bedroom 4, Bedroom Closet

Bedroom 4, Bathroom

Jack and Jill Bathroom floor tile cracking
Jack and Jill Bathroom

Cracked floor tiles observed in the Jack and Jill bathroom water closet. Recommend evaluation and repair by a qualified professional.
Jack and Jill Bathroom

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Dining room floor damage.
Dining Room

We observed loose flooring in the dining room. We recommend having a qualified contractor evaluate and repair this area.
Dining Room

2: Floor(s) Information

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.

3: Drywall: Nail Pop(s)

Bedroom 3 Closet

Deficiencies Minor Maintenance Item

There were "nail pops" present on the ceilings in areas. This is where a nail that supports the ceiling drywall, protrudes through the paper face of the drywall, typically from expansion and contraction or standard settlement. Repairs are recommended to be performed as desired by a drywall contractor or other qualified person.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

We observed a nail pop on the bedroom closet ceiling. We recommend having a qualified contractor repair this area as desired.

Bedroom 3, Bedroom Closet, Closet

☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Comments:

1: Interior Doors Information

Hallway, Bathroom

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.

2: Garage Doors Information

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.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

3: Garage Entry Door Information

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.

4: Door Operation: Binding

Deficiencies Minor

There were door(s) that were binding/rubbing on an adjacent surface. Adjustments or modifications are recommended as needed for proper operation.

The door is rubbing at the latch. We recommend adjusting or modifying the door as needed for proper operation.

5: Door Operation: Not Latching Properly:

The door was not latching properly. Adjustments or modifications needed for proper operation.

Bedroom 4

Deficiencies Moderate

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Large gap at the top of the latch side of the doo entering the front left bedroom, Bedroom 4.

Bedroom 4

6: Garage Entry Door: Not Self-closing

Garage

⚠ Deficiencies ⚠ Moderate

There was no self-closing device on the door between the house and the garage. It is strongly recommended that one be installed in order to protect the residence against garage originated res and CO dangers.

Recommend that self closing hinges be added to garage entry door. This was not available at the time this home was constructed, but has now been required by the IRC building code.

Garage, Entry

7: Doors - Deadbolt Difficulty

Kitchenette, Laundry Room, Backyard Exit Door

⚠ Deficiencies Safety Hazard

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

The kitchenette and laundry room were inspected during the visit. The backyard exit door was difficult to deadbolt without pushing hard. This is a safety hazard as it may prevent the door from being secured properly. Evaluation and repairs are recommended by a qualified person to ensure the door latch and deadbolt operate smoothly.

This rear exit door and the front door both need to be press closed in order to lock the deadbolt. Recommend the doors be adjusted so it is easier to lock them.
Main Entry, Eat in Kitchen

☒ ☐ ☐ ☒ **H. Windows**

Comments:

1: Windows Information: Interior

Bedroom 2

Information

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

Perspective of single hung windows throughout the home.
Bedroom 2

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

2: Windows Information: Exterior

Information

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.

3: Windows: Maintenance Recommended:

Note: Windows note throughout difficult to operate. Servicing for proper operation is recommended.

Limitations

4: Aged Windows

Deficiencies Minor

Aged windows were present. Due to their age, functionality may be impaired or age related damage may be present. The listed deficiencies found in this report should not be viewed as an all-inclusive listing of deficiencies. An evaluation of the windows in the home is recommended to be performed by a window contractor with repairs or replacement made as deemed necessary for proper operation of all windows in the home.

5: Hardware: Latches / Locks Missing or Damaged

Living Room

Deficiencies Moderate Recommendation

There were windows present in the referenced area(s) with missing and/or damaged window latches or locks. Repairs are recommended to be performed as needed for security by a qualified person.

Example fo missing lock hardware on the window.
Dining Room

Lock broken.
Dining Room

6: Operation: Inoperable

Living Room

Deficiencies Moderate Recommendation

The window(s) in the referenced areas were stuck, painted shut, or otherwise inoperable. Repairs are recommended to be conducted as needed for proper operation by a window installation contractor or other qualified person.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

The window shown here is stuck closed and inoperable. We recommend having a qualified contractor repair it to ensure proper operation.

Bedroom 4

This window is painted shut and has broken locks. We recommend having a qualified contractor repair these issues to ensure proper operation.

Living Room

The window has a broken lock and cannot be secured. We recommend having a qualified contractor repair or replace the lock.

Living Room

Broken window lock

Eat in Kitchen

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

Comments:

1: Interior Stairs Information

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.

2: Exterior Stairs Information

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.

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

Comments:

1: Type(s)

Family Room

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Information

☒ Wood burning with gas lighting

Fireplace.
Living Room

Chimney

Spark arrester at the top of flue.

2: Location(s)

Living Room

Information

☒ Living Room

3: Fireplace Flue Termination Point

Information

☒ Chimney

Caulking upgrade on the flashing around the fireplace chimney.
Roof

Caulking upgrade on the flashing around the fireplace chimney.
Roof

Caulking upgrade on the flashing around the fireplace chimney.
Roof

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Caulking upgrade on the flashing around the fireplace chimney.

4: Material

Information

☒ Brick

5: Fireplace Information

Rear Middle, Family Room

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.

Perspective of fireplace in the living room.
Living Room

Perspective of gas fireplace operating as intended.
Living Room

6: Chimney Information

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

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

of inspection unless otherwise noted in this report.

7: Creosote - Build-up

⚠ Deficiencies ⚠ Moderate

Some degree of creosote build-up was present at visible portions of the firebox and flue. Maintenance and cleaning is recommended to be performed by a chimney sweep.

8: Damper - Clamp Not Present

⚠ Deficiencies ⚠ Moderate

The fireplace housed vented gas logs, and a damper clamp was not present to keep the damper in the open position. This can allow the damper to be closed during operation of the logs, which can allow for CO gas to accumulate to dangerous levels. The installation of a damper clamp is recommended to be conducted by a chimney sweep or other qualified person.

Because of the gas lighting feature of this fireplace. It is recommended that a clamp be installed so the the flue cannot be fully closed allowing a continual draft of air up the chimney taking the carbon monoxide, if present, out of the home.
Living Room

9: Firebox - Masonry Damage/Cracks

⚠ Deficiencies ⚠ Moderate

The firebox contained some degree of damage, cracking, or gaps to the masonry or refractory panels. Any damage and/or cracks or gaps wider than the thickness of a credit card should be repaired for fire safety. An evaluation of the firebox with repairs made as needed is recommended to be conducted by a chimney sweep or qualified mason.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Crack in the fire brick and grout. This is an internal system and can be replaced by a fireplace contractor.

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

Comments:

1: Deck Information

Information

The deck(s) were inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. It is very common for us to find multiple deficiencies in relation to deck construction and there are a few reasons for this:

- Primarily, most decks are built by laborers during the construction of the home and while they can build a "functional" deck, multiple important details are typically missed due to the lack of knowledge about building standards that were in place at the time of construction.
- Secondly, building standards may have changed since the deck was constructed, so while the deck may have met the standards at the time of construction, it would not now.

Building standards are changed to improve safety for the occupants of the home. So if a deck collapses, the standards are changed to make deck construction safer. That is why all decks will be evaluated by today's standards, as safety can not be compromised, and safety is what we inspect for. While multiple deficiencies may be listed, a competent deck contractor may find more as a home inspection is not technically exhaustive or quantifiable.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Moss growth on brick deck.

Rear, Patio

2: Minor Settlement Cracking

Limitations

There was minor cracking present on the masonry below the concrete slab porch. This is most likely associated with some degree of settlement. I recommend monitoring this area with the understanding that future repairs may be needed if further movement occurs.

Minor settling of the rear porch at rear left side of the home. Recommend monitoring for activity.

Back Yard, Patio

3: Brick Foundation: Movement and Spalling Damage

Deficiencies Moderate

Movement of the brick and spalling damage was present on the brick wall below the patio slab. Repairs are recommended here as needed by a qualified mason.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Settling crack in patio.

Tree roots lifting the brick pavers on the backyard side of the tree.

Large uplift of the brick pavers on the driveway side of the tree in the back yard.

4: Masonry: Spalling

⚠ Deficiencies ⚠ Moderate

Heavy spalling of the brick was present on portions of the retaining wall. This is most likely due to moisture / water infiltrating the masonry, and as this moisture freezes in winter months damage to the brick occurs. Repairs are recommended to be performed as needed by a qualified mason.

Patio bricks are spalling all over rear patio.

Patio bricks are spalling all over rear patio.

☐ ☐ ☒ ☐ **L. Other**

Comments:

☒ ☐ ☐ ☒ **M. Cabinets**

Comments:

1: Cabinets Observations:

No reportable conditions were present at the time of inspection.

👁 Information

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

*`. 2. **Drafting the Content:** * *Input:* "We observed previous water damage, flaking paint, and possible biological growth at the base of the cabinet under*

Jack and Jill Bathroom

Fungal growth was observed at the back of the sink cabinet. We recommend having a qualified professional evaluate and address this issue.

Bathroom, Hallway

2: Moisture Stains/Damage:

Moisture stains/damage was noted in one or more of the cabinets.

Jack and Jill Bathroom, Hallway Bathroom

⚠ Deficiencies ⚠ Moderate

Biological fungal growth in base of cabinet.

Jack and Jill Bathroom

Biological fungal growth in base of cabinet.

Hallway Bathroom

☒ ☐ ☐ ☒ **N. Driveways and Walkways**

Comments:

1: Walkway Material

Front, Front Entrway

Information

☒ Brick Pavers

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

2: Driveway/Walkway Information

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.

3: Concrete - Area(s) of Damage

Deficiencies Moderate

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.

4: Driveway - Pitched Towards Structure (Drain(s) Present)

Deficiencies Minor

FYI - The driveway pitched towards the structure. Driveways / hardscapes should pitch away from the structure at 1/4 inch per foot (2% grade) for a span of 10 feet, to allow for the runoff of rainwater. This may not always be possible due to the layout of the lot, and in these instances drain(s) are typically used to manage rainwater. A drain/drains were

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

present here and determining their performance lies beyond the scope of a home inspection and is excluded from this inspection. I recommend consulting with the seller(s) as to the performance of the drain(s) and any past water infiltration into the structure due to the negative pitch of the driveway.

5: Walkway - Tile Damage

⚠ Deficiencies ⚠ Moderate

There were damaged tile(s) present on the referenced surface. Repairs to the tile(s) are recommended to be performed by a qualified professional.

Brick pavers are spalling and settling down the entire path. Rebuilding the walkway base is recommended.

Front Entrway

Brick pavers are spalling and settling down the entire path. Rebuilding the walkway base is recommended.

Front Entrway

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Brick pavers are spalling and settling down the entire path. Rebuilding the walkway base is recommended.

☒ ☐ ☐ ☒ **O. Fences and Gates**

Comments:

1: Poor Condition:

Areas of the fence were in poor condition at the time of the inspection.

⚠ Deficiencies ⚠ Moderate

Wooden gate doors are deteriorating, recommend replacing the boards.
Rear, Entry, Patio

Wooden gate doors are deteriorating, recommend replacing the boards.
Left, Entry, Side Yard

2: Gate not opening/closing properly

⚠ Deficiencies Minor

The gate at the rear of the home is not opening/closing properly due to the latch needing to be adjusted.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Comments:

1: Service Entrance Type

Left, Side Yard

Information

☒ Overhead Service Drop

2: MAIN SERVICE PANEL

Bedroom 2, Bedroom Closet

Information

Main electrical panel.
Bedroom 2, Bedroom Closet

We observed missing label information on the circuit directory of the main service panel. We recommend having all breakers clearly and accurately labeled to ensure safety and ease of identification.
Bedroom 2, Bedroom Closet

Neutral wires were found to be double tapped, means two neutral wires connected under one screw, which the manufacture recommends not to do. Recommend an electrican to evaluate and repair.

3: Main Service Panel Location

Information

☒ Exterior

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Electric meter.

4: Main Breaker/Service Disconnect Location

Information

☒ At Main Breaker in the Electrical Panel

5: Main Service Panel Manufacturer

Information

☒ Square D

6: Sub-Panel(s) Location

Information

☒ Garage

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Sub panel in the garage.

Garage

7: Sub-Panel(s) Manufacturer

Information

☒ Square D

8: Sub-Panel(s): Information

Information

The distribution panel(s) were inspected to ensure all distribution panel rules were followed; that a 4-wire feed was present, that the Equipment Grounding Conductors (EGC) and grounded conductors were isolated, that the grounded conductors were floating, that the EGC's were bonded, etc. No significant deficiencies were present in the panel(s) at the time of inspection, unless otherwise noted in this report.

Inside look at the wiring in the subpanel.

Garage

9: Service Amperage

Limitations

☒ Undetermined

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

10: Service Entrance Conductors Type

Limitations

☒ 2/0 Copper

11: Aged and Unlicensed Installation

Deficiencies Major

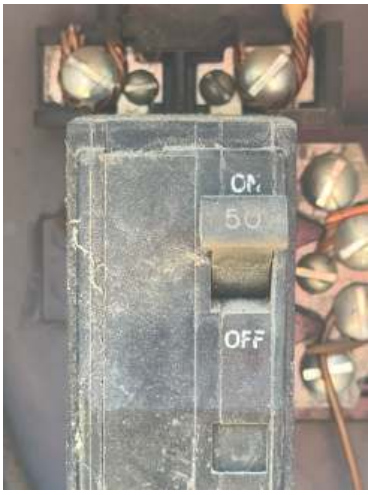
Due to many indications of unlicensed installations and age related deficiencies, a full evaluation of the home's electrical is recommended by a licensed electrician with repairs made as needed for safety. The listing of deficiencies found in this report should not be viewed as an all-inclusive listing of deficiencies due to the call for further evaluation by a licensed electrician, and due to the inspection not being technically exhaustive.

12: Breaker(s): Exterior HVAC Breaker Oversized

Exterior, Left, Side Yard, HVAC

Deficiencies Moderate Recommendation

The exterior HVAC unit was protected by a breaker larger than the maximum designated sized breaker as found on the exterior unit's data tag. The installation of the proper sized breaker as needed is recommended to be conducted by a licensed electrician.



During the inspection, we observed that this 50-amp breaker at the exterior HVAC unit is oversized. It exceeds the maximum designated breaker size specified on the
Left, Side Yard

13: Cover: Secured by Sharp Pointed Screws

Electrical Panel

Deficiencies Major

There were sharp-pointed or self tapping metal screws securing the electrical panel cover in place. These are prohibited as they may puncture wire insulation and electrify the panel box, becoming an electrocution hazard. These screws should be replaced with approved, flat-tipped screws by a licensed electrician with a review of the panel conducted at that time to ensure no wiring has been damaged.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Improper screw in the dead front of the main electrical panel. This sharp point could puncture the wire and cause a short or worse a fire. Recommend replacing this screw with a blunt tip screw.

14: Neutral(s): Sharing Terminal(s)

Bedroom 2, Bedroom Closet

⚠ Deficiencies ⚠ Moderate

Grounded "neutral" conductors were sharing a terminal with another neutral and/or ground wire(s) (EGC's) on the terminal bar(s). When a neutral conductor is sharing a terminal with another neutral conductor, it can prevent a circuit from safely being isolated for repair. It can also create an overvoltage condition that may damage lighting and appliances during servicing of the panel and circuits.

While mixed neutrals and grounds at a terminal can potentially allow current to flow on an ground wire during servicing of a circuit, which can possibly create a shock hazard on metal appliances on one circuit, or an overcurrent situation on another circuit.

All grounded neutral conductors in this panel are recommended to be isolated on a separate terminal on the terminal bar by a licensed electrician.

More info can be found here: https://prohitn.com/home-inspection-documents/

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

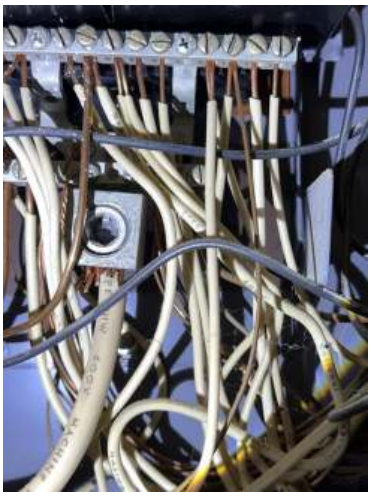


Photo of double tapped neutral wires in panel.

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

Type of Wiring:

Comments:

1: Switches, Lights Information

Information

Switches and lights were tested throughout the home (unless unaccessible due to personal belongings) and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

2: Tamper Resistant Receptacles: Not in Required Locations

Limitations

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.

3: Note: Low Voltage Systems/Wiring Not Inspected

Limitations

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.

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

Limitations

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).

5: Cover Plate(s): Damaged

Primary Bedroom

Deficiencies Moderate

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

The cover plate(s) were damaged on receptacle(s) in the referenced area(s). This is a potential safety hazard as the damage could allow for displacement of the plate, exposing live wiring. The installation of new plate(s) by a qualified person is recommended to be conducted on any plates that are damaged throughout the home.

6: Cover Plate(s): Missing (Interior)

⚠ Deficiencies ⚠ Moderate

There were receptacles with missing cover plate(s) at the referenced area(s). This is a safety hazard, as someone could be shocked by touching live wires. The installation of new plates is recommended on any and all plates that are missing throughout the home.

Laundry Room

7: Electrical Box(es): Missing Cover

Attic

⚠ Deficiencies Major

There were electrical box(es) present without a cover. This is a potential electrocution hazard, and can be a fire hazard when the box is located near combustibles, due to the possibility of arcing. The installation of UL listed cover(s) is recommended to be conducted by a licensed electrician on any and all electrical boxes in the home missing covers.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Electrical wires hanging out of a junction box in the attic with no wire caps, unknown if these wires are live.
Attic

8: Light Bulb(s): Burned Out When Powered On

Primary Bathroom

⚠ Deficiencies ⚠ Moderate

When the referenced light was powered on, the bulb(s) immediately burned out. An evaluation of this light and switch is recommended to be conducted by a licensed electrician to confirm a wiring fault or other deficiency did not allow for this.

Possible bulb burnt out, recommend replacing.
Primary Bedroom

9: Light Fixture(s): Globes Missing (Closets)

Hall Closet

⚠ Deficiencies 🔧 Minor

There were bare bulbs present on closet light fixture(s). The installation of covers or globes on any fixtures in the home without globes is recommended to be conducted by a qualified person to prevent accidental breakage, possible

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

electrocution, and/or the possibility of a fire from contact with linens in closets.

Protective cover recommended to protect light bulb from being damaged or broken.
Hall Closet, Closet, Bedroom 2, Bedroom 3, Bedroom 4, Primary Bedroom

---

10: Light Fixture(s): Not Functional

Hallway

⚠ Deficiencies | Minor

The referenced light(s) did not respond to the switch at the time of inspection. This could be as simple as burned out or missing bulb(s), or an unknown switch that controlled them. This could also be more extensive and represent a deficiency with the fixture, wiring, and/or switch. We recommend having the seller(s) replace the bulb(s) and confirm proper operation prior to the end of your inspection contingency period, if the fixture(s) can not be confirmed to be functional, repairs are recommended to be performed as needed for proper operation by a licensed electrician.

Bulb burnt out, replacement is recommended.

11: Receptacle(s): Not Functional

Living Room

⚠ Deficiencies | ⚠ Moderate

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

There were receptacle(s) present in the referenced area(s) that were not functional at the time of inspection. These may be associated with a "tripped" GFCI receptacle or an unfound switch, if so the tripped receptacle or switch was not found. Repairs or replacement as needed for proper operation is recommended to be performed by a licensed electrician.

No power to the outlet, recommend electrician to evaluate and repair.
Dining Room

No power to the outlet, recommend electrician to evaluate and repair.
Living Room

An outlet tester indicates a hot/neutral reverse wiring condition at the primary bedroom exterior wall facing the backyard. Repairs by a licensed electrician are recommended.
Primary Bedroom

12: Switch(es): Not Functioning Properly

⚠ Deficiencies ⚠ Moderate

There were switch(es) present that were not functioning properly at the time of inspection. Repairs or replacement as needed is recommended to be performed by a licensed electrician for proper operation.

Unknown if this switch is working for the built in desk in the living room. there are lights under the cabinets above that could not be turned on.
Living Room

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

13: Receptacle: No Power:

No power observed a referenced area(s)in need of repair.

Living Room

Deficiencies Moderate

☐ ☐ ☒ ☐ **C. Other**

Comments:

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

Comments:

1: AFCI Not Present

Information

AFCI breakers were not present in the electrical panel and were not required on homes built prior to 2004-2008, depending on the local municipality. The installation of AFCI breakers is recommended as a safety upgrade for circuits servicing bedrooms and living areas due to their ability to sense damage to wiring and "shut off" if an arc fault is detected in conductors, their connections, or items plugged into receptacles. A licensed electrician can be consulted for more information. It may not be possible to install AFCI breakers in some older panels - and upgrading the panel should be considered in these situations.

2: GFCI Breakers Present

Information

☒ Yes

3: GFCI: Missing - Safety Hazard

Main Bathroom, Hallway

Deficiencies Safety Hazard

GFCI protection was **missing** at the outlets in the Main Bathroom and Hallway. These areas require Ground Fault Circuit Interrupters to prevent electrical shock, especially near water sources like bathrooms. I recommend that a licensed electrician install GFCI receptacles at these locations to ensure safety and bring the home up to current standards.

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

Comments:

1: Smoke Alarms Inspection Information

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.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

This is the only smoke detector present for the bedrooms, and it was found to be non-functional during the inspection. We recommend having a qualified technician

2: CO Alarm Inspection Information

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.

3: Smoke Alarms Testing Information

Limitations

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

4: Batteries are in need of replacement:

There are batteries in need of replacement in the smoke detectors.

Deficiencies Moderate

5: Smoke alarms not interconnected

Deficiencies Moderate

One or more of the smoke alarms in this home are not interconnected.This is a safety feature that is required by the national fire protection agency we recommend upgrading smoke alarms to be hardwired and interconnected.

6: CO Alarm(s): Not Present at Recommended Locations

Deficiencies Moderate

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

CO alarms were not present at all locations required by today's standards (referenced above). CO alarms are recommended for any homes containing gas appliances or an attached garage. The installation of CO detectors is recommended to be conducted outside of sleeping areas by a qualified person, for safety.

7: Smoke Detector(s): Not Functional

⚠ Deficiencies ⚠ Moderate

The referenced smoke alarm did not operate during the inspection. This is a safety hazard. I recommend testing the alarms and replacing the batteries and re-testing for operation, or replacing the units themselves if they are found to be over five years of age. Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended.

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

8: Smoke Detector(s): Not Present at all Recommended Locations

⚠ Deficiencies ⚠ Moderate

SFTY - Smoke alarms were not present at all locations required by today's standards (referenced above). The installation of smoke detectors is recommended to be installed at all recommended locations for fire safety by a licensed electrician. Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended.

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

9: Smoke Detector(s): Not Present in Each Bedroom

⚠ Deficiencies ⛨ Major

Smoke alarms were not present in each bedroom, this is a Safety Hazard. Current safety standards require a smoke alarm in each bedroom (sleeping area) for fire safety. Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended.

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

☐ ☒ ☐ ☐ **F. Doorbell**

Comments:

1: Doorbell Information

👁 Information

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.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Ring doorbell.
Main Entry

2: Ring Doorbell Notice:

Ring doorbell’s are not tested at the time of the inspection.

Limitations

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **General**

Comments:

1: HVAC Testing Information

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.

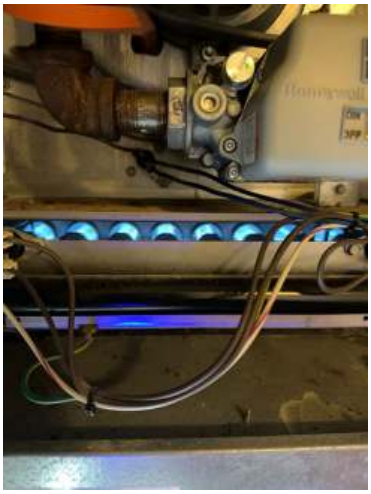
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

☒ ☐ ☐ ☒ **A. Heating Equipment**

Type of Systems: Gas-Fired Heat

Energy Sources: Natural Gas



Comments:

1: Manufacturer(s) and Age

Information

The typical life expectancy is approximately 13-15 years.

☒ Lennox

☒ 2015

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

2: Heating Equipment: Information

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.

3: Gas Forced Air Furnace Information

Information

This house contains gas forced air furnace(s). The key to all combustion equipment is the heat exchanger. This is a welded clam-shell piece of metal inside of the furnace that contains the products of combustion, so that moisture, carbon monoxide and other products of combustion do not mix with interior air, and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are buried inside of heating equipment; are not visible; and are specifically excluded from a home inspection. The risk of continuing to use older gas equipment is the possibility of forming a crack in the heat exchanger, and never be aware of it. We recommend that you have operable carbon monoxide alarms inside the house; have HVAC servicing performed annually; and anticipate replacing forced air furnaces on a roughly 15-20 year schedule.

4: Wiring: Bushing Deficiency

Hallway, HVAC

Deficiencies Moderate

The bushing protecting the conductor supplying the unit was displaced. This can allow for abrasion to the conductor creating a possible safety hazard. Repairs to protect the wiring as needed is recommended to be performed by a licensed electrician.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Here we can see a missing or displaced bushing where the wire enters the heating equipment cabinet. This can lead to wire abrasion over time. We recommend having a licensed electrician evaluate and install a
Hallway, HVAC

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems:

Comments:

1: Coverage Area(s)

Information

☒ Entire Structure

2: Temperature Differential - Cooling Mode

Hallway

Information

☒ 15-20 Degrees

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Here is the temperature reading of 79.3 degrees at the cooling vent located in the front left middle bedroom.

Front, Left, Front, Bedroom

Left, Rear Middle, Bedroom 3

Dining Room

Kitchen

3: CONDENSER

Information

4: Location(s)

Information

☒ Left side of home

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

Information

☒ 4

☒ 45 Amp

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

6: Manufacturer(s) and Age

Information

☒ Lennox

☒ 2019

HVAC, Side Yard

7: Condenser(s): Information

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.

8: Exterior Insulation Dried on AC Line

Side Yard, Left, HVAC

Deficiencies Moderate Recommendation

The exterior insulation surrounding the air-conditioning line was observed to be dried and cracked, indicating loss of protective material.

Recommendation: Replace the degraded insulation to restore proper thermal protection and prevent potential condensation or energy loss. Current condition may reduce system efficiency and expose components to weather.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

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

Comments:

1: Duct Type(s)

Information

☒ Combination of Rigid and Flex

Attic

2: Ductwork Inspection

Information

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.

3: Vent Information

Information

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

4: Filter(s) Size and Location

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Information

☒ 20 X 25

☒ At Air Handling Unit

5: Filter(s): Information

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.

6: Filter(s): Dirty

Deficiencies Minor

The air filter(s) were dirty. Replacement is recommended ASAP, as dirty filters can put additional strain on the unit, shorten the life of the unit, and affect the efficiency of the unit.

☐ ☐ ☒ ☐ **D. Other**

Comments:

IV. PLUMBING SYSTEMS

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

Location of water meter: Front

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Front, Front Yard

Water meter covered in dirt, this could cause premature failure. Recommend removing the accumulated dirt.

Location of main water supply valve: Meter

Static water pressure reading: 85

Photo of water pressure.

Type of supply piping material:

Comments:

1: Plumbing: Inspection Information

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.

2: Exterior Plumbing Components/Fixtures Information

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.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

3: Irrigation Not Inspected

Limitations

The testing of irrigation systems is beyond the scope of a home inspection. Any such systems or components were not inspected and are excluded from this inspection.

4: Water Pressure: >80psi & No PRV

Deficiencies Moderate

The water pressure at the home was over 80psi at the time of inspection and no (PRV) Pressure Relief Valve was located. The normal water pressure range is 40-80psi to protect water distribution pipes from leaking due to excessive pressure. Repairs to achieve acceptable pressure are recommended.

Water pressure over 80 psi. Recommend evaluation by plumber to determine if a PRV is present to lower the water pressure or install a pressure tank on the hot water heater.

5: Faucet Leaking:

Leaking at faucet observed at referenced area(s) in need of repair.

Laundry Room

Deficiencies Minor

6: Anti Siphon Cap: Missing

Rear

Deficiencies Minor

The anti-siphon cap was missing from the referenced spigot(s). Replacement of the cap(s) or spigot(s) as needed is recommended to be performed by a qualified contractor.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

7: Shower Faucet/Valve(s): Loose at Wall

Primary Bathroom

Deficiencies Moderate

The shower water faucet valve was loose at the shower wall. Proper securement is recommended by a licensed plumber or other qualified person.

Shower head loose in the wall. Not leaking.

8: Sink: Drainage Hindered

Primary Bathroom

Deficiencies Moderate

The sink had slow or hindered drainage. Repairs are recommended to be performed as needed by a licensed plumber or other qualified person to achieve proper drainage.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Primary bathroom sink not draining very quickly. Drain line under the sink is sloped in the wrong direction slightly. The sink does drain just not as fast.

Primary Bathroom

9: Sink: Stopper Not Functioning Properly or Missing

Jack and Jill Bathroom, Primary Bathroom

⚠ Deficiencies | Minor

The pop-up stopper was not functioning properly on the sink, this could include it not being connected properly, not sealing, or other defects. Repairs are recommended to be performed as needed by a qualified person for proper operation.

10: Sink: Stopper Missing

primary bathroom left-hand sink

⚠ Deficiencies | Maintenance Item

The sink stopper was missing at the time of inspection. This prevents the basin from holding water, which may be an inconvenience for the user. The installation of a proper stopper is recommended by a qualified person to restore the full functionality of the fixture. Ensure the new stopper is compatible with the existing drain assembly for a proper seal.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

The sink stopper is missing, and we recommend having a qualified person install a compatible replacement to restore full functionality.

Primary Bathroom

11: Sink: Stopper Missing

Bathroom sinks

Deficiencies Maintenance Item

The stoppers were missing at the referenced bathroom sinks. Without stoppers, the sink drains remain open, which can allow debris to enter the plumbing system and potentially lead to clogs or allow sewer gas odors to enter the home. Replacement of the stoppers is recommended to be performed by a qualified person to ensure the sinks function as intended and to maintain proper sanitation.

The bathroom sink is missing its drain stopper, and we recommend having a qualified person install a replacement.

Primary Bathroom, Hallway, Bathroom

☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**

Type of drain piping material:

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Comments:

1: Drains, Wastes, and Vents: Information

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.

2: Sink Plumbing Information

Limitations

The visible portions of the sink plumbing was inspected by running water through the drain pipe looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

3: Drainage: Sink Backs Up

Primary Bathroom

Deficiencies Moderate

The sink(s) backed up during dishwasher use. Evaluation and repairs as needed is recommended by a licensed plumber.

4: Drain: Puttied

Primary Bathroom

Deficiencies Moderate

The drain assembly has been puttied or sealed where it is seated to the sink. I recommend consulting with the seller(s) as to why this was done, as this is typically done to address a leak. If they have no information, evaluation is recommended by a licensed plumber.

Tape wrapped around sink drain pipe in master bathroom.
Primary Bathroom

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

Energy Sources: Gas

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Attic

Capacity: Tankless Unit

Comments:

1: Manufacturer and Age

Information

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

☒ AO Smith

☒ 2022

2: Water Heater: Information

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.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Instant hot water heater
Attic

3: TPR Valve Information

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.

4: Water Temp Information

Limitations

The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

A tempering valve can allow for this combination, keeping water at faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria. We recommend consulting with a licensed plumber regarding the installation of a tempering valve.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

We measured the water temperature at the kitchen sink at 117.9 degrees Fahrenheit, which is within the safe recommended limit to prevent scalding.

Kitchen

5: TPRV Discharge Tube Material

Limitations | Safety Hazard

☒ Copper

☒ PVC

PVC pipe is not rated for the type of pressure of temperature. Recommend replacing with CPVC 3/4 inch pipe or copper.

Attic

6: Vent Material

Limitations

☒ Type B Galvanized

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

7: Vent Termination Point

Limitations

☒ Roof

8: Drain Pan: Drain Pipe Missing

Deficiencies Minor

A drain pipe was not present for the water heater drain pan. This can allow water to overfill the drain pan in the event of a leak or rupture from the water heater, damaging framing components/interior areas. The installation of a drain pipe that terminates to the exterior of the home is recommended to be installed by a qualified person for optimal protection.

9: TPRV Pipe: PVC

Attic

Deficiencies Moderate

PVC was used for the TPR valve discharge tube. TPR valve discharge tubes should be comprised of a material that is approved for distribution pipe use in the home, including copper, aquapex, galvanized steel, or CPVC. Replacement of the discharge tube is recommended to be conducted by a licensed plumber or other qualified person.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

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

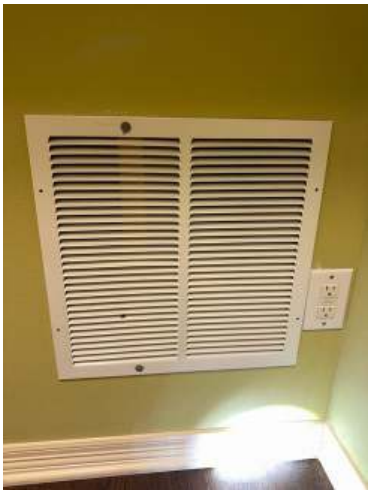
Comments:

1: Hydro-Massage Therapy Equipment: Information

Access panel to hydrotherapy tub in primary bedroom closet, Bedroom Closet

Information

The hydromassage tub was inspected by filling the tub with water to a level above the jets, and then initiating the motor to check that the motor was functional. The tub was then drained to check for leaks and/or damage or cracking in the tub. No significant deficiencies or leaks were observed at visible portions, at the time of inspection, unless otherwise noted in this report.



Access hatch in primary closet to get to hydrotherapy equipment.
Primary Bedroom, Bedroom Closet

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

Location of gas meter: Exterior

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Type of gas distribution piping material: CSST, Black pipe, Galvanized pipe

CSST plumbing found in the attic, recommend having an electrician very a bonding wire is connected or having a bonding/grounding installed.
Attic

Comments:

1: Gas Shutoff Valve Information

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.

2: Gas Meter: No Bonding:

No visible bonding wire installed at gas line after meter. Install properly.

Deficiencies Moderate

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

3: Gas Pipe Bonding: Not Visible

⚠ Deficiencies ⚠ Moderate

Confirmation of gas pipe bonding not visible at time of inspection. Recommend ensuring that the gas pipes are bonded prior to closing.

☐ ☐ ☒ ☐ **F. Other**

Comments:

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:

1: Manufacturer

Information

☒ LG

Kitchen

2: Dishwasher: Information

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.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

1: Manufacturer

Information

☒ Insinkerator

Kitchen

2: Disposal: Information

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.

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

Comments:

1: Fan Type and Termination Point

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Information

☒ Microwave Exterior Vented

2: Fan: Terminating in Attic

Deficiencies Moderate

The kitchen exhaust fan was observed terminating in the attic. Exhaust fans should be vented to the exterior to limit condensation and moisture in the attic. Repairs are recommended to be performed to properly vent the fan to the exterior by a qualified person.

Here in the attic, you can see the kitchen exhaust vent is not properly connected and terminates inside the attic space instead of venting to the exterior. I recommend having a qualified contractor repair this to ensure it vents

Attic

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

Comments:

1: RANGE

Information

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

2: Energy Source

Information

☒ Gas

This photo shows the gas shutoff valve located beneath the kitchen range cooktop unit. It is important to know the location of this valve for safety and maintenance purposes, allowing you

Kitchen

3: Manufacturer

Information

☒ Samsung

4: Gas Range Information

Information

All gas burners were ignited 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 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.

5: Oven: Inspection Information (Gas)

Information

The oven was operated by placing into "Bake" mode at 350F, and heat was produced from the burner(s) and/or elements. The timer and oven light are tested for functionality. "Clean" options, and other functions are not tested. You

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

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.

During the inspection of the kitchen range, we observed that the center, front right, and front left burners are not lighting fully or evenly. We recommend
Kitchen

We tested the oven at 350 degrees Fahrenheit, and the thermometer shows it successfully reached the set temperature and is operating as intended.
Kitchen

6: Anti-Tip Safety Bracket: Missing

Kitchen

Deficiencies Major

An anti-tip bracket was not present for the the range. An anti-tip bracket prevents the range from tipping over, if weight is applied to an open oven door, such as a child stepping or sitting on the door. Ranges contain a warning label on the inside of the oven door with more information. This bracket can be purchased at home improvement stores for approximately ten dollars. The installation of an anti-tip bracket is recommended to be conducted by a qualified person for safety.

http://www.sears.com/ search=anti%20tip%20bracket%20for%20oven

7: Burner(s): Not Functioning Properly

Deficiencies Moderate

Gas burner(s) were present that were not producing flame all the way around the burner. Repairs to the burner as needed to achieve proper operation is recommended to be conducted by an appliance repair company.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

During the kitchen inspection, we noticed that not all of the burners on the gas range were operating at their full potential. Specifically, some gas burners were not producing a flame all the way around the burner

Kitchen

8: Oven: Light Not Functional

⚠ Deficiencies | Minor

The oven light was not functional at the time of inspection. This may be as simple as a burned out bulb or may be more extensive. I recommend confirming proper operation prior to closing.

The oven light was not operational during the inspection. I recommend replacing the bulb or further evaluating the unit to ensure proper operation.

Kitchen

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

1: Manufacturer

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Information

☒ Samsung

2: Microwave: Information

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.

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

Comments:

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

Information

☒ In Attic

2: Mechanical Exhaust Vents and Bathroom Heaters: Information

Primary Bathroom Attic, HVAC

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 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.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Attic

3: Bathroom Fan(s): Terminating in Attic

⚠ Deficiencies ⚠ Moderate

There were bathroom exhaust fan(s) present that were terminating in the attic. Fans should be vented to exterior air to limit condensation and moisture in the attic. Repairs are recommended to be conducted to properly vent the exhaust fan(s) to the exterior by a qualified person.

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

1: Manufacturer

Garage

Information

☒ Craftsman

2: Garage Door Extension Spring(s) - Sprung

Garage

⚠ Deficiencies ⚠ Moderate Recommendation

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

During the inspection, the **garage door extension springs** were found to be stretched beyond their normal length, commonly referred to as "sprung." This condition creates a weakened point in the spring, reducing its ability to safely support the door and increasing the likelihood of the door slamming shut unexpectedly.

It is recommended that a qualified garage-door technician re-tighten the affected spring(s) or replace them if re-tensioning is not feasible, to restore proper operation and ensure safety.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

1: Dryer Energy Source and Termination Point

Information

☒ Electric

☒ Exterior

2: Dryer Exhaust Systems: Information

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.

☐ ☐ ☒ ☐ **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.**

Information

2: Control Box Location

Information

☒ Garage

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

3: Valve box location

Information

☒ Front of home

☐ ☐ ☒ ☐ **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:

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D	

☐ ☐ ☒ ☐ **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