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Property Inspection Report

1234 Main St. Someplace, TX 77000

[Link to Web Report](#)

Property Size: 2092 sq ft

Property Year: 2024

Agent: Test Agent

Inspector: Dustin Orlando, MAC1971, TREC License #24513

Prepared For: SAMPLE REPORT

Order ID: 250226A

Inspection Date: 02-24-2098

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PROPERTY INSPECTION REPORT FORM

SAMPLE REPORT*Name of Client*

1234 Main St., Someplace, TX 77000

Address of Inspected Property

Dustin Orlando, MAC1971

Name of Inspector

2098-02-24

Date of Inspection

24513

*TREC License #**Name of Sponsor (if applicable)**TREC License #***PURPOSE OF INSPECTION**

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any times 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

General Comments:

INTRODUCTION:

Introduction: We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure. Inspection may be limited by vegetation and personal possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed. This report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that all appliances are tested in a normal mode only for a limited time for proper operation at time of inspection. Appliances 10 years of age and older have a limited life and could fail at any time. If there are concerns about appliances, we recommend that you have them checked by a specialist for the condition and possible life expectancy of the appliance.

Exterior Notes: Proper drainage and soil moisture contents should be maintained around the foundation to help minimize future foundation problems. Underground drainage systems are not inspected and should be maintained for proper drainage. Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can

have on structures. More damage has probably resulted from moisture and expansive soil than from most natural disasters. There should be gutters and downspouts with splash blocks installed that discharge water away from the building. In the past, we have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. Minor settlement or “hairline” cracks in driveways, walkways or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Tripping hazards may occur from uneven surfaces or gaps in pavement and should be addressed as needed. As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that although most roofs are walked by the inspector, some roofs may not be walked due to conditions existing which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Rain could make the surfaces of the roof too slippery to walk on safely. This may require the roof to be observed with the aid of a drone, from lower portions of the roof, the edge of the roof or the ground with binoculars. As such, our inspection may be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials. Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed, and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continuous moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result. Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home. Although rails are not required around drop-offs less than 30”, consider your own personal needs and those of your family and guests. By today’s standards, spindles at decks and steps should be spaced no more than 4” apart for the safety of children.

Interior Notes: Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas as the inspector may not move personal items. Note that cosmetic settlement cracks may not be noted in the report.

Electrical Notes: Note that only accessible GFCI outlets are tested and tripped. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Also, note that most electricians agree that smoke detectors are good for about 5 years, and the breakers in your panel box have an expected life of about 20 years. Therefore, if this home was built more than 20 years previous, consider having the panel box and breakers evaluated by a licensed electrician, as an overheated breaker can result in a structural fire. If your home does not have a carbon monoxide detector (few do!), we recommend making that investment. Any home that has a Bulldog Pushmatic, Sylvania, Zinsco or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to overheat and cause house fires. Unable to inspect underground services.

Heating / Air Conditioning Notes: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality and ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspector will test the heating and air conditioning system using the thermostat or other controls. Units are not inspected for cleanliness and/or rust. Recommend proper maintenance of the unit and filter. Units are not inspected for proper size or efficiency. A more thorough investigation of the system, including the heat (“firebox”) exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

Plumbing Notes: Bathrooms can consist of many features from hydrotherapy tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible, but some problems may be undetectable due to problems within the walls or under the flooring. Unable to test washer utility drains when appliances are connected. Sink and tub overflow drains are not tested for leaks during inspection. Water heaters are not tested for recovery rates or temperature. If a large tub is present recommend buyer test volume of hot water to tub. A 40-gallon water heater may not supply enough hot water to larger tubs. Ice maker lines are not tested.

Optional Devices Notes: Sprinkler controls are tested in manual mode only. Sprinkler rain/anti-freeze sensor is not tested. Pool equipment is checked in manual mode only. A pools shell should be considered a visual inspection only. Pool coatings are considered cosmetic and may not be noted unless conditions are severe. Ancillary equipment such as computer controls, chlorinators or other chemical dispensers, water ionization devices or conditioners are not inspected.

Occupancy: Unoccupied

 **Description:** This house was vacant/unoccupied at the time of inspection. Vacant and unoccupied houses present unique challenges for the home inspection, especially the piping and wiring systems which have not been subject to regular use prior to the inspection. While these systems can be tested during inspection, this one-time test is different than regular use and it is difficult to know how these systems will respond to regular use after the inspection. For example, plumbing traps may operate with no signs of leaks and then let go when being actively used for a few days. Shower pans may only leak when someone is standing in the shower and taking a shower. Seals for plumbing fixtures can dry up and leak when not in use. Sewer lines with roots may allow water flow, but then fail when waste and tissue are flushed; it can take a few days for that to backup. Please understand we are trying our best to look for clues of past or existing problems to paint a realistic best-guess as to the reliability of these systems during inspection.

 **Note:** This hot link provides access to the [National Association of Home Builders: Residential Construction Performance Guide.](#)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Comments:

Foundation Type: ☒ Post Tension

Opinion Required: No significant movement

 **Description:** There are no significant settlement cracks or movement noted at this time.

☒ ☐ ☐ ☐ **B. Grading**

Comments:

☒ ☐ ☐ ☒ **C. Roof Covering**

Comments:

Type(s) of Roof Covering: Architectural composition shingles

 **Description:** The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond.

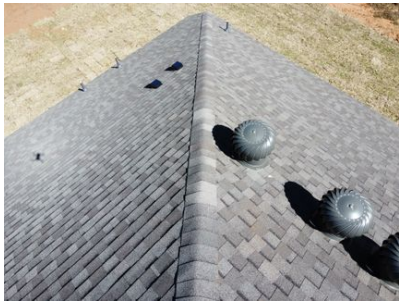
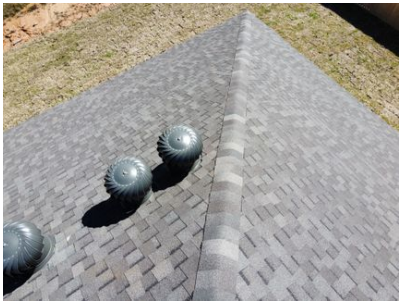
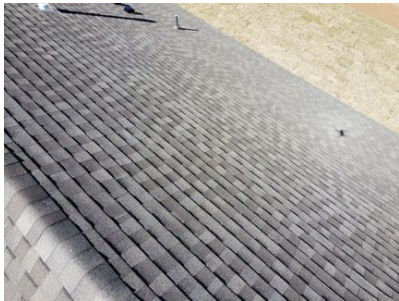
Viewed From: Drone

 **Description:** The roof was observed with pictures or video from a drone due to conditions existing which could be dangerous to the inspector, such as too high, or too steep of a roofing pitch. Rain water or condensation could make the surfaces of the roof too slippery to walk on safely. As such, our inspection should be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials. The accessible and visible portions of the underside of the roof decking in the attic is also inspected. Multiple layers of shingles or soft decking may not be visible with a drone. Water can enter through very small areas and may not be found until heavy rain storms occur. Wind driven rains can cause leaks in a roof even though the roof is installed properly. Roofs are designed to shed water and are not waterproof.

 **Overview Photos:** Overview of Roof.

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

I	NI	NP	D
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 (SS-1) Recommended Repair:

One or more of the vents and or flashing is unpainted, recommend painting all unpainted vents and flashing to help prevent damage due to UV rays or rust.



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 (SS-2) Recommended Repair:

Splash blocks should be installed to direct water away from foundation to help promote proper drainage, recommend the open side face away from the structure in order to help the water flow away from the structure to help prevent future foundation issues. This is often done in new construction until grass root system has matured, once grass has matured it is recommended that they be reinstalled correctly for proper drainage away from foundation.



 (SS-3) Recommended Repair:

The roof is missing the kick out flashing at the end of the roof to sidewall connection. Kick-out flashing is meant to help prevent water from running down or into the wall causing possible water penetration and deterioration. Mainly at -



Front

 (SS-4) Recommended Repair:

The gutter is missing its end cap. Mainly at -



Front

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I NI NP D

 (SS-5) Recommended Repair:

There is no gutter system or flashing installed at the roofs edge to prevent water from shedding directly on to the Condenser as recommended by most manufacturers. Recommend installation of gutters or flashing materials to deflect shedding water away from the Condenser to help prevent premature failure.



☒ ☐ ☐ ☒ **D. Roof Structure & Attic**

Comments:

Roof System Inspected: Enter accessible areas

The inspector entered all floored accessible areas of the attic only. Inspector does not walk areas where beams are covered with insulation or low profiled areas where damage could be caused, therefore some areas of the attic inspection may be limited.

Roof Construction: Conventional Framing

Attic Ventilation: Eave Vents, Wind Turbines

Ceiling Insulation Type: Blown Fiberglass

Ceiling Insulation Depth: 10-12 Inches

Vertical Insulation Type: Thermo Ply Installed - Unable to verify insulation behind Thermo Ply.

Vertical Insulation Depth: Unable to verify

 **Overview Photos:** Overview of Attic.

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I	NI	NP	D
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 Overview Photos:

Overview of Attic above Garage (unconditioned space)



 (SS-6) Recommended Repair:

There are Rafters in the attic which are separating from the Ridge Board of the roof. This is indicative of structural movement and should be monitored for further movement. Often times, installing collar ties at these locations can help prevent further separation.



Front

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☒ ☐ ☐ ☒ **E. Walls (Exterior)**

Comments:

Prevalent exterior siding is made of: Brick, Stone, Concrete Fiberboard

 (SS-7) Recommended Repair:

There are gaps at the joints in the siding in various locations due to shrinking and expansion of siding materials, recommend sealing all open joints in the siding to help prevent water penetration.



 (SS-8) Recommended Repair:

There are unpainted vents or vent covers on the home. Recommend painting to help prevent premature deterioration from the sun's UV rays. Mainly at -



Left

☒ ☐ ☐ ☒ **F. Walls (Interior)**

Comments:

 (SS-9) Recommended Repair:

There is some damage to the interior trim, recommend repairs to help prevent further damage. Mainly at -



Primary closet

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I	NI	NP	D
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☒ ☐ ☐ ☒ **G. Ceilings**

Comments:

 (SS-10) Recommended Repair:

There are gaps around the fixture.



Garage

 **(SS-11) Recommended Repair:** Settlement cracks were noted at the tape joint in the drywall. The following locations were noted:



Front entry



Left hall

☒ ☐ ☐ ☒ **H. Floors**

Comments:

I=Inspected

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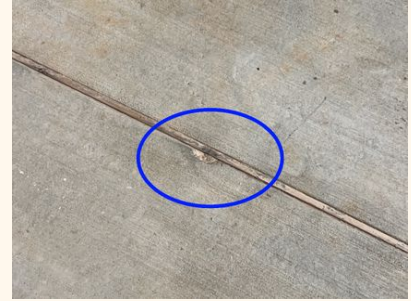
NP=Not Present

D=Deficient

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 (SS-12) Recommended Repair:

The concrete is chipped in one or more locations, recommend patching. Mainly at -



Driveway

 (SS-13) Recommended Repair:

Cracks were noted in the pavement. These are cosmetic in nature at this time. Recommend sealing to help prevent further deterioration. Mainly at -



Garage

 (SS-14) Recommended Repair:

There are gaps noted in the flooring. Mainly at -



Pantry

☒ ☐ ☐ ☒ I. Doors

Comments:

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 (SS-15) Recommended Repair:

The metal lintels that holds the brick above the doors are rusting, recommend painting to help prevent deterioration.



 (SS-16) Recommended Repair: The tops and bottoms of the doors in the home are not painted. This may void manufacture warranty.



☒ ☐ ☐ ☐ **J. Windows**

Comments:

Window Types: Double pane

 **Description:** Windows in the home are double pane.

☐ ☐ ☒ ☐ **K. Stairways**

Comments:

☐ ☐ ☒ ☐ **L. Fireplace/Chimney**

Comments:

☒ ☐ ☐ ☐ **M. Porches, Decks, Carports**

Comments:

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I NI NP D

☒ ☐ ☐ ☐ N. Water Penetration/Other

Comments:



(SS-17) Recommended Improvements:

Ants were noted at the foundation. Recommend pest control as needed.



II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ A. Service Entrance and Panels

Comments:

Main Panel and Subpanel Locations: Main Home exterior - right, Unable to inspect underground services.

Main Panel Wire Type: Copper Wiring

Main Panel Amp Rating: 200 Amps

Main Panel Manufacturer: Square D

Bonding: Gas Bonding, Water Line Bond Not Needed

Bonding was Noted on the gas line as recommended.

The water line is plastic, therefore does not require bonding.



Description: The NEC stands for "National Electrical Code" and its primary purpose is to establish a set of standards for the safe installation of electrical wiring and equipment, aiming to protect people and property from electrical hazards by providing guidelines for electricians and contractors to follow when designing and installing electrical systems. As the National Electrical Code (NEC) is updated every three

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years by the National Fire Protection Association (NFPA) to incorporate the latest technologies and safety measures; based on the age of the home, todays standards may not be reflected in the installation of the electric system at the time of the homes construction. As Licensed Professional Home Inspectors, we are required by TREC, to report on systems and standards to todays standards, even though they may not apply to the code cycle that was established at the time the home was constructed.

Overview Photos: Overview of main electrical panel



☒ ☐ ☐ ☐ B. Branch Circuits/GFCI/Wiring/General

Comments:

Branch Circuit Wire Type: Copper Wiring

Branch Circuits AFCI/GFCI Protected: GFCI/Arc-Fault installed in all recommended areas, Arc-Fault installed in all recommended areas, Arc-Fault tested - Home is Vacant, GFCI installed in all recommended areas

GFCI resets were noted in the following locations: Panel, Garage, Bathrooms

Smoke/Carbon Monoxide Detectors : Smoke Detectors tested, Carbon Monoxide Detectors present

Ground-Fault / Arc-Fault combination Circuit Interrupters (GFCI's/AFCI's) were noted in all the recommended areas (Kitchens, bathrooms and laundry areas) as is required at this time.

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Arc-Fault Circuit Interrupters (AFCI's) were noted in all the recommended areas (Kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, and laundry areas) as is required at this time.

Arc-Fault / Ground-Fault Circuit Interrupters were present and tested during inspection.

GFCI's (Ground Fault Circuit Interrupter) were noted in all the recommended areas as is recommended at this time. Current standards recommended locations are: bathrooms, lavatory, garage and accessory building if accessible, outdoor receptacles, crawlspace, basement, receptacles that serve the kitchen counter, receptacles that are located within 6' of the outside edge of a sink, shower or bathtub, laundry room, indoor damp or wet location's, kitchen dishwasher receptacle, electric heated floors and electric water heaters.

Smoke detectors are tested with test button only.

The carbon monoxide detectors were noted in all the recommended locations. It is now recommended that carbon monoxide detectors be located outside sleeping areas and at least one on each floor.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Comments:

Type of Heating System: Central Forced Air

Quantity of A/C & Heating units for this Property: 1

A/C & Heating unit #1 is located in the: Main Attic

A/C & Heating unit #1 services the following area: Entire Home

Furnace Energy Source and Type of Igniter: Heating Unit is Natural Gas, Automatic Igniters were noted

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Manufacturer's Tag:

Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance [Replacement Parts | Shop Repair Parts for Appliances, HVAC & Outdoor Power Equipment - Repair Clinic](#)



Overview Photos:

Overview of Furnace equipment



Overview Photos:

Overview of Furnace burner compartment.



☒ ☐ ☐ ☐ B. Cooling Equipment

Comments:

Type of Cooling System: Central Forced Air

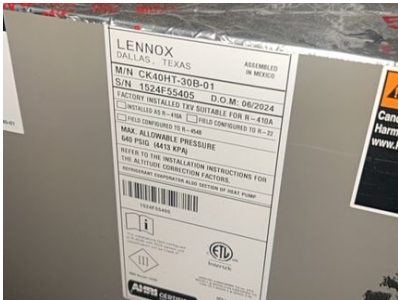
Unit #1 Cooling Differential: The differential for A/C unit #1 is 19 degrees. Low/High differential should fall between 15 and 22 degrees at the unit for proper cooling. It is recommended that all A/C and furnace units, especially those more than 10 years of age, be evaluated by a licensed A/C and heating specialist as the home inspector is not licensed to open up the units to check evaporators or manifolds. A/C and heating units are checked for proper operation only at the time of inspection and is no guarantee of future performance.

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A/C Compressor is: Electric

Manufacturer's Tag: Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance [Replacement Parts | Shop Repair Parts for Appliances, HVAC & Outdoor Power Equipment - Repair Clinic](#)



 **Overview Photos:**
Overview of A/C Condenser



 **Overview Photos:**
Overview of A/C Evaporator



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I NI NP D

 (HVAACS-1) Recommended Maintenance:

There is a fresh air intake filtering system installed in the home. This device requires cleaning every 6 months per manufacturer specifications.



☒ ☐ ☐ ☐ C. Ducts/Chases/Vents

Comments:

 Description:

There is a media filter installed for the air conditioning unit. It is installed at the unit usually in the attic and should be changed approximately every six months to a year depending on use. On new construction it is recommended to change more often until construction dust in area subsides. Please visit the following link, where you can arrange automatic delivery of your air filters directly to your door. [Air Filters & Fridge Filters Subscription Service | FilterEasy](#)



IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ A. Water Supply System and Fixtures

Comments:

Location of Water Meter: Left Curb

Water Meter Remarks: No movement noted

 Description: The water meter was checked for any movement to check for possible leaks and no movement was noted at the time of inspection.

Type of Water Supply Pipe: PEX

Main Water Shutoff Location: Left interior of garage

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I	NI	NP	D
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Static Water Pressure Reading: 52

Gas Meter Locations: Left side of home

Gas Distribution Pipe Type is: Black Iron

 Overview Photos: Overview of Plumbing Fixture(s) in Operation.



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 Overview Photos:

Overview of Laundry Supply and Drain Test.



 Overview Photos:

Water Pressure for home.



 (PS-1) Recommended Repair:

Recommend sealing the tub/shower surround to help prevent water penetration to underlying materials. Mainly at -



Front bathroom

☒ ☐ ☐ ☐ **B. Drains, Wastes, Vents**

Comments:

Drain and Waste vents are made of: Plastic

Overflows: Are not tested during the home inspection

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

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I	NI	NP	D
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Comments:

Energy Source: Unit #1 water heater is gas.

Water Heater 1: Capacity & Location

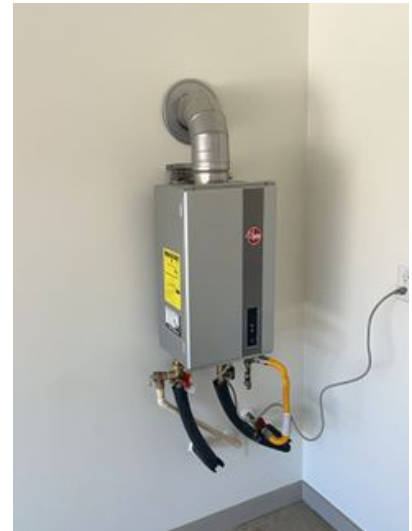
 Description: WATER HEATER #1 INFORMATION

The water heater is located in the Garage. The water heater is Tankless and is a gas water heater.

Manufacturer's Tag: Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance [Replacement Parts | Shop Repair Parts for Appliances, HVAC & Outdoor Power Equipment - Repair Clinic](#)

 Overview Photos:

Overview of water heater(s)



 **(PS-2) Operating as Intended:** The water heater is operating as intended, however deficiencies may be listed below if applicable.

 **(PS-3) Recommended Maintenance:** Although the T&P (Temperature & Pressure relief valve) was tested and found to be operating as intended at the time of the inspection, it is

I=Inspected

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I	NI	NP	D
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recommended by most, if not all manufactures that the T&P valve be replaced every three to five years.

(PS-4) Recommended Repair:

There is no drip pan for the water heater installed in the garage. It is recommended that if the water heater is installed in the home or attic that a pan be installed and drain to the exterior of the home. If the water heater is installed on the upper level of the garage it should drain to the exterior or at least drain to the lower level of the garage to help prevent the water heater from flooding the home in case of a failure.



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

Comments:

☐ ☐ ☒ ☐ **E. Other**

Comments:

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:

Manufacturer's Tag:

Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance [Replacement Parts | Shop Repair Parts for Appliances, HVAC & Outdoor Power Equipment - Repair Clinic](#)



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 Overview Photos:

Overview of Dishwasher



 **(A-1) Operating as Intended:** Dishwasher is operating as intended, however deficiencies may be listed below if applicable.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

 **(A-2) Operating as Intended:** Garbage disposal is operating as intended, however deficiencies may be listed below if applicable.

 Overview Photos:

Overview of Disposal



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

Comments:

Type of Vent: Vented

 **Description:** The range vent is vented to the exterior.

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I NI NP D

Overview Photos:

Overview of Venting components



 (A-3) **Operating as Intended:** The range vent is operating as intended, however deficiencies may be listed below if applicable.

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

Comments:

Range Fuel Type: Gas

Oven Fuel Type: Not Present

Cook Top Fuel Type: Not Present

Oven Thermostat to Internal Temperature Reading: 335-340

Manufacturer's Tag:

Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance [Replacement Parts | Shop Repair Parts for Appliances, HVAC & Outdoor Power Equipment - Repair Clinic](#)



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 Overview Photos:

Internal temperature of oven as operated at the time of inspection.



 Overview Photos:

Overview of range



 **(A-4) Operating as Intended:** The range is operating as intended, however deficiencies may be listed below if applicable.

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

Manufacturer's Tag:

Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances or to research common problems and repairs for your appliance [Replacement Parts | Shop Repair Parts for Appliances, HVAC & Outdoor Power Equipment - Repair Clinic](#)



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I	NI	NP	D
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 Overview Photos:

Overview of Microwave in operation.



 **(A-5) Operating as Intended:** The microwave is operating as intended, however deficiencies may be listed below if applicable.

☒ ☐ ☐ ☐ **F. Bath Fan**

Comments:

 **(A-6) Operating as Intended:** Bath and/or laundry exhaust fans operated as intended, however deficiencies may be listed below if applicable.

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

 **(A-7) Operating as Intended:** Garage door opener is operating as intended, however deficiencies may be listed below if applicable.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

 **(A-8) Operating as Intended:** Indications are that the dryer vent is operating as intended. This should be considered a limited inspection as not all dryer vents are easily accessible or visible at the time of the inspection. Dryer vents are inspected for functionality and installation methods only, we are unable to determine if the dryer ducting has any amount of lint build up in it.

☐ ☐ ☒ ☐ **I. Other**

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I	NI	NP	D
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Comments:

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒ A. Sprinkler System

Comments:

Sprinkler Zones: Zone 1, Zone 2, Zone 3, Zone 4, Zone 5, Zone 6, Zone 7, Zone 8

 Description:

Zone 1 Spray heads cover the front beds



 Description:

Zone 2 Spray heads cover the front right grass and front between street and sidewalk



 Description:

Zone 3 Rotary heads cover the right side



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I	NI	NP	D
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 Description:

Zone 4 Rotary heads cover the right side



 Description:

Zone 5 Rotary heads cover the back yard by rear fence



 Description:

Zone 6 Rotary heads cover the back yard by house



 Description:

Zone 7 Rotary heads cover the left side



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I	NI	NP	D
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 **Description:** Zone 8 Spray and Rotary heads cover the left side and front between street and sidewalk



 **Overview Photos:**



Backflow



Rain sensor

 **(OS-1) Recommended Repair:**

Head(s) are not popping up high enough to clear grass or mulch causing limited spray coverage. Zone -



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 (OS-2) Recommended Repair:

There is a leak at the sprinkler head. Zone -



8

☐ ☐ ☒ ☐ **B. Pool Inspection**

Comments:

☐ ☐ ☒ ☐ **C. Outbuildings**

Comments:

D. Stand-Alone Generator

Comments:

☐ Inspected ☐ Not Inspected ☒ Not Present ☐ Deficient

☐ ☐ ☒ ☐ **E. Water Well Inspection**

Comments:

☐ ☐ ☒ ☐ **F. Septic System Inspection**

Comments:

☐ ☒ ☐ ☐ **G. Sewer Scope Inspection**

Comments:

 (OS-3) **Due Diligence:** It is strongly recommended that prior to closing, the buyers have the sewer lateral inspected. Often times, the sewer lateral can be affected in many ways that are not visible during a home inspection and can lead to costly repairs. Damage to the sewer lateral can occur from settling soil, age, blocked or backed up lines and root intrusion from mature trees.

☐ ☐ ☒ ☐ **H. Level 2 - Chimney Scan Inspection**

Comments:

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

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☒ ☐ ☐ ☐ I. Other

Comments:

Information Provided by the Inspector

-  **Description:** Thermal imaging can be a powerful tool during property inspections. Here are some key insights it can provide:
- 1. **Moisture Intrusion:** Thermal imaging can detect areas of moisture that are not visible to the naked eye. This is particularly useful after floods or heavy rains, as it helps identify water damage behind walls, under floors, or in ceilings.
 - 2. **Electrical Issues:** It can reveal overheating electrical components, which might indicate potential fire hazards or electrical failures. This is crucial in ensuring the safety of the property.
 - 3. **Insulation Problems:** Thermal imaging can identify areas where insulation has been compromised. This is important for maintaining energy efficiency and preventing further damage from temperature extremes.
 - 4. **Structural Damage:** It can help detect structural issues such as cracks or voids in walls and ceilings that may have been caused by other impacts.
 - 5. **HVAC System Leaks:** Thermal imaging can pinpoint leaks or inefficiencies in heating, ventilation, and air conditioning systems, ensuring they are functioning properly.

While thermal imaging is a valuable tool, it is important to note its limitations. It cannot see through walls or detect issues that do not produce a temperature difference. Therefore, it should be used in conjunction with other inspection methods for a comprehensive assessment.

 Overview Photos: Thermal Reference Photos



Panel



Primary bath

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

I	NI	NP	D
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Primary bedroom



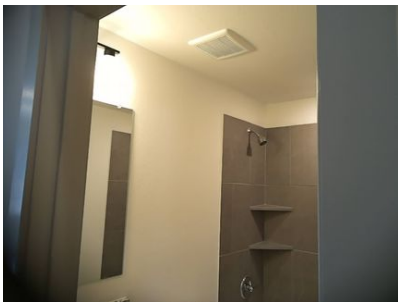
Middle rear bedroom



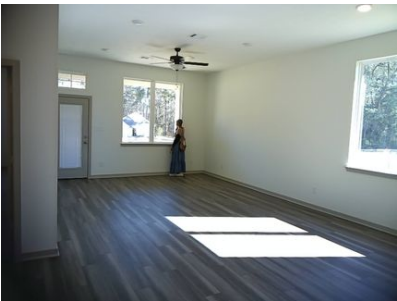
Middle front bedroom



Hall bath



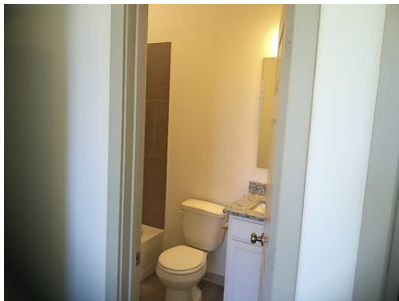
Living room



Front bathroom

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

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Front bedroom



Kitchen



Front entry



☐ ☐ ☒ ☐ J. Invasive Stucco Inspection
Comments:

☐ ☐ ☒ ☐ K. Invasive Stucco Moisture & Substrate Testing
Comments: