



HOME CHECK INSPECTION GROUP

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HOME CHECK IG RESIDENTIAL INSPECTION

6929 Chinook Dr
Austin, TX 78736



Inspector

John Masterson

TREC# 22520

512-298-2685

info@homecheckig.com



PROPERTY INSPECTION REPORT FORM

Keri Cardenas

Name of Client

6929 Chinook Dr, Austin, TX 78736

Address of Inspected Property

John Masterson

Name of Inspector

Name of Sponsor (if applicable)

06/12/2026 2:00 pm

Date of Inspection

TREC# 22520

TREC License #

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

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

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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INFORMATION

In Attendance: Owner

Occupancy: Furnished, Occupied

Type of Building: Single Family

Weather Conditions: Clear

Approximate Temperature: 85-90

Orientation of Home: Faces North -

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

About this Inspection:

Thank you for choosing Home Check Inspection Group to perform your home inspection. This inspection, which is a professional service consisting of opinions only, is a non-invasive limited visual inspection. It is not intended to be technically exhaustive, nor is it intended to "catch everything" because this is simply not possible. When items are noted it should be assumed that similar defects occur at other locations at the home. Also, this is not a pass/fail process. This report contains lots of condition information and professional opinions to aid in the decision making process. If there are items in the report marked as deficient or in need of repair, we recommend getting qualified professionals to offer additional condition opinions and repair or replacement costs estimates.

Notice to Third Parties :

Notice to Third Parties: This report is the property of Home Check Inspection Group and is **Copyrighted as of 2023**. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. **THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN.** This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified home inspector of their choosing to provide them with their own inspection and report.

Recommended Contractors Information:

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Thermal Imaging Information:

THERMAL IMAGING: An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home

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I	NI	NP	D
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inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection.

Mold Sampling Note:

If we see a microbial growth substance, we will document it with photos and test the area with a thermal camera and moisture meter. This helps us to determine if active moisture is present which is what mold needs to continue to grow. If noted, we recommend remediation of the mold, and correction of the source of water that is occurring. We don't take samples of these areas.

We do recommend mold air testing if a person who will be living in the home has sensitivities or allergies to it. This consists of taking samples and lab testing them to get a better understanding of the type of mold present.

Items Not Accessible for Inspection:

Portions of the attic, interiors of wall and ceiling cavities, concealed electrical branch circuit wiring, plumbing supply piping and drain waste piping, buried sewer lines, sub flooring, moisture/vapor barriers, and any item that is concealed, not visible and not accessible.

Inspection does not include:

Items not included in this inspection include mold, lead paint, asbestos, radon gas, air quality testing, insects, pests and rodents. Water and gas valves, and pilot lights are not operated or tested. Closed valves are not turned on. This inspection does not confirm building code compliance, nor does it include opinions about structural loads and framing adequacy, span tables or any structural or mechanical calculations.

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I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

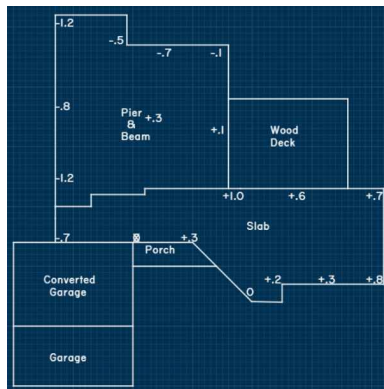
Type of Foundation(s): Slab on Grade, Pier and Beam

Comments:

Crawlspace Viewed From: Under the home

ZIP-LEVEL FOUNDATION MEASUREMENTS:

Foundation elevation measurements were taken on the first floor using a Zip Level™. The measurements are reported in the diagram below. Due to differences in floor coverings, and workmanship, measurements do not necessarily represent the actual degree of deflection of the foundation. When coupled with other indicators, these measurements can assist the inspector in formulating an opinion of foundation performance, but in and of themselves should not be considered an absolute indicator of foundation movement.



Notice:

This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

FOUNDATION MAINTENANCE TIPS: Foundation Maintenance Tips: Inspect your home yearly for damage, cracks and insects. If you see cracks, call a foundation contractor for repair and guidance before they become worse. Maintain a consistent level of moisture around your foundation. Ensure you have a good foundation drainage system and that the ground around your home has proper slope. It is recommended that the ground slope away at least 6 inches over the first 10 feet. Protect your foundation from large trees and consider installing a root barrier if needed. Check your plumbing yearly if you suspect any issues, contact a structural engineer to evaluate.

MINOR CRACKS:

One or more minor cracks were observed in the foundation at the referenced area(s). Cracks are normal as the concrete dries and cures. Cracks that are wider than 1/8 of an inch should be further evaluated. This crack did not meet that criteria. We recommend monitoring over time and should crack widen, we would recommend a professional engineer further evaluate.

I=Inspected

NI=Not Inspected

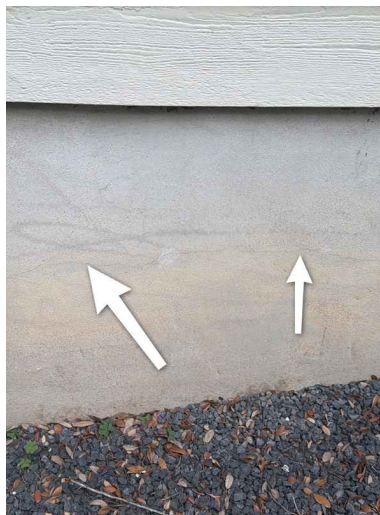
NP=Not Present

D=Deficient

I	NI	NP	D



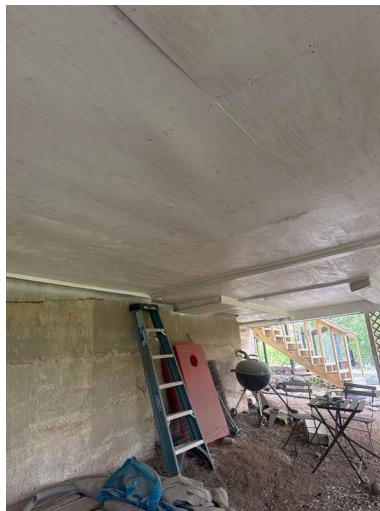
Right Side Of Home



Left Side Of Home

CONCEALED/OBSTRUCTED AREAS:

Limitation: Areas of the foundation perimeter were concealed/obstructed and were not clearly visible for inspection. The buyer is encouraged to have the foundation further evaluated by an engineer or foundation specialist if the buyer has any remaining concerns about current or future foundation performance.

**1: FURTHER EVALUATION REQUIRED**

There are many factors that can adversely affect the performance of the foundation. Things like drainage, soil conditions, leakage/moisture under the foundation can all affect the foundation in different ways. Our opinion is based on visual observations at the time of the inspection and we cannot predict or make guarantees of future performance. In my opinion, based on the limited visual observations made today and noted in subsequent sections, the foundation should be further evaluated by a professional engineer.

****See info tab for ZIP Level diagram****

Recommendation: Contact a qualified structural engineer.

2: ZIP LEVEL MEASUREMENTS (2 INCHES OR GREATER)

I=Inspected

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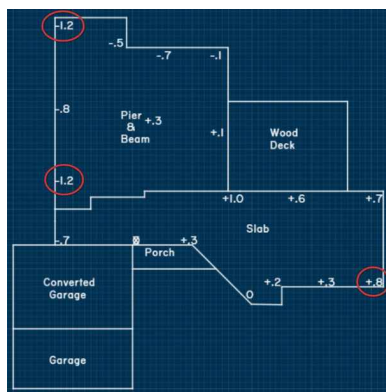
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▲Safety Hazard/Significant Defect

Foundation elevation measurements were gathered using a Zip Level. The variance from the highest point to the lowest point was 2 inches or greater indicating that the slab is out of level to some degree. Slabs have an allowable tolerance for deflection and tilt that are percentage based. This comes from the size of the foundation and the degree of variance. It is possible that this variance is within tolerances and that even a larger variance is acceptable for this home however calculating this is beyond the limited scope of a general home inspection.

There are many factors that can adversely affect the performance of the foundation. Things like drainage, soil conditions, leakage/moisture under the foundation can all affect the foundation in different ways. Our opinion is based on visual observations at the time of the inspection and we cannot predict or make guarantees of future performance. In my opinion, based on the limited visual observations made today and noted in subsequent sections, the foundation should be further evaluated by a professional engineer.

Recommendation: Contact a qualified structural engineer.

**3: PARGE COAT DAMAGE**

The parge coat covering of the foundation was observed to be cracked/missing or deteriorated. The parge coat is a cosmetic coating that serves to improve the appearance of the foundation. It has no structural significance but deficiencies in the parge coat should be repaired as moisture penetration may allow further deterioration of this coat.

Recommendation: Contact a handyman or DIY project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Left Side Of Home

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

Inspection Information:

The inspector will report on drainage around the foundation that is not performing; deficiencies in grade levels around the foundation; and deficiencies in installed gutter and downspout systems.

To promote drainage of water away from the home, vs to it, grading should slope away at least 6 inches over the first 10 feet. Areas where the soil slopes towards the home could allow water to pond near the foundation.

In expansive soils, this could cause the soil to swell/contract, causing heaving/settling of the foundation.

Areas where grading is not adequate should be corrected.



UNDERGROUND DRAINAGE SYSTEM:

Underground French drainage system installed. Underground drainage systems are beyond the scope of a home inspection and not included in this inspection. If concerns exist with the drainage system recommend contacting a qualified contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

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I	NI	NP	D

**1: FLAT/NEGATIVE GRADING**

A flat or negative grade slope towards the foundation was observed in some areas. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation. Corrective measures may be needed if the water stands within 10 feet of the foundation for more than 24 hours. Any area where the ground or grade does not slope away from the structure is considered an area of improper drainage. We recommend further evaluation to determine if different grading/drainage measures should be taken.

Recommendation: Contact a qualified landscaping contractor



Front Of Home

2: SPLASHBLOCKS / EXTENSION MISSING

There are no splash blocks or extensions at one or more gutter downspouts. One of these should be installed to help direct drainage away from the foundation and to help prevent soil erosion in those areas adjacent to the foundation.

Recommendation: Recommended DIY Project

I=Inspected

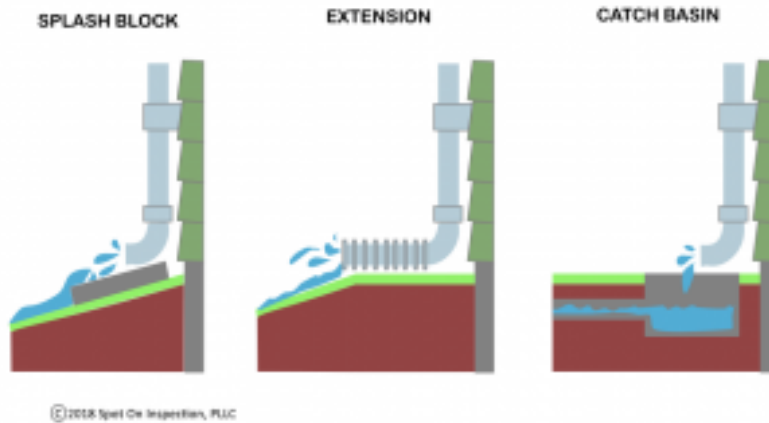
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Rain Gutter Downspout Options



Front Right Corner Of Home

3: TREES WITHIN 10 FEET OF HOME

There were trees within 10 feet of the home. It is recommended that trees be no closer than 10 feet from the home as they can cause a multitude of issues from foundation, to siding, to roof problems. If concerns exist about the foundation, a root barrier can be installed as a solution. We recommend contacting a foundation company if any of these concerns exist before making any changes.

Recommendation: Contact a qualified professional.

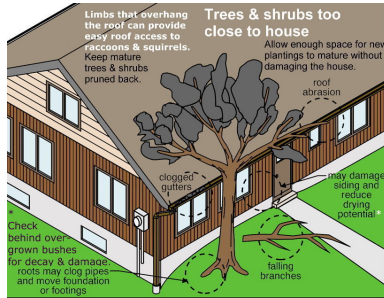
I=Inspected

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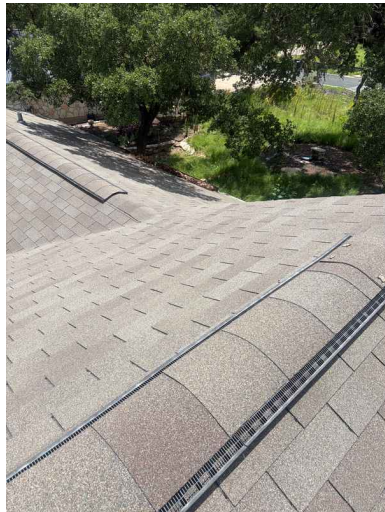
I	NI	NP	D
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Right Side Of Home

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

Types of Roof Covering: Metal, 3-Tab Asphalt Shingle



Viewed From: Roof Surface

Comments:

Roof Inspection Information:

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

Photos of Roof:

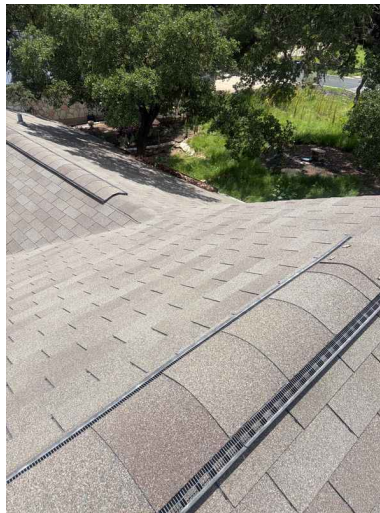
I=Inspected

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I	NI	NP	D



3-Tab Shingle Information:

The roof covering was comprised of 3-tab composition shingles. 3-tab shingles are manufactured by starting with a fiberglass reinforcement mat, pouring a layer of asphalt over the fiberglass mat, and lastly the asphalt is covered by ceramic granules, which gives the shingles their 'color' and helps to protect the the asphalt from sustaining UV damage from the sun. Most 3-tab shingles carry between a 15 - 20 year pro-rated warranty, and will typically require replacement 13 - 15 years after initial installation. Typical aging characteristics are the loss of adhesion between the shingles, delamination (exposed fiberglass), granule loss, and curling of the shingles themselves. Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice.

The following factors affect the lifespan of roof covering materials:

- Roofing material quality: Higher quality materials, will of course, last longer.
- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: Southern facing roofs will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate: Wind, rain, and snow will impact the lifespan of the roof. Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
- Vegetation conditions: Overhanging trees, branches contacting the roof, or leaf cover drastically shorten lifespan.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D

Asphalt shingles must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but **confirming proper fastening, use and adequacy of underlayment, and confirming flashing adequacy is impossible as these items are not visible.** Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Roofing Contractor Recommended When Deficient: When the roof covering section of the inspection is marked "D" for Deficient, we recommend a licensed roofing contractor be called to further evaluate the entire roof covering and make necessary repairs.

1: EXPOSED FASTENERS

There are exposed fasteners on the roof. Sealant should be applied to exposed fastener heads to prevent moisture from penetrating the roof in those areas. Photos are not all inclusive and it is recommended that a roofer further inspect and address all areas where sealant may be needed.

Recommendation: Contact a qualified roofing professional.



2: UNSEALED SHINGLES AT VALLEYS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

The cut side of the shingles should be sealed/secured with proper roofing cement to prevent water intrusion underneath the shingles or becoming blown off during high winds.

This installation does not comply with most shingle manufacturer's instructions. We recommend a qualified roofing contractor make an appropriate correction. Oftentimes, this entails gluing down the cut edge with proper roofing cement.

Recommendation: Contact a qualified roofing professional.

Closed Cut Valleys:

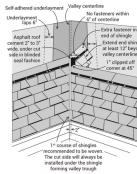
The first course of shingles from each side should be woven. Run shingle courses from one side extending at least 12 inches past the centerline of the valley creating a trough. Shingle end joints can be no closer than 12 inches from the centerline of the valley. Keep all nails at least 6 inches away from the centerline of the valley.

Snap a chalk line 2 inches from the centerline of the valley.

Install a 3 inch - 4 inch wide bead of ASTM D4585 roofing cement along the chalk line. The bead of roofing cement should be approximately 1/8 inch thick. Caution should be used as too much roofing cement can blister the shingles.

Install full shingles lining up the top corner with the chalk line. Make sure shingle offsets are at least 4 inches, but not greater than 8 inches from the shingle below and install shingles with the standard nailing pattern. Keep all nails at least 6 inches away from the centerline of the valley.

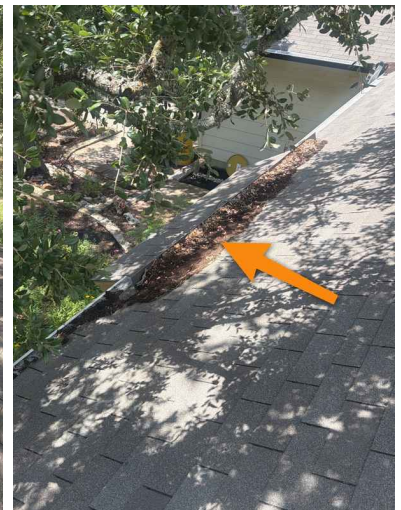
Cut the shingles along the chalk line, making sure not to damage the shingles below. Cut the top point of each shingle one to two inches back at a 45 degree angle.



3: DEBRIS ON ROOF

Debris was observed on the roof surface. This could hold moisture against the roof and diminish life expectancy. We recommend clearing debris off roof surface.

Recommendation: Contact a qualified professional.



Front Of Home

4: NAIL POPS PRESENT

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D=Deficient

I	NI	NP	D

There were nail pop(s) present on the roof surface in one or more areas. This is where a nail backs out of a shingle due to expansion and contraction and "lifts" or protrudes through the overlapping shingle, which can allow for roof leaks. Repairs are recommended to be conducted to the nail pops as needed by a roofing contractor.

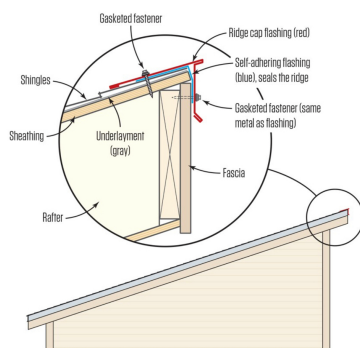
Recommendation: Contact a qualified roofing professional.



5: RIDGE CAP FLASHING NOT INSTALLED

Metal ridge cap flashing was not installed on a mono-slope roof. This should be installed to prevent moisture intrusion in this area. We recommend further evaluation and repair by a qualified roofing contractor.

Recommendation: Contact a qualified roofing professional.



6: UPLIFTED FLASHINGS/VENTS

Flashing was not properly attached to be flush with the roof. This could allow wind driven rains to penetrate underneath. Recommend qualified roofer further inspect and repair as needed.

Recommendation: Contact a qualified roofing professional.

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D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: Attic Platform

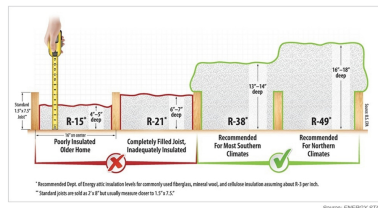
Approximate Average Depth of Insulation:: 8"-11"



Comments:

How much insulation is needed?:

Depth of Insulation should be around 13-14 inches at a minimum and completely cover floor joists for our area.



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I	NI	NP	D
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Walked Where Possible - Insulation Obscuring Ceiling Joists/Trusses:

The attic area was walked where possible, but not all areas were able to be safely traversed due to insulation obscuring the bottom chord of the truss/ceiling joists. Traversing an attic where insulation covers framing is dangerous, as footing can be lost. Also compressing or disturbing insulation by stepping on it affects its R-value and essentially "damages" it. This insulation also obscures wiring and plumbing pipes, and these items can be damaged by stepping on them. The inspection of the attic area is limited to visual portions only, hidden damage may exist in areas that were not visible from accessible areas.

1: ATTIC STAIRS NOT INSULATED/WEATHERSTIPPED

The stairs were not properly insulated and/or weatherstripped around the opening. This can affect energy efficiency. I recommend repairing/placing weatherstripping around the attic opening, and replacing/adhering a batt of R-30 insulation or foamboard to the backside of the cover for energy savings.

Recommendation: Contact a handyman or DIY project

**2: DISTURBED INSULATION**

Areas of the attic insulation appeared to be disturbed. This could significantly lower the R-Value that it would normally provide. More insulation may be needed to achieve today's recommended values.

Recommendation: Contact a qualified insulation contractor.

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

I	NI	NP	D
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3: FASCIA BOARD DETERIORATION

The fascia board was observed to be deteriorated/damaged in one or more areas. We recommend repair of affected areas to prevent moisture/pest intrusion.

Recommendation: Contact a qualified roofing professional.



Back Of Home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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4: INSUFFICIENT INSULATION

Insulation depth appeared inadequate. R-Values vary but are around 2.5-3.5 per inch of insulation. Generally speaking, there should be at least 12-15 inches of insulation in attics to achieve proper energy efficiency and insulation of the home. More insulation may be needed to achieve the recommended R-Value of R-38.

Additionally, lower levels of insulation could cause the heating/cooling systems to work longer/harder to heat/cool the home. We recommend an evaluation of these systems as well to ensure they are operating properly.

Recommendation: Contact a qualified insulation contractor.

Insulation Type:	R-Value per Inch:
Fiberglass (loose)	2.2 - 2.9
Fiberglass (batts)	2.9 - 3.8
Cellulose (loose)	3.1 - 3.8
Stone Wool (loose)	2.2 - 3.3
Stone Wool (batts)	3.3 - 4.2
Cotton (batts)	3.0 - 3.7
Cementitious (foam)	2.0 - 3.9
Polyisocynene (foam)	3.6 - 4.3
Phenolic (foam)	4.4 - 8.2
Polyisocyanurate (foam)	5.6 - 8.0
Polyurethane (foam)	5.6 - 8.0



5: RAFTER NOT FLUSH WITH RIDGE BOARD

Rafters in the attic were observed to not be flush with the ridge board. For adequate load transfer, there should not be gaps at the ridge board/rafter location. This can usually be fixed by shimming or sistering with another member of the same size. We recommend repair by a qualified framing contractor.

Recommendation: Contact a qualified carpenter.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



6: ATTIC STAIRS – GENERAL DAMAGE

Attic stairs are observed to have general damage or have been altered. Recommend evaluation and repair by a qualified contractor.

Recommendation: Contact a qualified professional.



Frame Separating



Frame appears to have been cut and altered

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

Comments:

The interior and exterior walls are inspected for deficiencies related to structural performance or water penetration. The cosmetic condition of wall coverings, paints, or stains is not reported on. The home may have minor mechanical damage such as from doorstops, nail pops, or other reasons. Unless related to structural failure or water intrusion, these are not noted in the report.

PORTIONS OF WALL COVERED:

Portions of the wall were covered. The condition of the wall areas that are concealed are not visible and are excluded from this report.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: EXTERIOR PAINT MISSING/PEELING

One or more exterior areas had missing or peeling paint. Surfaces on the exterior should be painted to prevent moisture absorption and/or premature deterioration.

Recommendation: Contact a qualified painting contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Above roof level on fascia board

2: EXTERIOR SEALANT NEEDED

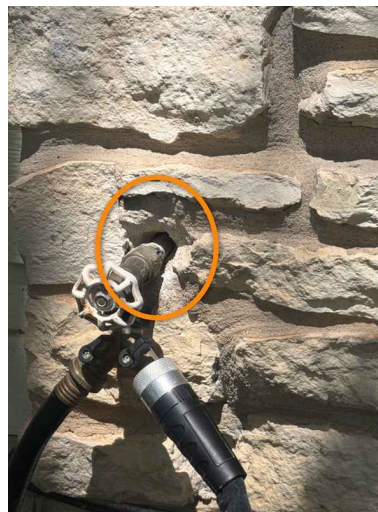
Multiple Locations Around the Home

Exterior caulk/sealant improvements are recommended. Trim around the house, at transitions, windows, siding/expansion joints, wall penetrations and similar areas should be adequately caulked/sealed to prevent water intrusion in those areas.

Recommendation: Contact a handyman or DIY project



Right Side Of Home



Front Of Home



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Back Of Home



Back Left Side Of Home



Back Of Home

3: FLASHING OVER GARAGE IMPROPERLY INSTALLED

The edge flashing over the garage was not properly installed and did not curve downward. This could allow moisture to get under the flashing and cause damage. We recommend repair/replacement of flashing.

Recommendation: Contact a qualified siding specialist.



4: GARAGE TRIM NOT CUT BACK

The bottom of the garage trim should be cut back so that it is not in constant contact with the ground. This could cause it to hold moisture and deteriorate more quickly. We recommend cutting it up some to prevent premature deterioration.

Recommendation: Contact a qualified carpenter.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



5: POSSIBLE WALL INSULATION MISSING

What appeared to be missing wall insulation was observed in one or more areas. We recommend further evaluation to ensure wall cavity has been properly insulated.

Recommendation: Contact a qualified insulation contractor.



Primary Bedroom



Primary Bedroom



Living Room

6: OPENINGS NOT SEALED

There are one or more exterior wall openings/holes that are not sealed. These openings/holes should be sealed to help prevent moisture and/or pest intrusion in those areas.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Front Of Home

7: SIDING DETERIORATION

Siding was observed to be deteriorated in areas. Recommend replacement of affected areas.

Recommendation: Contact a qualified siding specialist.



Roof level



Back Left Side Of Home

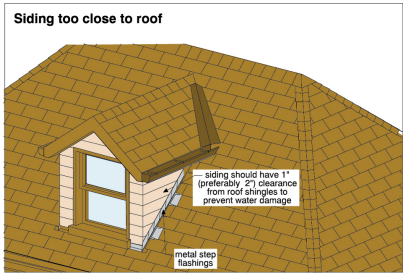
8: SIDING TOUCHING ROOF

Siding was observed to be in contact with the roof surface. There should be 1-2 inches of separation between the siding and the roof surface. Any trim that is in contact with the roof's surface could potentially allow moisture to wick into it and cause premature deterioration.

Recommendation: Contact a qualified siding specialist.

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

I	NI	NP	D
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9: TUB/SHOWER GROUT/CAULK REPAIR NEEDED

Areas of the caulking/grout in the tub/shower(s) are missing/deteriorated or in need of repair. In order to prevent water intrusion, I recommend having this evaluated and repaired as necessary by a qualified tile contractor.

Recommendation: Contact a qualified tile contractor



Hallway Bathroom



Hallway Bathroom

I=Inspected

NI=Not Inspected

NP=Not Present

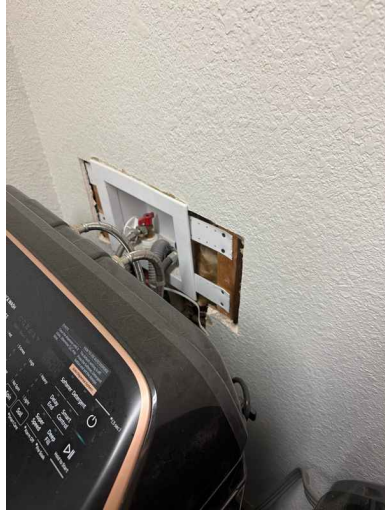
D=Deficient

I	NI	NP	D
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10: UNFINISHED WORK

The appeared to be areas of unfinished work throughout the home. We recommend repair/completion of work.

Recommendation: Contact a qualified professional.

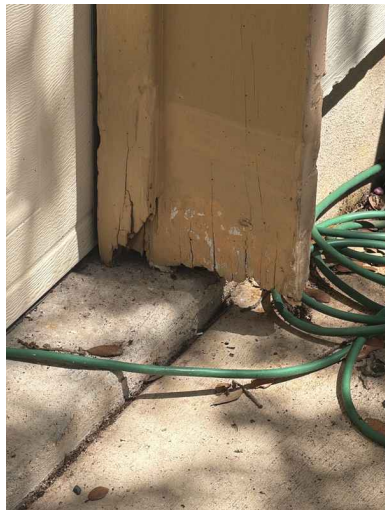


Laundry Room

11: WOOD DETERIORATION-EXTERIOR

Wood deterioration was observed in one or more areas. Recommend repair/replacement by a qualified contractor.

Recommendation: Contact a qualified siding specialist.



Front Of Home

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

Ceilings and floors are inspected for deficiencies related to structural performance or water penetration. The cosmetic condition of ceilings and floors is not reported on.

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

I	NI	NP	D
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1: FLOOR - CRACKED TILE

One or more cracks was observed in the tile. Recommend repair or replacement.

Recommendation: Contact a qualified flooring contractor



Kitchen

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

Comments:

1: DOORS NOT INSTALLED

There were no installed doors in the referenced areas(s). We recommend installing doors as needed.

Recommendation: Contact a qualified door repair/installation contractor.



Pantry



Bedroom 1

2: RUBS FRAME

Door rubs the frame. This could indicate settlement in that area. Recommend repair.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Recommended DIY Project



Front entry closet



Bedroom 1

3: DOOR DID NOT OPEN

The right side double door at the living room did not open. Recommend further investigation.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ H. Windows

Comments:

DIRTY WINDOWS:

Windows were dirty at time of inspection. This could limit our ability to accurately check for failed seals or cracks. We recommend checking windows thoroughly after windows are cleaned.

UNABLE TO TEST - ACCESS:

The windows in the reference area(s) were blocked/ not accessible and not able to be tested.

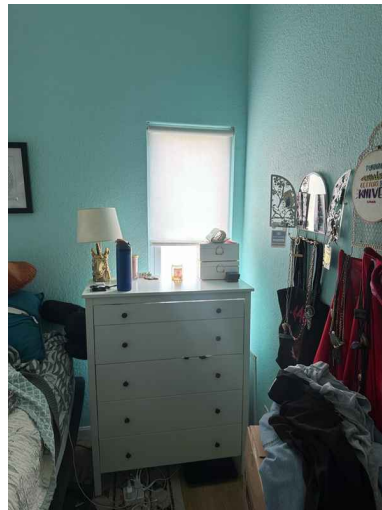
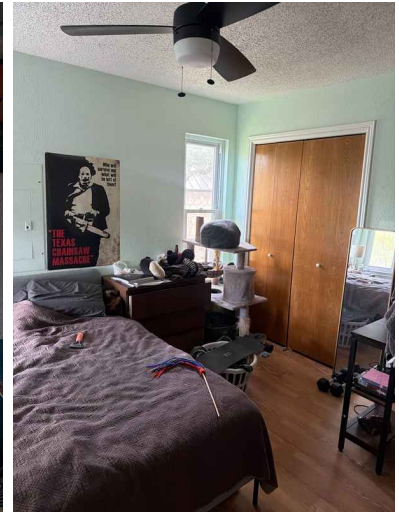
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: BALANCE REPAIR RECOMMENDED

The referenced window(s) had balance deficiencies present. Balances are the mechanisms that allow the window sash to open and close with ease, as well as keeping windows in the open position without falling. We recommend a window professional repair, clean, lubricate, or adjust as necessary.

Recommendation: Contact a qualified window repair/installation contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

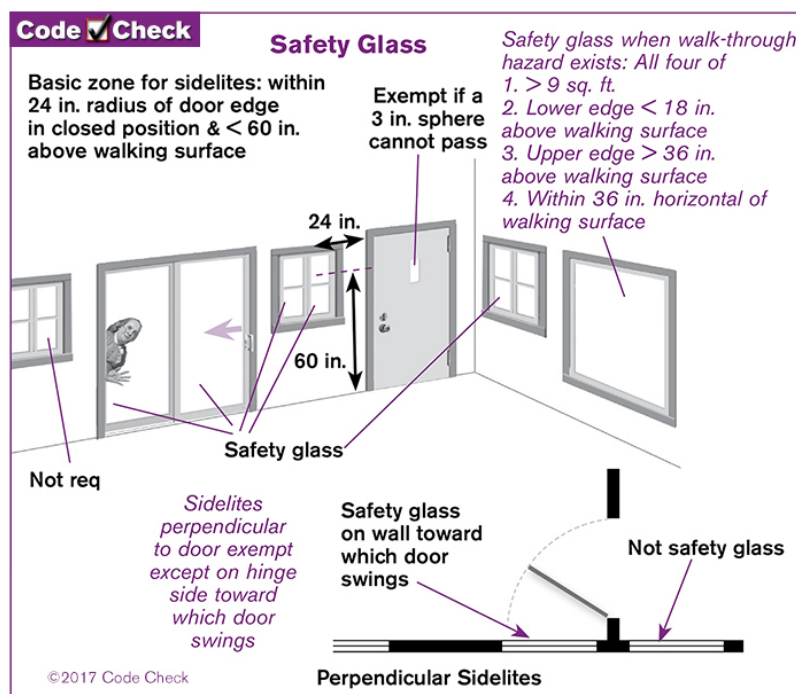
I NI NP D



Upper sash balance damaged

2: SAFETY GLASS REQUIREMENT NOT MET**▲ Safety Hazard/Significant Defect**

Safety glass (Tempered) was not observed in a required location. This is a safety issue and should be corrected by a qualified person. Photo below shows areas where safety glass is required.



Recommendation: Contact a qualified window repair/installation contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

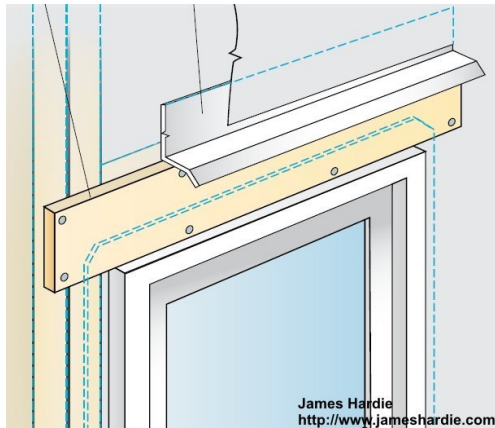
I	NI	NP	D
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Front entry door

3: Z-FLASHING LACKING

There are no separate metal drip cap flashings over the windows or any associated horizontal window trim. Often no problem is created by the lack of flashings, depending on any integral flashings that are built into the windows and how well the horizontal surface is installed and sealed (caulked). We recommend to inspect and install.



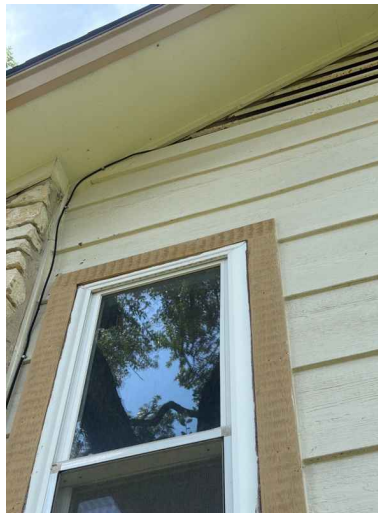
Recommendation: Contact your builder.

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

I	NI	NP	D
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Right Side Of Home



Right Side Of Home



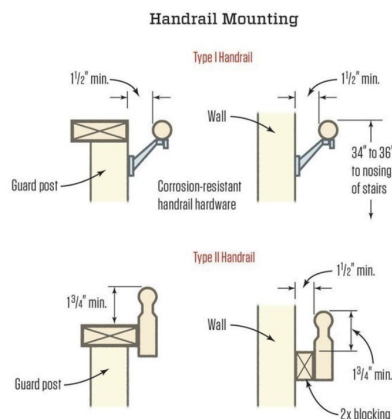
Left Side Of Home

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

Comments:

1: HANDRAIL NOT GRASPABLE

The handrail was not "graspable" by today's standards. Handrails are recommended to meet certain sizes, shapes, and clearances from walls, so they can be adequately grasped for safety while traversing the stairway. Upgrades are recommended to be performed to the handrail as needed for safety by a qualified person.



Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: HANDRAILS-IMPROPER TERMINATION

Handrails are required to terminate in a newel post or return to the wall. The interior stairs did not return to the wall.

Recommendation: Contact a qualified professional.



3: OPEN RISERS PRESENT

There were "open risers" present between the stair treads that created an opening greater than 4 inches. This is a potential trip hazard and/or a child's leg could be caught in the opening. Current safety standards require that the risers are closed off, or designed in a way to prohibit the passage of a 4 inch sphere through them. Safety upgrades or modifications are recommended to be conducted here by a qualified person.

Recommendation: Contact a qualified professional.

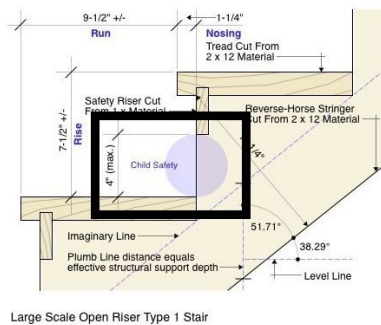
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



4: STAIRS GUARDRAIL OPENING GREATER THAN 4"

The guard rails on the stairs had spacing present that would allow the passage of a 4 inch sphere. Current safety standards require that guardrails be designed as to not allow the passage of a 4 inch sphere through them. Safety upgrades or modifications are recommended to be conducted here by a qualified person.



☒ ☐ ☐ ☒ J. Fireplaces and Chimneys

Comments:

ONLY VISIBLE AREAS OF CHIMNEY/FLUE INSPECTED:

Only visible areas of the chimney and flue are inspected. No observable deficiencies were noted unless outlined below. Problems may exist that are not visible to the inspector and if you have concerns, a qualified chimney contractor should be called to further investigate.

1: CHIMNEY CAP NOT SLOPING AWAY

The chimney cap should slope away to shed water away and off the sides of the chimney. The current configuration could allow water to sit on the chimney cap and cause rust, eventually deteriorating the cap. Water intrusion can result. Recommend repair or replacement.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified chimney contractor.



Stains from water pond

2: FIREBOX CRACK(S) OBSERVED

The brick lining of the fireplace was cracked in one or more places, which could lead to chimney damage, overheating of chimney components, and/or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair prior to first use.

Recommendation: Contact a qualified fireplace contractor.



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

Comments:

1: GUARDRAIL SPACING EXCEEDED

The guard rails had spacing present that would allow the passage of a 4 inch sphere. Current safety standards require that guardrails be designed as to not allow the passage of a 4 inch sphere through them. Safety upgrades or modifications are recommended to be conducted here by a qualified person.

I=Inspected

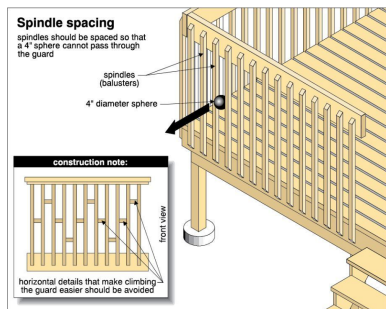
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

Recommendation: Contact a qualified deck contractor.



2: PATIO COVER ATTACHED TO FASCIA

The patio cover was observed to be attached to the fascia board. It is unknown if the fascia board was properly attached to the rafters to provide it with structural strength to support the weight of the patio cover. We recommend further evaluation.

Recommendation: Contact a qualified structural engineer.



3: POST-BEAM CONNECTION LACKING BOLTS

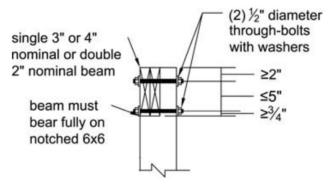
The deck beam was properly resting on the support posts however the connection was not properly bolted together. We recommend through bolts be added by a qualified professional to properly attach beams to post as per DCA-6 deck construction guidelines.

Recommendation: Contact a qualified deck contractor.

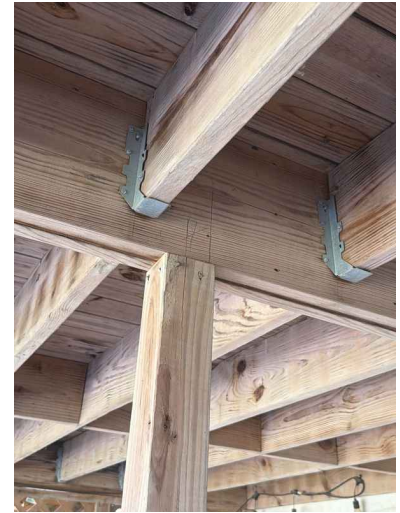
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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Post-to-Beam Attachment Requirements.



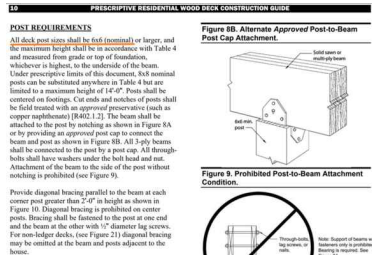
Post to Beam Connection



4: POST-UNDERSIZED

Posts were observed to be undersized at areas of the deck. All deck posts should be 6"x6" or larger in order to properly support the deck. We recommend having the deck evaluated and addressed by a qualified deck contractor.

Recommendation: Contact a qualified deck contractor.



4x4 post

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Comments::

Notes: Main entry wiring, the first electrical disconnect/panel after the meter, and grounding system comprise the service entrance. Loose or damaged electrical components should be considered safety hazards.

Change of Occupancy: Breaker labeling may not always be accurate. Verify labels before starting any electrical repair. Electrical upgrades may require a permit from local municipality having jurisdiction. For optimum safety all electrical repairs should be made by licensed electricians.

Inspection Notes: The inspector does not determine sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. Breakers are not operated and accuracy of labeling is not verified.

Note on Electrical:

Note: The electrical systems and components of a home are dangerous and should only be worked on by licensed professionals. Injury or death may result by attempts at correction by those without proper qualifications. Electrical codes change from time to time and things that were not required in the past, may now be required. When electrical deficiencies are found, even minor ones, we recommend a licensed electrician be called to further inspect and make necessary repairs/improvements.

Photos of Electrical Panels:



Main Electrical Panel



Main Electrical Panel



Main Electrical Panel

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

I	NI	NP	D
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Exterior Sub Panel



Exterior Sub Panel



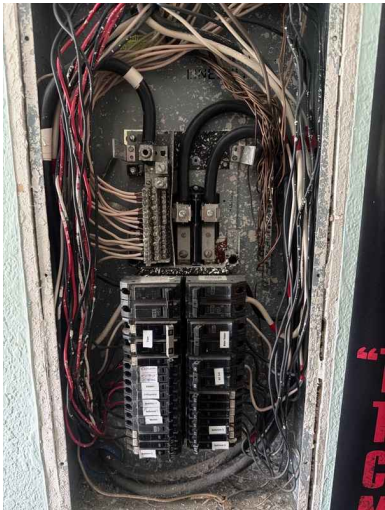
Exterior Sub Panel



Interior Sub Panel



Interior Sub Panel



Interior Sub Panel

Box Rating and/or Main Disconnect Rating: 200 Amp



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

Main Service Disconnect

Does HVAC Breaker Match Condenser Requirements?: Yes, Unable to Determine (Panel not labeled) - Verification that the correct breaker size was installed based on what the data plate at the HVAC Condenser allows.



Manufacturer Max allowed 35 amp circuit breaker



30 amp circuit breaker installed

Further Evaluation Recommended:

A full evaluation of the home's electrical system is recommended to be performed by a licensed electrician prior to the expiration of any option periods and/or closing. The reasons for this recommendation are included but not limited to the items noted in subsequent sections of this report.

1: AFCI DEFICIENCIES OBSERVED**⚠️ Safety Hazard/Significant Defect**

AFCI (Arc Fault Circuit Interrupt) device protection was not present or faulty. AFCI is required by **current building standards**, for all 15A and 20A, 120V circuits in the appropriate locations. AFCI's are electrical breakers specially designed to protect against fires caused by arcing faults in the homes wiring created by damaged, improperly installed, deteriorated, or worn electrical plugs, cords, and/or branch circuit conductors. AFCI's are currently required on all receptacles in residential family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and similar rooms or areas as of 2011. Dual function breakers that provide both AFCI and GFCI protection are now available for use in homes. This may not have been required when this home was built as it wasn't added to the National Electric Code until 1999. Homes built prior to this, and even in 1999 may not have AFCI functionality.

Although this is a common find with older homes, the current **TREC standard of practice requires inspectors** to indicate that a deficient condition exists if arc fault protection is not in all the required places regardless whether or not it was required at the time of construction.

While you are not required to update the current breakers to AFCI, the option is available if you desire the additional safety of modern circuit breakers.

NOTE: The AFCI coverage observed (or lack of) was typical/standard for the period of construction.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

**AFCI****GFCI**

Interior Sub Panel

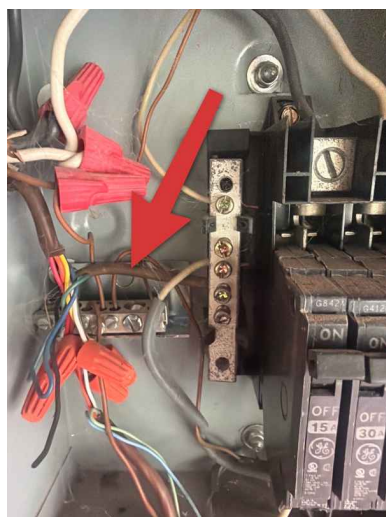


Exterior Sub Panel

2: GROUNDS AND NEUTRALS NOT SEPARATED IN SUB PANEL**▲Safety Hazard/Significant Defect**

Sub-Panel grounds and neutrals were not properly separated. The ground wires and neutral wires should be separated at sub-panels with neutrals on their own separate bus bar, and grounds on a bar connected to the cabinet to bond it. When neutrals and grounds are connected together at subpanels, current will have alternate paths of travel and could run through the ground wires, panels, piping or other bonded components and could pose shock hazards. Although the sub-panel may be functional, it does not meet current National Electric Code standards and should be further evaluated by a licensed electrician.

Recommendation: Contact a qualified electrical contractor.



Exterior Sub Panel

3: GROUNDING NOT OBSERVED**▲Safety Hazard/Significant Defect**

The main panel did not appear to be grounded. This can be done by running a #6 AWG copper wire at the main panel and connecting it to a ground rod, or to the rebar in the slab (UFER). Grounding of the electrical

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

system provides a pathway for any excess current (such as with a lightning strike or power surge) to return to ground (earth). Without it, conductive surfaces like metal could become energized and deliver a shock. Recommend further evaluation by a licensed electrician to ensure proper grounding of this home's electrical system.

Recommendation: Contact a qualified electrical contractor.



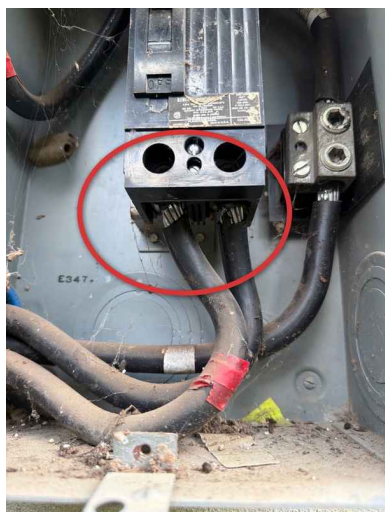
Main Electrical Panel

4: LOAD TERMINATION BARRIERS NOT PRESENT

▲Safety Hazard/Significant Defect

Barriers were not observed on the service load terminations in the electrical panel. This was not a requirement until 2020 so this home may predate this standard. According to these new requirements, barriers should be placed in service equipment such that no uninsulated, ungrounded service busbar or service terminal is exposed to inadvertent contact by persons or maintenance equipment while servicing load terminations. For increased safety, we recommend these be added by a licensed electrical contractor.

Recommendation: Contact a qualified electrical contractor.



Main Electrical Panel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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5: PANEL/BREAKER LABELING

The legend for the electrical panel was missing, incomplete, or incorrect. A proper legend is required so that breakers are properly labeled, ensuring correct circuits are shut off in case of the need of service, etc. Properly labeling the breakers is recommended to be conducted by a licensed electrician.

Recommendation: Contact a qualified electrical contractor.



Interior Sub Panel

6: WIRES NOT PROPERLY IDENTIFIED

Wires were observed to missing correct identification.

1. Red/Black is reserved for Hot (Ungrounded Conductors).
2. White/Gray is reserved for Neutral (Grounded Conductors).
3. Green/Bare wire is reserved for ground wires (EGC or Equipment Grounding Conductors).

We recommend a licensed electrician properly identify wires where incorrect.

Recommendation: Contact a qualified electrical contractor.

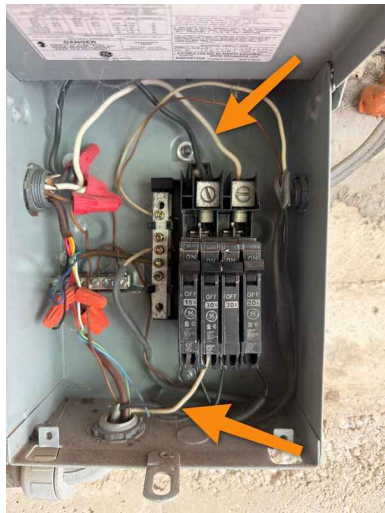
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Exterior Sub Panel

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

Type of Wiring: Romex, Copper

Comments:

Notes: The majority of branch circuit wiring is inaccessible.

Change of Occupancy: Wiring connections can loosen with time and use. Changes or additions to electrical circuits should be performed by a knowledgeable homeowner or licensed electrician. Electrical upgrades may require a permit.

Inspection Notes: Only readily accessible electrical receptacles are tested. Security and alarm systems are not within the scope of this inspection. Evaluation of auxiliary, low voltage, electric or electronic equipment (e.g., TV, doorbell, cable, lightning protection, surge protection, low voltage lighting, intercoms, etc.,) is not performed as part of a standard home inspection.

CARBON MONOXIDE ALARM LOCATIONS: Not present where required -

Verification that CO alarms were observed immediately outside all bedrooms and on each floor when gas appliances are present or when the home has an attached garage.

SMOKE ALARMS PRESENT?: Not Present in all required locations -

We always recommend changing the batteries on all smoke alarms and testing at move in.

BATHROOM GFCI RESET LOCATION: Master Bathroom, Hallway Bathroom

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

I	NI	NP	D
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Hallway Bathroom



Primary Bathroom

1: GFCI NOT OBSERVED WHERE CURRENTLY REQUIRED

▲Safety Hazard/Significant Defect

Laundry Room, Attic w/HVAC or Water Heater -

GFCI protection was not observed as required by current building standards in one or more required locations. GFCI protection is currently required on all receptacles in bathrooms, laundry rooms, kitchens, garages, outdoors, within 6' of a sink, tub, shower, and in attics with HVAC equipment installed. This includes 240/250V receptacles. One or more of these may not have been required when this home was built. Although bringing a home up to current building standards is not required, the Texas Real Estate Commission requires home inspectors to communicate any GFCI deficiencies to buyers and we recommend improving when possible for increased safety.

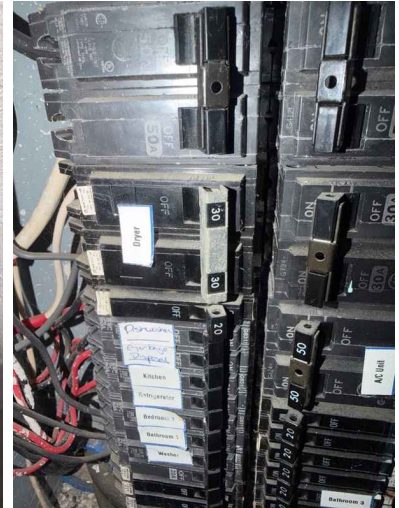
Recommendation: Contact a qualified electrical contractor.

Location	NEC 2008	NEC 2011	NEC 2014	NEC 2017	NEC 2020
Family Rooms	AFCI	AFCI	AFCI	AFCI	AFCI
Dining Rooms	AFCI	AFCI	AFCI	AFCI	AFCI
Kitchens - 120V Receptacles	GFCI	GFCI	AFCI	AFCI	AFCI
Kitchens - 250V Receptacles	TM	TM	TM	TM	GFCI
Bedrooms	AFCI	AFCI	AFCI	AFCI	AFCI
Living Rooms	AFCI	AFCI	AFCI	AFCI	AFCI
Garage - 120V Receptacles	GFCI	GFCI	GFCI	GFCI	GFCI
Garage - 250V Receptacles	TM	TM	TM	TM	GFCI
Screened	AFCI	AFCI	AFCI	AFCI	AFCI
Porches	AFCI	AFCI	AFCI	AFCI	AFCI
Libraries	AFCI	AFCI	AFCI	AFCI	AFCI
Dens	AFCI	AFCI	AFCI	AFCI	AFCI
Recreation Rooms	AFCI	AFCI	AFCI	AFCI	AFCI
Closets	AFCI	AFCI	AFCI	AFCI	AFCI
Hallways	AFCI	AFCI	AFCI	AFCI	AFCI
Laundry Areas - 120V	GFCI	GFCI	AFCI	AFCI	AFCI
Laundry Areas - 250V	TM	TM	TM	TM	GFCI
Basements	GFCI	GFCI	GFCI	GFCI	AFCI
Bedrooms	GFCI	GFCI	GFCI	GFCI	GFCI
Dishwasher	TM	TM	AFCI	AFCI	AFCI
Outdoor Outlets* (i.e. A/C unit)	TM	TM	TM	TM	GFCI
Sump Pump	TM	TM	TM	TM	GFCI
Outdoor Receptacles - 120V	GFCI	GFCI	GFCI	GFCI	GFCI
Outdoor Receptacles - 250V	TM	TM	TM	TM	GFCI

TM = Thermal-Magnetic Breaker
 GFI = GFI-Circuit Breaker
 GFCI = Ground Fault Circuit Interrupter
 1. GFCI protection required for receptacles within 6' of sink (i.e. bathroom, kitchen, laundry, etc.)
 2. Unfinished basements
 3. Where the receptacle is installed within 6' of the outside edge of the sink
 4. Example of outdoor outlet loads (120V) to ground or less, 50A or less, singlephase are Air Conditioner unit, Electric A/C unit, etc.
 Refer to the appropriate section of the NEC for further details on the specific requirements.



Laundry Room



Dryer branch circuit not GFCI protected

2: SMOKE ALARMS MISSING/DEFECTIVE

▲Safety Hazard/Significant Defect

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Not present at all bedrooms -

Smoke detectors were either missing or defective at time of inspection. See checkboxes for more information. Functional smoke detectors are required in all sleeping rooms, outside of all sleeping rooms, and on each floor for safety. Yellowing smoke alarms indicate age as they are designed to yellow as they get older. Beeping smoke alarms indicate a possible battery needing to be replaced. We recommend corrections be made by a qualified electrician for reasons of safety.

Recommendation: Contact a qualified electrical contractor.

3: 3 PRONG DRYER OUTLET

⚠️ Safety Hazard/Significant Defect

A 3 prong dryer outlet was observed in this home. In 1996, the National Electric Code changed to require new homes to have 4-prong outlets for electric clothes dryers. This helped remove the potential for electrical shock.

Recommendation: Contact a qualified electrical contractor.



4: CARBON MONOXIDE DETECTOR MISSING WHERE REQUIRED

⚠️ Safety Hazard/Significant Defect

A carbon monoxide alarm was not observed in one or more required locations in the home. These are required when there are gas appliances present or when there is an attached garage. They should be installed outside every sleeping room in the immediate vicinity of the bedroom and on each level. The absence of a working CO alarm is a safety hazard. We recommend installation of a functional CO alarm in all required locations as soon as possible.

Recommendation: Contact a qualified electrical contractor.



5: ELECTRICAL DISCONNECT MEANS NOT PROPER

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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▲Safety Hazard/Significant Defect

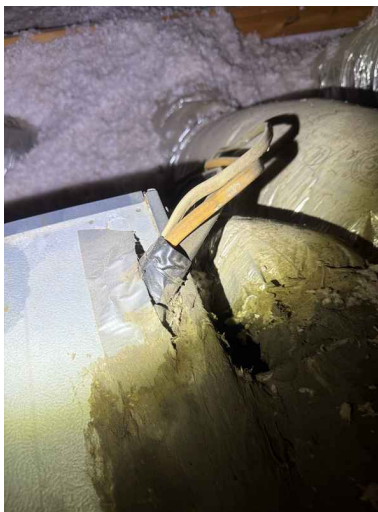
Furnace, Water Heater -

There was no electrical shutoff within sight of the referenced appliance and no locking mechanism on the breaker. Major appliances should have a disconnect that is visible (within 50 ft and in sight) so that power can be safely turned off for service or maintenance. If the referenced appliance breaker is not within sight, it must be capable of being locked in the off position at the panel. The reasoning is so that a technician is able to turn off the power to safely service it.

Recommendation: Contact a qualified electrical contractor.



No service disconnect at water heater



No service disconnect at furnace

6: EXPOSED WIRING**▲Safety Hazard/Significant Defect**

Multiple Locations Around the Home

Exposed wiring was present at the home that was not in conduit, and is therefore subject to physical damage. The only areas that wiring can be exposed are in attics or in wall cavities. It must be protected where it passes through the wall or when installed outside. The installation of conduit to protect this wiring is recommended by a licensed electrician.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Back Of Home

7: EXTENSION CORDS USED AS PERMANENT WIRING

Extension cords were observed being used as permanent wiring. The National Electrical Code (NEC) does not allow extension cords in lieu of permanent wiring. If equipment is powered from an extension cord for more than 30 days, permanent solutions should be installed.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D
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8: EXTERIOR RECEPTACLE(S) MISSING BUBBLE COVER

Exterior electrical receptacles in locations that are not covered by a porch covering/roof should have weather tight bubble covers. One or more receptacles in such locations were missing proper bubble cover.

Recommendation: Contact a qualified electrical contractor.



Back Of Home



Back Of Home



Back Of Home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

9: IMPROPER WIRE IN WET LOCATION

There were conductors that are not rated for wet locations installed in a wet location. Modern building standards consider raceways and conduit in the exterior to be wet locations. Only cables approved for wet locations should be run through exterior conduit. We recommend further evaluation and repair as necessary by a licensed electrical contractor.

Recommendation: Contact a qualified electrical contractor.



Non-weathertight junction box used at exterior, Back Of Home

10: LIGHT INOPERABLE

The light in the referenced area(s) did not operate as intended. It could be due to a burned out bulb or an electrical issue. We recommend further evaluation by a licensed electrician prior to closing.

Recommendation: Contact a qualified electrical contractor.



Kitchen

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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11: LIGHT COVER MISSING/DAMAGED

One or more lights had a missing/damaged protective cover. We recommend adding a cover to protect the bulb and to minimize accidentally coming in direct contact with bulbs.

Recommendation: Contact a handyman or DIY project



Back Of Home



Attic

12: RECEPTACLES NOT PRESENT WHERE CURRENTLY REQUIRED

▲Safety Hazard/Significant Defect

At HVAC/Water Heating Equipment -

Receptacles were observed to not be present at currently required areas. This home may pre-date this standard.

1. Bedrooms should have receptacles spaced so that no point along any wall is more than 6 feet away from a receptacle.
2. Bathrooms should have a receptacle within 3 feet of sinks.
3. Kitchen countertops should have a receptacle every 4 feet and on each wall to properly accommodate appliances
4. Hallways over 10' long
5. A receptacle is required near HVAC/Water Heaters for servicing
6. A receptacle should be located at the front and rear of the dwelling that is readily accessible from grade. (Not more than 6.5 ft. above grade level).

Improvements may need to be made so that occupants have enough receptacles for use. The use of extension cords is discouraged. If improvements are desired, a licensed electrician should be consulted.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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HVAC exterior condenser

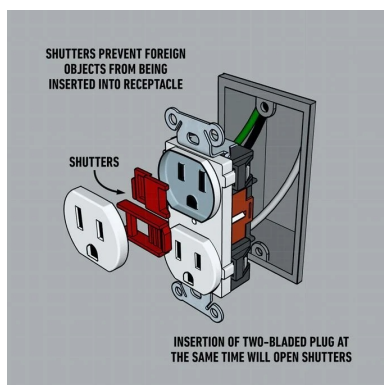


Attic

13: TAMPER RESISTANT RECEPTACLES NOT PRESENT**▲Safety Hazard/Significant Defect**

Tamper resistant receptacles were not observed in the home. In the 2008 edition of the NEC is when tamper resistant receptacles were added. This home may predate this requirement. TREC SOP's require us to comment on the lack of tamper resistant receptacles and mark it as a deficiency when not present, regardless of when the home was constructed. If improvements are desired, a licensed electrician should be called to provide cost estimates.

Recommendation: Contact a qualified electrical contractor.


☐ ☐ ☒ ☐ **C. Other**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

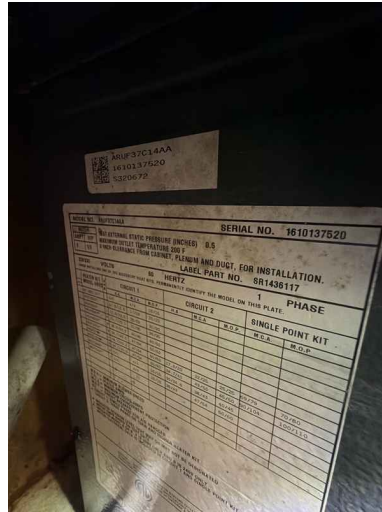
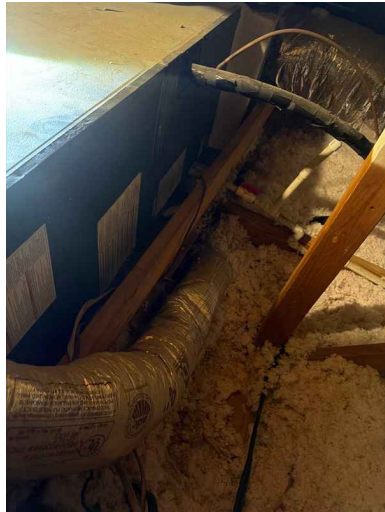
☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Electric

Comments:

Photo of Unit & Data Plate:

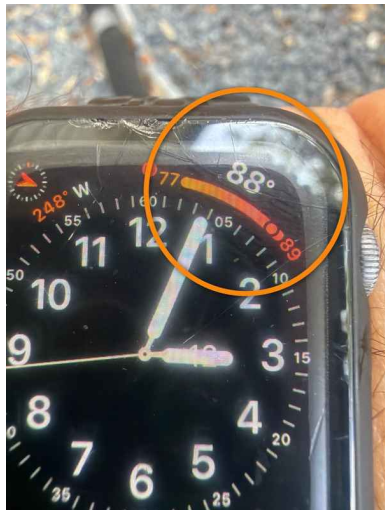


Manufacturer: US Alumicoil

Year of Manufacture: 2016

NOT OPERATED DUE TO AMBIENT TEMP:

The heat pump was not operated due to the exterior temperature being above 70 degrees. Operating them when temperatures exceed 70 degrees could damage the systems.



1: CONDENSATION OBSERVED

Condensation was observed at the furnace. This could be caused by an air leak somewhere near this area or improper venting. We recommend a licensed HVAC technician be called to further evaluate and repair as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

Recommendation: Contact a qualified HVAC professional.



Furnace and evaporator located in attic

2: ELECTRICAL WIRING NOT PROTECTED INTO FURNACE

The wiring supplying power to the furnace was not protected where it entered the unit. The vibration of the unit could cause the wires to be damaged. Recommend adding a bushing to better protect wiring as they enter through the metal cabinet.

Recommendation: Contact a qualified electrical contractor.



3: INADEQUATE CLEARANCE IN FRONT OF UNIT

Appliances should have a 30 inch by 30 inch clearance in front of the appliance for servicing and inspection. This was not present in front of this unit.

Recommendation: Contact a qualified professional.

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

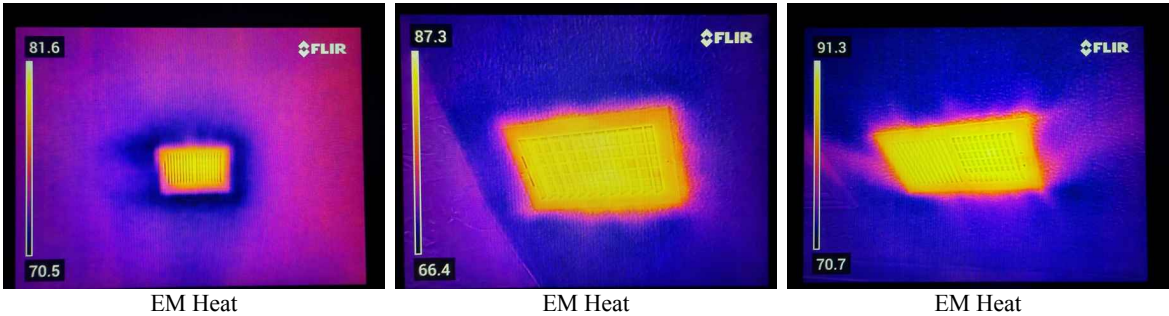
I	NI	NP	D
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4: INSUFFICIENT HEAT - AUX/EM HEAT MODE

The air temperature at supply registers for heat pumps in auxiliary heat or emergency heat mode typically ranges between 105° to 120° F in this mode. This temperature was not achieved when the Em Heat was run at today’s inspection. We recommend further evaluation by a licensed HVAC technician.

Recommendation: Contact a qualified HVAC professional.



Heat Pump vs Auxiliary Heat: Supply Register Temperature Reference		
Mode	Typical Supply Temp	Notes
Heat Pump (above 40°F outdoor temp)	80°F – 90°F	Normal operation; feels warm but not hot.
Heat Pump (30°F to 40°F outdoor temp)	80°F – 90°F	Slightly cooler air; still heating effectively.
Heat Pump (below 30°F outdoor temp)	75°F – 85°F	May feel lukewarm; less efficient.
Auxiliary Heat (Electric)	100°F – 120°F	Hot air; backup heat strips engaged.
Auxiliary Heat (Gas)	120°F – 130°F	Feels like traditional furnace heating.

☒ ☐ ☐ ☒ **B. Cooling Equipment**
Type of Systems: Heat Pump
Comments:
Photo of Unit & Data Plate:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Manufacturer: Goodman

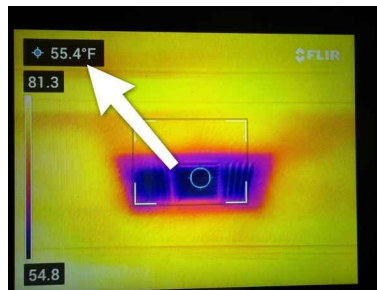
Year of Manufacture: 2017

Temperature Differential within Range:

The cooling equipment was inspected according to today's Texas Standards of Practice and was performing as intended at the time of inspection. Taking temperature differential readings are the fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered to be approximately between 15-22° Fahrenheit measured between the return air and conditioned air. Today's measurements fell within that range.



Return



Supply

HVAC Condensate Drain info:

The HVAC units pull moisture out of the air as they work by the process of condensation. They need to get rid of this moisture somehow which is why they have condensate drains. Units have a primary condensate drain as well as a secondary drain system. Should something happen to the primary drain (such as a clog), the condensation will be expelled via the secondary drain. This drain should be conspicuously located so that occupants can see it. If water is ever dripping from this drain, there is a problem and an HVAC technician should be called. Some units will have a "Float Switch" instead of or in addition to the secondary condensate drain. The float switch works by shutting off the unit to prevent further condensation from forming. The unit turning off and not cooling the house is the indicator to have it evaluated by an HVAC technician.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Secondary Condensate Drain at Back
Of Home

Type of Refrigerant: R-410A



R-410A System Note:

The HVAC system is labeled for R-410A refrigerant. This refrigerant type is being phased down in favor of newer refrigerants such as R-454B. Any defects observed are noted in the subsequent section. Future replacement may involve updated refrigerants. This refrigerant can continue to be used if already present however when the system needs to be recharged, replacement may be necessary. If you have further questions regarding this, we recommend contacting an HVAC technician.

1: SUCTION LINE NOT SEALED AT EVAPORATOR CABINET

The suction side refrigerant pipe insulation is not sealed to the cabinet. This is the larger pipe. This condition will allow the pipe to sweat and drip into the overflow pan and surrounding areas causing rust and deterioration over time. We recommend sealing the insulation to the cabinet for improved performance

Recommendation: Contact a qualified HVAC professional.

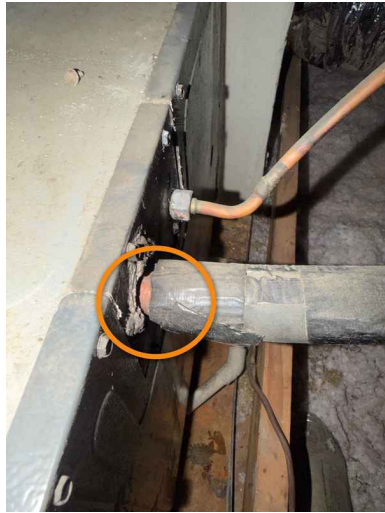
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: CONDENSER - DEBRIS INSIDE

Debris was observed inside the condenser unit. We recommend clearing out debris for improved performance.

Recommendation: Contact a qualified professional.



3: CONDENSER - PAD NOT ELEVATED 3 INCHES

Outdoor condensers be installed on a reasonably level surface raised at least 3 inches above ground level.

This is to help prevent excess water from reaching the lower part of the condenser and causing damage. We recommend elevating condenser at least 3 inches from the ground.

Recommendation: Contact a qualified HVAC professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

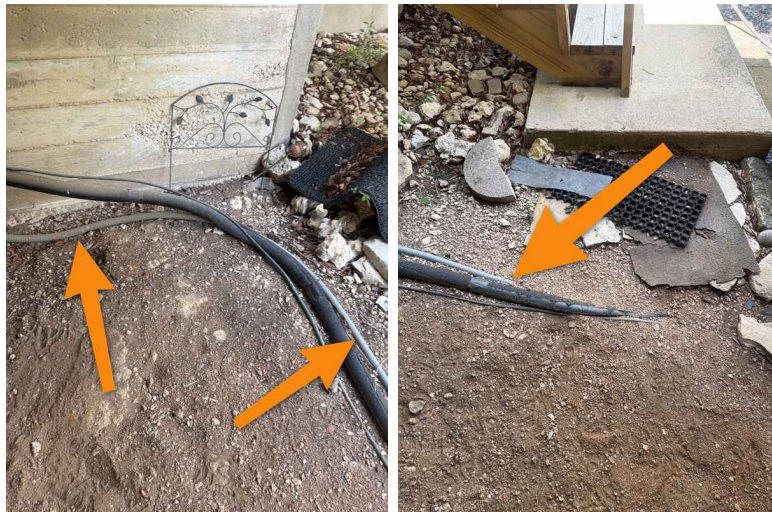
I	NI	NP	D



4: ELECTRICAL FEEDWIRE ATTACHMENT LOOSE

The securement piece was loose at the wall. Recommend reattachment.

Recommendation: Contact a qualified professional.



5: INSULATION MISSING/DAMAGED

Missing/damaged insulation was observed on the refrigerant line. Missing/damaged insulation on refrigerant line can cause energy loss and condensation. Recommend adding insulation to areas where it's missing.

Recommendation: Contact a qualified HVAC professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

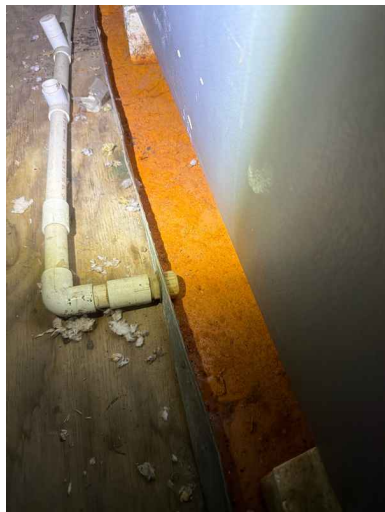
I	NI	NP	D



6: OVERFLOW PAN - RUSTED

The overflow pan that sits below the air handler in the attic was rusted. This could indicate previous problems with the unit as it may have leaked water into the pan at some point in the past. We recommend replacement of the pan as it could be damaged and not provide the proper protections should the unit leak again in the future.

Recommendation: Contact a qualified HVAC professional.



7: PRIMARY CONDENSATE DRAIN - NOT INSULATED

The portion of the primary condensate drain pipe that is exposed is not insulated. It is recommended that the pipe be insulated to prevent sweating and dripping into the attic.

Recommendation: Contact a handyman or DIY project

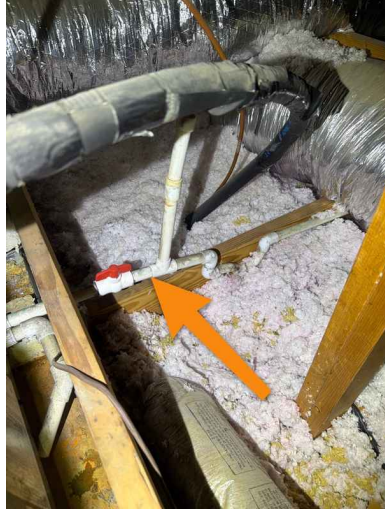
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

**8: REFRIGERANT LINES NOT PROTECTED AT EXTERIOR**

Refrigerant lines for the HVAC system were not installed in a manner that would prevent physical damage to the lines. Recommend evaluation and repair as needed by a licensed HVAC contractor.

Recommendation: Contact a qualified professional.



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

Comments:

Photo of Filter(s):

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Media Filter Note:**

A media filter is installed at the furnace equipment itself. Media filters are typically larger than normal filters and serve as a filter for the entire home. There is no need for any individual filters at any return grilles throughout the home and in fact, having them is discouraged as they could cause the unit to work harder to cycle air. Media filters should be changed every 4-6 months or slightly sooner if pets are in the home.

**1: DUCTWORK LEAKAGE**

HVAC ductwork was leaking air either through joints that have separated or damage. This could introduce moisture in this area and cause the heating/cooling systems to work harder/longer to heat/cool the home. We recommend a qualified HVAC technician evaluate the ductwork and repair/replace as needed.

Recommendation: Contact a qualified HVAC professional.

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

I	NI	NP	D
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☐ ☐ ☒ ☐ **D. Other**
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

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

Location of Water Meter: Exterior



Water meter located front right corner of property



Main Shutoff



Pressure Reducing Valve

Location of Main Water Supply Valve : Next to water meter

Static Water Pressure Reading: 50 PSI



Type of Supply Piping Material: Copper

Comments:

Video of Water Meter at End of Inspection:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

*Note on Plumbing:*

Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component**

1: EXTERIOR FAUCET - MISSING ANTI - SIPHON

One or more exterior hose bibs was not equipped with anti siphon device. These are designed to help prevent back siphon-age should something happen on the city side that causes a pressure drop. Recommend adding anti-siphon device by a licensed plumbing professional.



Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Front Of Home



Left Side Of Home

2: EXTERIOR FAUCET - MISSING FROST PROTECTION

The exterior hose bib was not insulated or otherwise protected from freeze/thaw cycles. Recommend insulation to prevent bursting during times where temperatures reach freezing.

Recommendation: Contact a handyman or DIY project



Front Of Home



Left Side Of Home

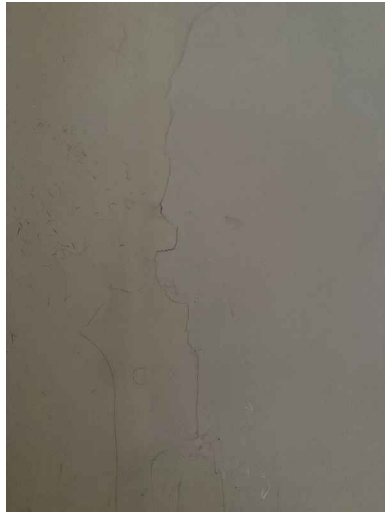
3: TUB / SHOWER / SINK- CRACKED / DAMAGED

Areas of the tub/shower/sink are cracked/damaged. In order to prevent moisture intrusion, I recommend having it evaluated and repaired/replaced as necessary by a licensed contractor.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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Hallway Bathroom



Hallway Bathroom

- ☒
 ☐
 ☐
 ☒ **B. Drains, Wastes, and Vents**
Type of Drain Piping Material: PVC



PVC

Comments:

The drain, waste, and vent system is inspected by running water through tubs and sinks and watching them drain, looking for leaks and performance. Per TREC SOP's, inspectors are not required to test bathtub overflows, clothes washing machine drains, & floor drains.

1: DRAIN STOPPER(S) MISSING/FAULTY

One or more drain stoppers was observed to either be missing or did not function properly to hold water in the sink/tub. We recommend repair for improved functionality.

Recommendation: Contact a qualified plumbing contractor.

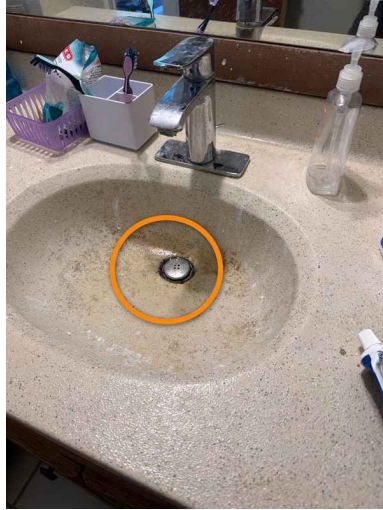
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Hallway Bathroom

2: OVERFLOW DRAIN NOT FUNCTIONING AS INTENDED

One or more overflow drains do not drain adequately when engaged. May be clogged or have debris inside. Recommend repair/replacement.

Recommendation: Contact a qualified plumbing contractor.



Primary Bathroom

3: P-TRAP NOT INSULATED IN EXTERIOR AREA

A P-Trap was observed to not be insulated in an area exposed to weather. P-Traps hold water and could be susceptible to freezing/bursting if not properly insulated. We recommend insulation of P-Traps in areas outside of the building envelope.

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D
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Under pier and beam elevated section

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

Energy Sources: Electric

Capacity: 50 Gallons

Comments:

Photo of Unit(s) & Data Plate(s):



Manufacturer: Whirlpool

Year of Manufacture: 2013

Photo of Water Temperature:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

**TPR Valve Information:**

A TPR valve was in place, and appeared functional. 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.

Older Unit: The water heating equipment appeared to be an older appliance at the end of its lifespan and the future life expectancy cannot be determined. The average lifespan of a water heater is 8-12 years depending on usage and other factors. Yearly maintenance and close monitoring for rust, leaks or other defects is recommended. You can continue to use and service the water heating equipment until replacement is necessary.

1: EXPANSION TANK NOT PRESENT

There is no expansion tank present on the unit. This is required when there is a pressure reducing valve at the water meter.

An Expansion Tank allows water to expand without causing problems



Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: OVERFLOW PAN - NOT PRESENT

The water heating equipment was installed without an overflow pan. Current building standards state that all water heaters should be equipped with an overflow pan with a drain that drains to the exterior of the structure if leaks would cause damage.

Recommendation: Contact a qualified plumbing contractor.



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

Comments:

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

Location of Gas Meter: Not Present

Type of Gas Distribution Piping Material: Not present

Comments:

Yellow CSST Visibly Bonded?: N/A

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwashers

Comments:

Dishwasher Information:

The dishwasher was operated by running a normal wash cycle. There may be other settings, but those were not tested. The unit's efficiency of cleaning dishes is not tested for. No deficiencies were observed with the unit unless otherwise noted in this report.

Photo of Dishwasher Showing Operation:



DISHWASHER FULL OF DISHES:

The dishwasher was full of dishes which prevented me from being able to fully inspect all areas of the racks for rust.

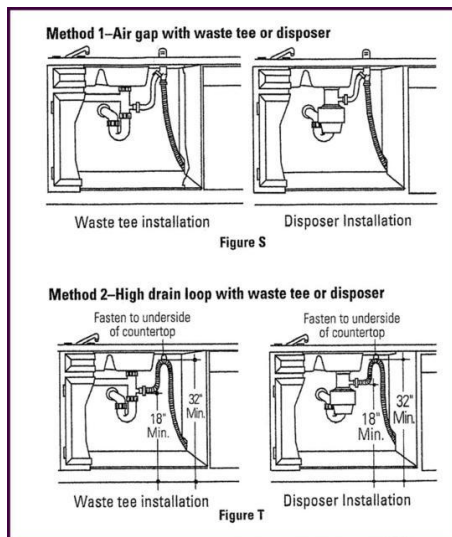


1: NO HIGH LOOP

Dishwasher did not have "high-loop" or air gap present. The purpose of a dishwasher air gap or high drain loop is to prevent back flow of water. The water can flow back into the dishwasher which will leave water in the bottom of the dishwasher. The high drain loop is also there to prevent improper drainage of water while the dishwasher is running. Image below shows the proper configurations of either an air gap or high loop.

Recommendation: Contact a handyman or DIY project

I	NI	NP	D
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2: NOT MOUNTED SECURELY

The dishwasher was not anchored securely to the cabinet/counter where it was installed. We recommend securing it for safety and so it doesn't shake/rattle during operation.

Recommendation: Contact a handyman or DIY project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

Disposer 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 in this report.

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

Comments:

Exhaust Fan Type: Exhausts to exterior



Range Hood Information:

The range hood/exhaust fan was inspected by operating normal controls and checking for proper operation. Visible and accessible ductwork is also inspected. If applicable surface lighting was also tested. The range hood/exhaust systems operated as intended at time of inspection unless otherwise noted below.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: LIGHT DID NOT WORK

The light on the range hood did not work when engaged. We recommend replacement of the bulb. If this doesn't solve the problem, an appliance repair person may need to further evaluate.

Recommendation: Contact a handyman or DIY project


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

Comments:

Oven/Range Energy Source: Electric

Heating Elements Information:

All of the heating elements on the range were turned to "High", and were functional at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.



Oven Information:

The oven was operated by placing into "Bake" mode at a setting of 350 Degrees. A temperature variance of +/-25 Degrees is acceptable. Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Location of Gas Shutoff: Not Present

☒ ☐ ☐ ☒ **E. Microwave Ovens**

Comments:

Microwave Information:

The microwave was tested using a "Magic Stick" radiation tester. This tester lights up when activated by microwave radiation. The microwave was found to be operating as intended at time of inspection.

Photo of Microwave Tester Showing Microwave is Operable:

1: INOPERABLE

The microwave oven was inoperable at time of inspection. We recommend a qualified appliance repair person further evaluate and repair.

Recommendation: Contact a qualified appliance repair professional.



2: PHYSICAL DAMAGE

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

I	NI	NP	D
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Physical damage was observed on the microwave however it appeared to be functioning properly. We recommend repair/replacement as needed.

Recommendation: Contact a qualified appliance repair professional.



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

Comments:

Mechanical Exhaust Vent 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. All bathroom mechanical exhaust vents were inspected to ensure they are properly terminated to the exterior of the home either through the roof or through sidewalls as required. Vents were terminated as required unless noted below.

1: IMPROPER TERMINATION-NOT VISIBLE

The mechanical exhaust piping should terminate to the exterior through the roof or side wall. There were no visible terminations for one or more bathroom vents either through the roof or at the side walls which indicates that they may terminate in the attic. The air that comes from bathrooms is typically more moist and if not properly terminated through the roof or sidewall to the exterior, it could end up in the attic and potentially cause moisture damage. Recommend further evaluation and repair as needed.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

Garage Door 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. The rollers, brackets, door panels, springs, and tracks were inspected looking for damage or loose components. The safety eye beam(s) were inspected by closing the garage door and "breaking" the path of the eye beam(s) to ensure the door auto-reversed properly. The pressure reverse is tested by manually obstructing it with our arm rather than placing a 2x4 laid flat at the bottom as this can cause damage. No reportable conditions were 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
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1: PRESSURE REVERSE NOT WORKING PROPERLY**▲Safety Hazard/Significant Defect**

The pressure reverse feature was not properly responding at time of inspection. This is a safety hazard to children and pets. The door should reverse when physically obstructed to prevent crushing type injuries. We recommend a qualified garage door contractor evaluate and adjust the sensitivity of the tensioner.

Recommendation: Contact a qualified garage door contractor.


☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

Dryer Energy Source: Electric

Dryer Vent 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. If it was visible through the attic, the dryer vent was inspected to ensure that it was metal smooth walled material. Flexible venting is only allowed from the dryer to the port in the laundry room and not permitted to pass through walls. No deficiencies were observed with the dryer vent at visible portions unless otherwise noted in this report.

1: INCORRECT DRYER VENT TYPE AT ROOF

The dryer vent at the roof was not the proper type. Dryer vents are different from bathroom/attic vents.

Whereas bathroom/attic vents can have a screen, dryer vents should have a damper. Using different vents could lead to lint build up inside which is dangerous and could cause fires. We recommend replacement of the vent as well as a duct cleaning as there may be lint buildup inside the ductwork currently due to the incorrect vent installation.

Recommendation: Contact a qualified roofing professional.

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

I	NI	NP	D
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Example: Photo not taken from this home.



2: IMPROPER TAPE USED AT JOINTS

The dryer vent was not properly taped at the joints. Dryer vent joints should be sealed with metal tape that meets the requirements of the Underwriters Laboratory UL-181, UL-181A or 181B. Regular cloth-backed duct tape should not be used because it can dry out and fail quickly.

Recommendation: Contact a handyman or DIY project



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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

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

Comments:

Number of Zones: 0

Backflow Device Present: No

Irrigation Shutoff Present: No

Rain Sensor Present: No