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Property Inspection Report

123 Future Home Dr, Some Town, TX, 12345

Inspector: Dustin Orlando

TREC License: 24513

Agent:

Property Size: 2732

Property Age: 2023

Inspection Date: 6/16/2023

Inspection Time: 1:30 PM

Prepared For: Your Client

Order ID:

**Residential
Inspections**

**Mold
Testing**

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PROPERTY INSPECTION REPORT FORM

<u>Your Client</u>	<u>6/16/2023</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>123 Future Home Dr, Some Town, TX 12345</u>	
<i>Address of Inspected Property</i>	
<u>Dustin Orlando</u>	<u>24513</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u>Name of Sponsor (if applicable)</u>	<u>TREC License #</u>

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

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 pool's 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.

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I=Inspected

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s):

- Post Tension
- There are no significant settlement cracks or movement noted at this time.

Comments:

A.1. All trees should be located no closer than 15' from structure to help prevent foundation movement. You may want to keep larger trees trimmed to help slow further root growth and future foundation movement as removing older trees may cause voids under the slab from dying root systems.

A.2. Corner pops were noted on one or more corners of the foundation. These are usually considered cosmetic in nature unless other movement is noted. Recommend sealing all cracks to help prevent further deterioration.

A.3. Nails were sticking out of the slab, recommend these nail be cut or ground off to help prevent damage or injury.



Nails were sticking out of the slab, recommend these nail be cut or ground off to help prevent damage or injury.



All trees should be located no closer than 15' from structure to help prevent foundation movement. You may want to keep larger trees trimmed to help slow further root growth and future foundation movement as removing older trees may cause voids under the slab from dying root systems.

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Corner pops were noted on one or more corners of the foundation. These are usually considered cosmetic in nature unless other movement is noted. Recommend sealing all cracks to help prevent further deterioration.

X			X
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B. Grading & Drainage

Comments:

B.1. Surface drains have been noted on the property. We can not determine the condition of drains that are below grade level. Mainly at - right

B.2. There are indications of some type of water pipe leak at the right rear of the home. Recommend contacting the builder to evaluate and repair as needed.



There are indications of some type of water pipe leak at the right rear of the home. Recommend contacting the builder to evaluate and repair as needed.



There are indications of some type of water pipe leak at the right rear of the home. Recommend contacting the builder to evaluate and repair as needed.

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There are indications of some type of water pipe leak at the right rear of the home. Recommend contacting the builder to evaluate and repair as needed.



Surface drains have been noted on the property. We can not determine the condition of drains that are below grade level. Mainly at - right



There are indications of some type of water pipe leak at the right rear of the home. Recommend contacting the builder to evaluate and repair as needed. Ther is also some that the grass has grown over about 4' from left fence.



There are indications of some type of water pipe leak at the right rear of the home. Recommend contacting the builder to evaluate and repair as needed.

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X			X
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C. Roof Covering Materials

Type(s) of Roof Covering:

- Architectural composition shingles. 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:

- The roof surface was inspected by walking on the roof, however every portion of the roof may not be accessible and some areas may be viewed from a distance so some defects may not be visible. 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.

Comments:

C.1. The roof flashing is lifted. Recommend securing all loose or lifted flashing and sealing nails to help prevent water penetration. Mainly at - right



Overview of Roof.



Overview of Roof.

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I	NI	NP	D
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Overview of Roof.



Overview of Roof.



Overview of Roof.



Overview of Roof.

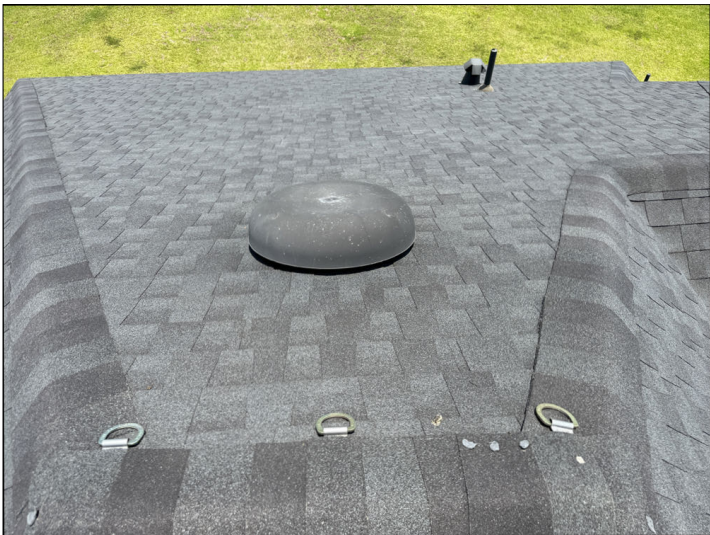
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Overview of Roof.



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Overview of Roof.



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The roof flashing is lifted. Recommend securing all loose or lifted flashing and sealing nails to help prevent water penetration. Mainly at - right

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X			X
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D. Roof Structure and Attic**Viewed From:**

- 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.

- The type of roof system is conventional.

- The type of attic ventilation is ridge vents, eave vents, domed vents.

Approximate Average Depth of Insulation:

- The ceiling insulation is blown fiberglass.

- Ceiling insulation is approximately 10-12 inches in depth.

- Vertical insulation is thermo ply - unable to verify insulation behind.

Comments:

D.1. Insulation has been removed from vertical surfaces or been misplaced in one or more areas of the attic, recommend all displaced insulation be replaced to restore to proper energy efficiency. Mainly at - 2nd floor attic

D.2. Rodent/Pest activity was observed in the attic space. Trails and holes through the insulation is a good indication that rodents have been in the attic at some point. There may have also been indications of fecal matter or an assortment of traps noted in the attic which would allude to the presence of pest activity. The inspector is unable to determine if this is an active or past condition and is beyond the scope of a home inspection. We recommend that a pest control specialist be consulted for a determination of present conditions and possibly performing an exclusion which is closing off all holes or places of entry to help prevent rodent/pest infestation.



Overview of Attic.



Overview of Attic.

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Overview of Attic.



Overview of Attic.



Overview of Attic.



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Overview of Attic.



Insulation has been removed from vertical surfaces or been misplaced in one or more areas of the attic, recommend all displaced insulation be replaced to restore to proper energy efficiency.
Mainly at - 2nd floor attic

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☒ ☐ ☐ ☒ E. Walls (Exterior)

Wall Materials:

- Prevalent exterior siding is made of brick.

Comments:

E.1. Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - Rear door

E.2. Seal gaps and holes in soffit to help prevent water penetration and rodent intrusion. Mainly at - rear, front

E.3. There is loose trim on the home, recommend securing to help prevent future damage and water penetration. Mainly at - front (may be secure but gapped at the ridge of garage)

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Seal gaps and holes in soffit to help prevent water penetration and rodent intrusion. Mainly at - rear



Seal gaps and holes in soffit to help prevent water penetration and rodent intrusion. Mainly at - rear



Seal gaps and holes in soffit to help prevent water penetration and rodent intrusion. Mainly at - front



There is loose trim on the home, recommend securing to help prevent future damage and water penetration. Mainly at - front (may be secure but gapped at the ridge of garage)

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Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - Rear door

I	NI	NP	D
X			X

F. Walls (Interior)

Comments:

F.1. Per the Residential Construction Performance Guidelines Section 10-6; The contractor shall repair or correct blemishes and or incorrect application of wall coverings, including but not limited to tape and float joint compounds, texture and paint. Any such blemishes that are readily visible from a standing position facing the surface at a distance of 6 feet under normal lighting conditions are to be considered excessive. Recommend a full evaluation of the drywall installation and the texture and paint application throughout the home.

F.2. Settlement cracks were noted in the drywall. Mainly at - Hall bath, Master shower stall

F.3. Paint is chipped on the window casing. Mainly at - Right middle bedroom, Formal Dining Room

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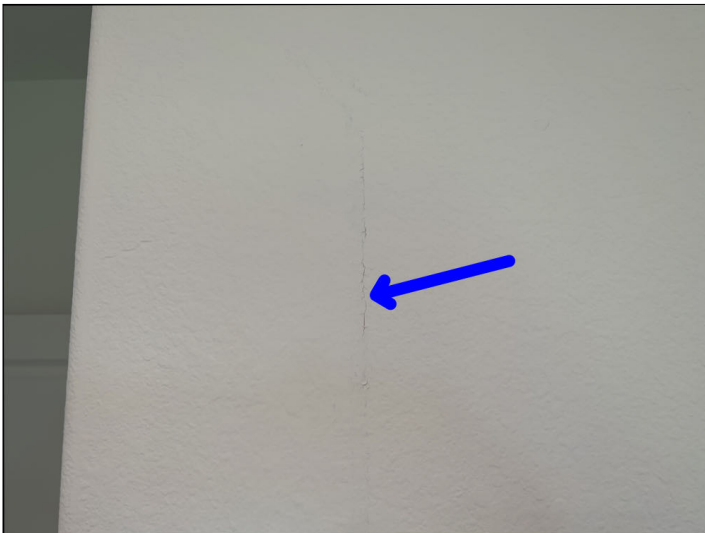
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Paint is chipped on the window casing. Mainly at -
Right middle bedroom



Settlement cracks were noted in the drywall.
Mainly at - Hall bath



Per the Residential Construction Performance Guidelines Section 10-6; The contractor shall repair or correct blemishes and or incorrect application of wall coverings, including but not limited to tape and float joint compounds, texture and paint. Any such blemishes that are readily visible from a standing position facing the surface at a distance of 6 feet under normal lighting conditions are to be considered excessive. Recommend a full evaluation of the drywall installation and the texture and paint application throughout the home.



Paint is chipped on the window casing. Mainly at -
Formal Dining Room

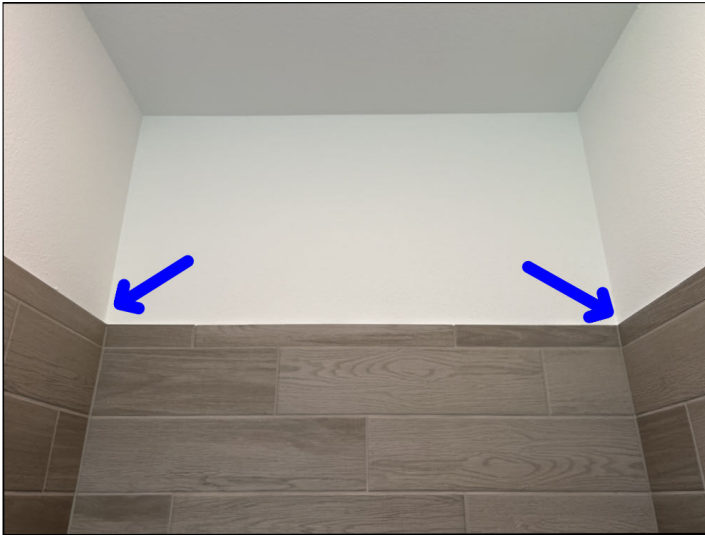
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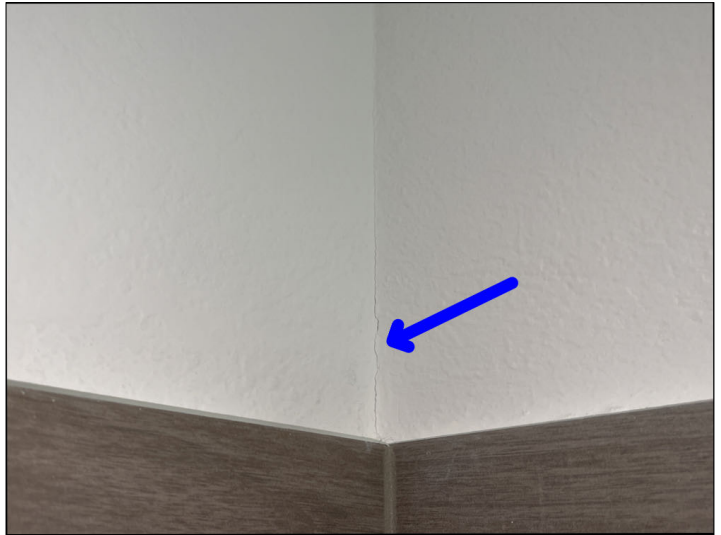
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Settlement cracks were noted in the drywall.
Mainly at - Master shower stall



Settlement cracks were noted in the drywall.
Mainly at - Master shower stall

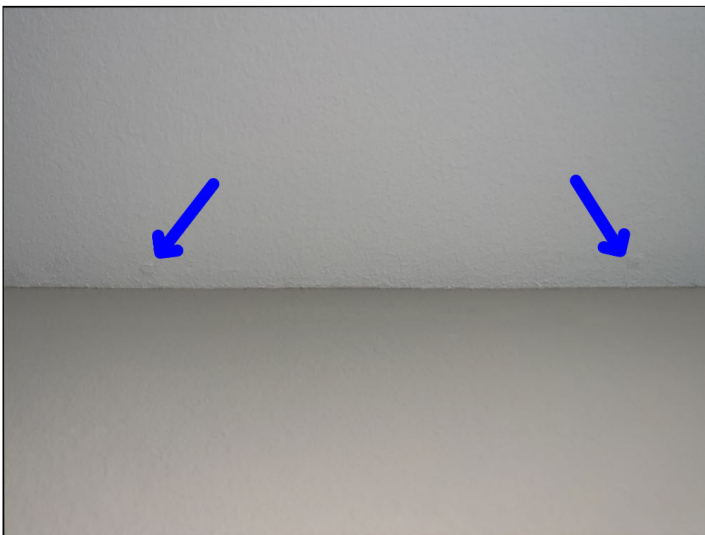
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G. Ceilings

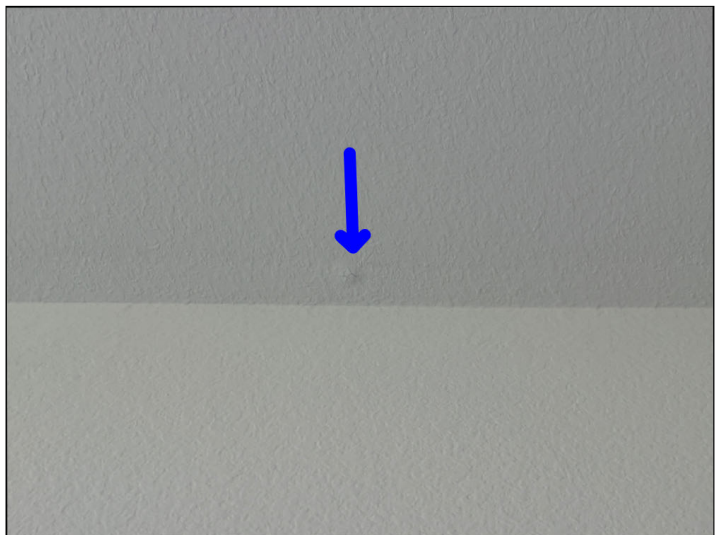
Comments:

G.1. Settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted. Mainly at - Master bedroom

G.2. Nail pops were noted in the ceiling. These are generally considered cosmetic only, unless otherwise noted. Mainly at - Right middle bedroom, Dining room, Master bedroom



Nail pops were noted in the ceiling. These are generally considered cosmetic only, unless otherwise noted. Mainly at - Right middle bedroom



Nail pops were noted in the ceiling. These are generally considered cosmetic only, unless otherwise noted. Mainly at - Dining room

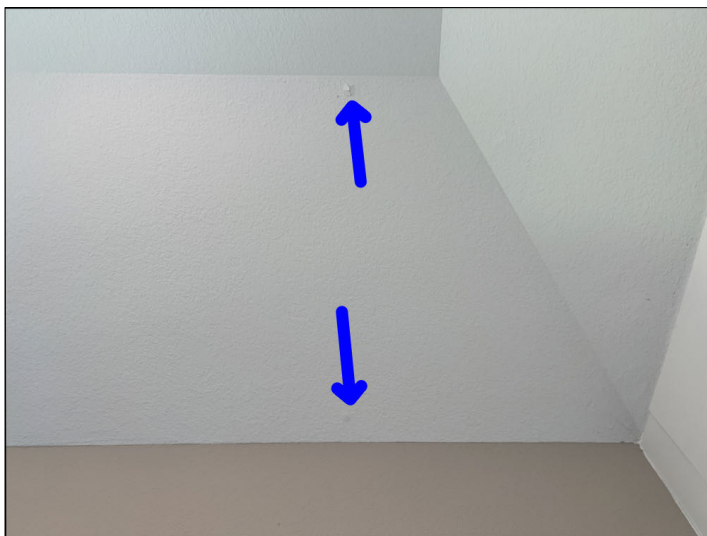
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Nail pops were noted in the ceiling. These are generally considered cosmetic only, unless otherwise noted. Mainly at - Master bedroom



Settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted. Mainly at - Master bedroom

X			X
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H. Floors

Comments:

H.1. The grout is discolored. Mainly at - Hall bath



The grout is discolored. Mainly at - Hall bath

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☒ ☐ ☐ ☒

I. Doors (Interior and Exterior)

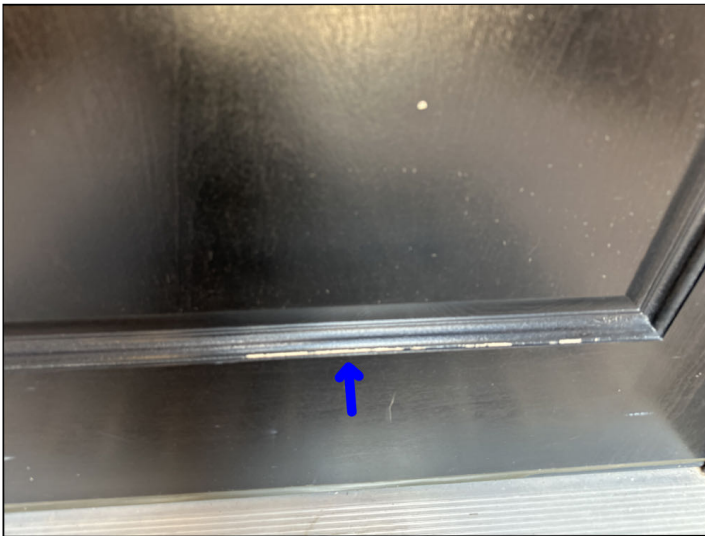
Comments:

I.1. The hole for the dead bolt is not drilled deep enough for the dead bolt to completely engage, recommend drilling hole out to proper depth for proper security. Mainly at - Rear entry

I.2. The ball catch needs adjustment on the door. Mainly at - Master bath

I.3. Touch up paint needed on front entry.

I.4. The door latch is not resetting fully, causing the door not to latch in the frame. Mainly at - Garage entry



Touch up paint needed on front entry.



The door latch is not resetting fully, causing the door not to latch in the frame. Mainly at - Garage entry

☒ ☐ ☐ ☒

J. Windows

Window Types:

- Windows in the home are double pane.

Comments:

J.1. Screens were missing on the home. Mainly at - throughout

J.2. The window lock/latch is damaged. Mainly at - Master bedroom

J.3. Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at - Right middle bedroom

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Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at - Right middle bedroom



The window lock/latch is damaged. Mainly at - Master bedroom

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

Comments:

K.1. The balusters are rattling on the stairway, recommend sealant at connections to help prevent rattling.

☐ ☐ ☒ ☐ L. Fireplace and Chimney

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

☒ ☐ ☐ ☒ N. Other

Comments:

N.1. Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration. (The post is loose at the gate latch)

N.2. Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration. (One of the panels is not nailed properly at the left rear corner)

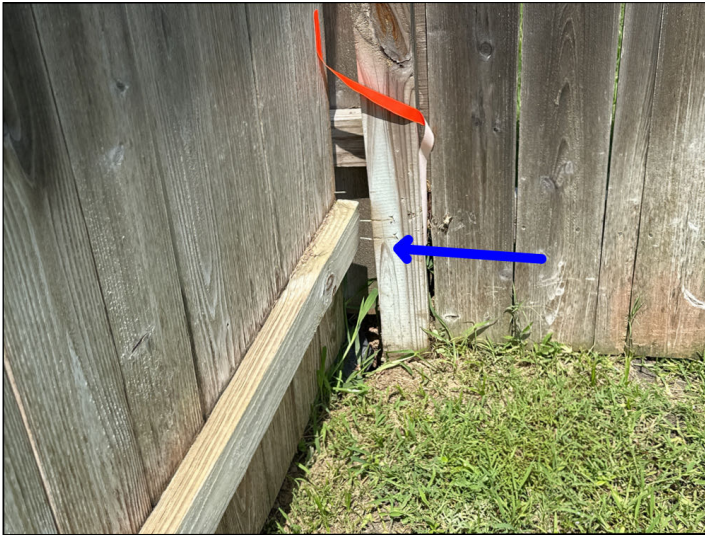
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Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration. (One of the panels is not nailed properly at the left rear corner)



Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration. (The post is loose at the gate latch)

II. ELECTRICAL SYSTEMS

X			X
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A. Service Entrance and Panels

Panel Locations:

- Main electrical panel is on the left exterior.
- Unable to inspect underground services.
- Bonding was noted on the gas line as recommended.
- The water line is plastic, therefore does not require bonding.

Materials, Amp Rating & Brand:

- Main Panel is a 150 Amp Eaton Panel fed by aluminum wiring.

Comments:

A.1. There is at least one filler plate missing on the main electrical panel cover. Recommend adding missing filler plates to help prevent electrical shock.

A.2. The electrical system only has one ground rod installed, it is now recommended that two ground rods be installed for your protection and the ground rods should be located at least 6' apart.

A.3. Old abandoned wire should be terminated properly or removed from the panel box.

I=Inspected

NI=Not Inspected

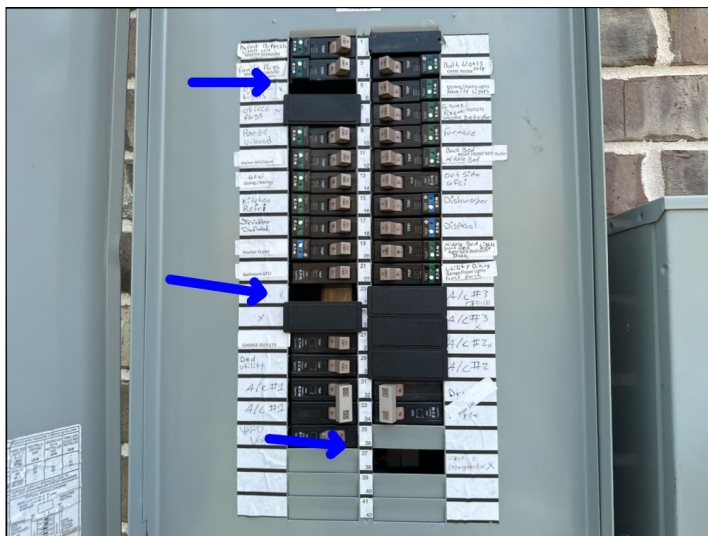
NP=Not Present

D=Deficient

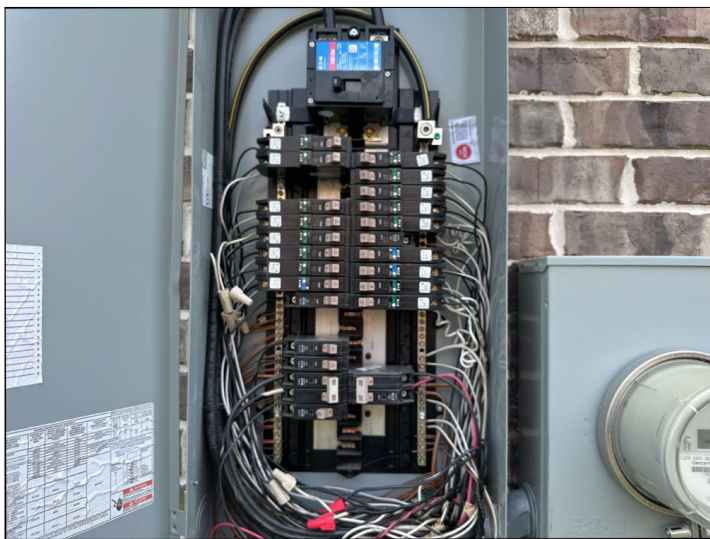
I	NI	NP	D



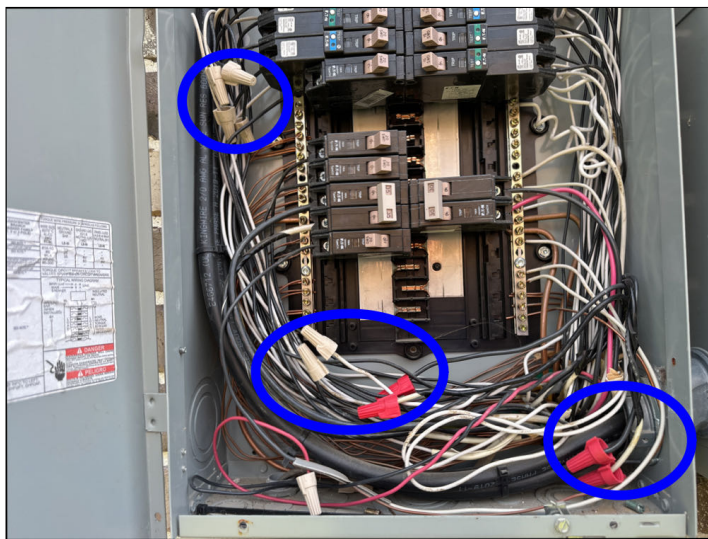
Bonding was noted on the gas line as recommended.



There is at least one filler plate missing on the main electrical panel cover. Recommend adding missing filler plates to help prevent electrical shock.



Overview of main electrical panel



Old abandoned wire should be terminated properly or removed from the panel box.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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

Type of Wiring:

- Branch circuits are copper wiring.
- Arc-Fault / Ground-Fault Circuit Interrupters were present and tested during inspection.
- **GFCI** Reset locations - Hall bath, Kitchen, Laundry Room, Garage, Main Panel
- 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.

Comments:

B.1. Arc-Fault Circuit Interrupters (**AFCI**'s) were *not* noted in all the recommended areas at the time of inspection according to today's standards. These locations include kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, and laundry areas. AFCI protection should also be installed for the dishwasher, microwaves and 250V laundry/dryer receptacles.

B.2. The GFCI (Ground Fault Circuit Interrupter) protected electrical outlet does not trip the GFCI reset button when tested. Mainly at - Laundry Room

B.3. Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operating correctly in all non-functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - Attic

B.4. The receptacle is loose. Mainly at - Front Entry, Living Room

B.5. Low voltage cover plate is missing. Mainly at - Living Room, Game Room upstairs

B.6. The exterior receptacles are showing improper wiring and the sprinkler system is not getting power when plugged in, therefore we were unable to inspect. Recommend repairs on the electrical system then testing the sprinkler system.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

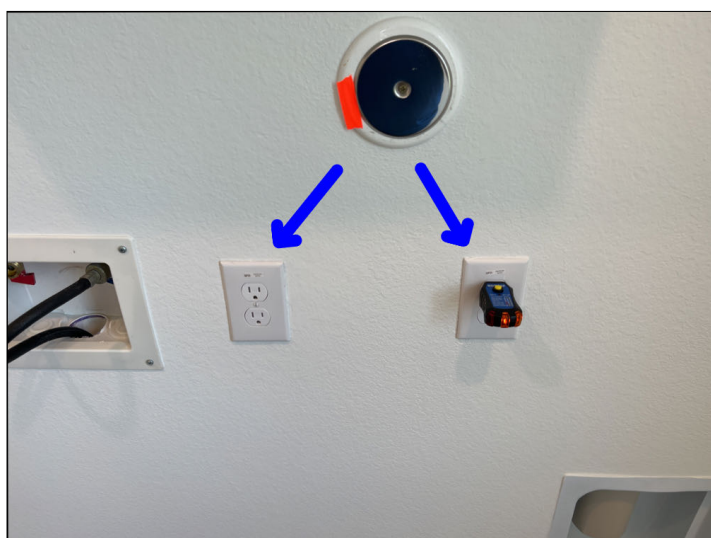
I	NI	NP	D



The receptacle is loose. Mainly at - Front Entry



Not GFCI protected above 6' in garage but has a GFCI sticker.



The GFCI (Ground Fault Circuit Interrupter) protected electrical outlet does not trip the GFCI reset button when tested. Mainly at - Laundry Room



Low voltage cover plate is missing. Mainly at - Living Room

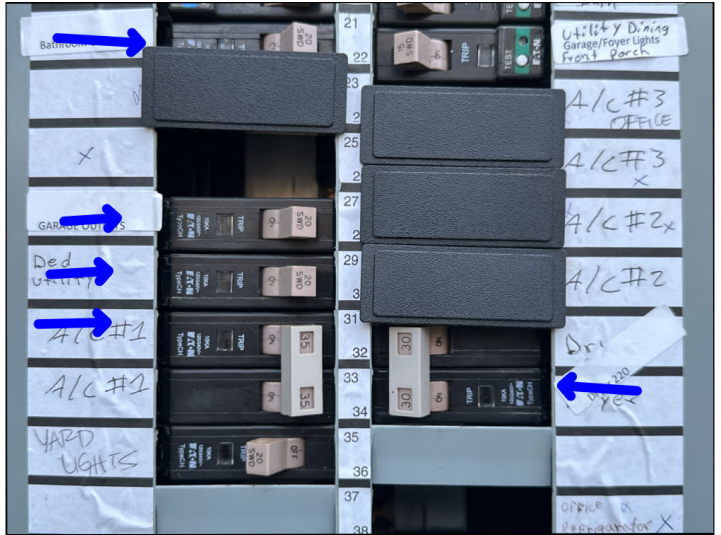
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X			X	A. Heating Equipment
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Type of Systems:

- Central Forced Air - Zoned system
- There is one **A/C** & heating unit for this property.
- AC/Heating unit #1 is located in the 2nd floor attic and covers the entire home.

Energy Source and Type of Igniter:

- Heating unit(s) is natural gas.
- Automatic Igniter(s) were noted.

Comments:

A.1. There is water present in the furnace compartment. Recommend further evaluation by a licensed HVAC technician.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

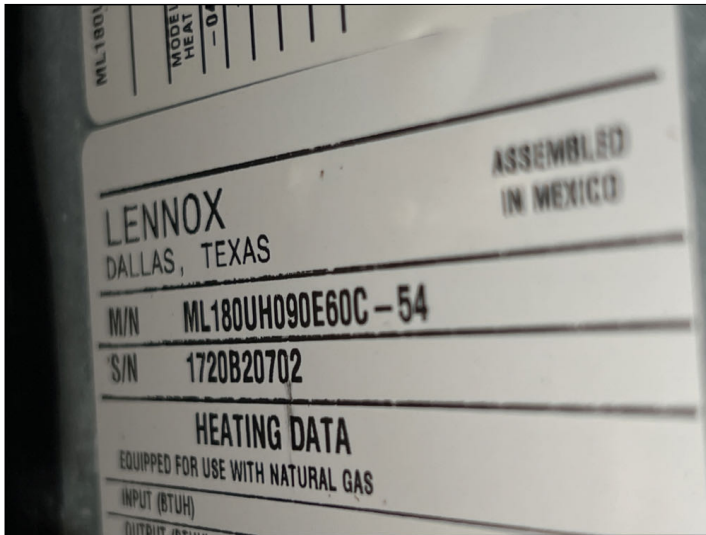
I	NI	NP	D
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Overview of Furnace equipment



Overview of Furnace burner compartment.



Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances. Building-Center.org



There is water present in the furnace compartment. Recommend further evaluation by a licensed HVAC technician.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

X			X
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B. Cooling Equipment**Type of Systems:**

- Central Forced Air - Zoned system
- A/C unit #1 High/Low differential should fall between 15 and 22 degrees at the unit for proper cooling. The differential for this unit is :19 degrees. 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.
- A/C compressor(s) is electric.

Comments:

B.1. There is a fresh air intake filtering system installed in the home. This device requires cleaning every 6 months per manufacturer specifications.

B.2. There is water noted in the A/C pan. This is an indication that the main condensation line is clogged. Recommend contacting an A/C specialist to remove clog and restore drain to normal operation. It is also recommended to have the unit checked for proper operation and for cleanliness.

B.3. The condenser is vibrating, recommend repairs to help prevent future issues.



Overview of A/C Condenser



Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances. Building-Center.org

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Overview of A/C Evaporator



Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances. Building-Center.org



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

X			
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C. Duct system, Chases, and Vents

Comments:

C.1. 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 approx. 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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEM

☒ ☐ ☐ ☒ A. Water Supply System and Fixtures

Location of Water Meter:

- The water meter is located at the right curb.
- Unable to check water meter for movement to check for possible leaks due to cloudy water in the valve box.
- The gas meter is located on the left.
- The gas distribution pipe is Black Iron.

Location of Main Water Supply Valve:

- Water supply lines are made of PEX.
- The main water shutoff is located on the interior wall of garage. Location - right
- Static Water Pressure Reading: 70 PSI.

Comments:

A.1. There are uninsulated water supply lines routed through the attic. Recommend all uninsulated supply lines be properly insulated to help prevent damage to the pipes in freezing weather.

A.2. There is a crack noted in the sink which could potentially lead to a leak beneath the sink into the cabinet. Mainly at - Hall bath

A.3. All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.

A.4. Recommend sealing the tub/shower surround to help prevent water penetration to underlying materials. Mainly at - Hall bath

A.5. The shower head leaks at the connection. Mainly at - Hall bath

A.6. The bottom portion of the shower head is not functioning properly. There is no flow from the lower portion. Mainly at - Master shower

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



The shower head leaks at the connection. Mainly at - Hall bath



All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.



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



There is a crack noted in the sink which could potentially lead to a leak beneath the sink into the cabinet. Mainly at - Hall bath

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Overview of Laundry supply and drain test.



Overview of Laundry supply and drain test.



The bottom portion of the shower head is not functioning properly. There is no flow from the lower portion. Mainly at - Master shower



There are uninsulated water supply lines routed through the attic. Recommend all uninsulated supply lines be properly insulated to help prevent damage to the pipes in freezing weather.

X			X
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B. Drains, Wastes, and Vents

Comments:

B.1. Drain and waste pipes are made of plastic.

B.2. Overflows are not tested.

B.3. The clean out is extremely close to the driveway which could pose a safety hazard while getting in and out of the car, recommend cutting down below grade to help prevent injury.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The clean out is extremely close to the driveway which could pose a safety hazard while getting in and out of the car, recommend cutting down below grade to help prevent injury.



C. Water Heating Equipment

Energy Source:

- Unit #1 water heater is gas.

Capacity:

- The water heater #1 is 48 gallon capacity.
- Water heater(s) is/are located in the attic and provides coverage for the entire home.

Comments:

C.1. The water heater is operating as intended, however deficiencies may be listed below if applicable.

C.2. The water heater pan drain or T&P (Pop-Off) valve drain line does not have a properly installed 90 elbow to safely direct the high-pressure discharge from the valve where it exits the exterior.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

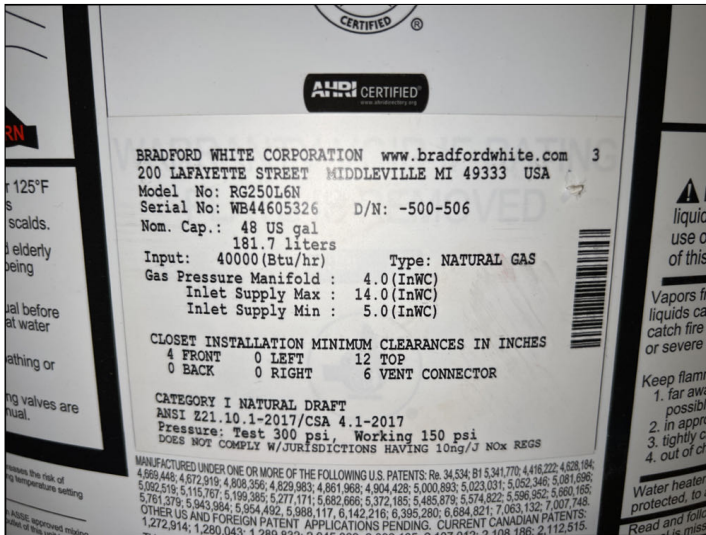
I	NI	NP	D
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Overview of water heater(s)



Overview of water heater burner compartment



Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances. Building-Center.org



The water heater pan drain or T&P (Pop-Off) valve drain line does not have a properly installed 90 elbow to safely direct the high-pressure discharge from the valve where it exits the exterior. There are indications that both lines have been broken off recommend repairs to help prevent water penetration into wall.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Hydro-Massage Therapy Equipment

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

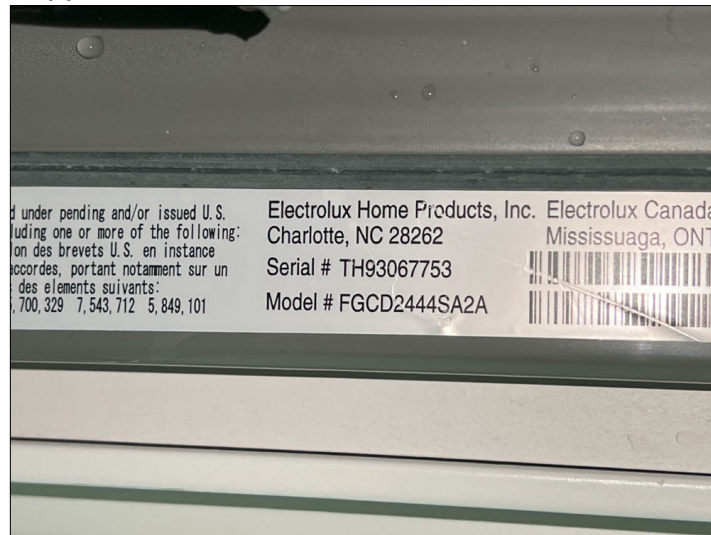
I NI NP D

V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwashers

Comments:

A.1. Dishwasher is operating as intended, however deficiencies may be listed below if applicable.



Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances. Building-Center.org

☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

B.1. Garbage disposal is operating as intended, however deficiencies may be listed below if applicable.

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Comments:

C.1. The range vent is vented to the exterior.

C.2. The range vent is operating as intended, however deficiencies may be listed below if applicable.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D. Ranges, Cooktops, and Ovens

Comments:

D.1. Range is gas

D.2. Oven Thermostat to Temperature Reading: 350F / 370-375F

D.3. The range is operating as intended, however deficiencies may be listed below if applicable.



Overview of range in operation.



Oven Thermostat to Temperature Reading: 350F / 370-375F



Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances. Building-Center.org

I=Inspected

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D=Deficient

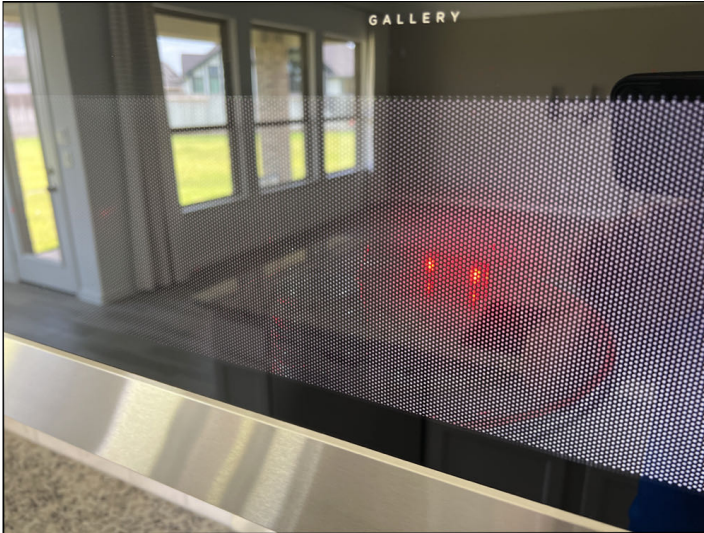
I NI NP D



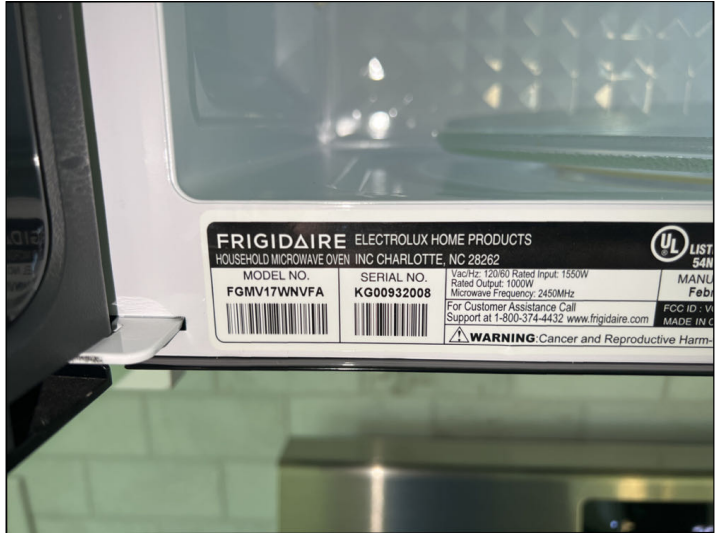
E. Microwave Ovens

Comments:

E.1. The microwave is operating as intended, however deficiencies may be listed below if applicable.



Overview of Microwave in operation.



Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances. Building-Center.org



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

F.1. Bath and/or laundry exhaust fans operated as intended, however deficiencies may be listed below if applicable.



G. Garage Door Operators

Comments:

G.1. Garage door is operating as intended, however deficiencies may be listed below if applicable.



H. Dryer Exhaust Systems

Comments:

H.1. 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=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☐ I. Other

Comments:

I.1. The refrigerator is operating as intended.



Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances. Building-Center.org

VI. OPTIONAL SYSTEMS

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

Comments:

A.1. Location of back flow preventer. Location - right

A.2. Sprinkler vacuum breaker lines insulation is damaged or missing.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Sprinkler vacuum breaker lines insulation is damaged or missing.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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C. Outbuildings

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Private Water Wells (A coliform analysis is recommended)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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E. Private Sewage Disposal (Septic) Systems

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Sewer Scope Observations

Materials:

- The sewer line is noted to have **PVC** piping.

Location:

- The main sewer line clean out was located at the Front Exterior of the home.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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G. Chimney Scan

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

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

STRUCTURAL SYSTEMS		
Page 6 Item: A	Foundations	<p>A.1. All trees should be located no closer than 15' from structure to help prevent foundation movement. You may want to keep larger trees trimmed to help slow further root growth and future foundation movement as removing older trees may cause voids under the slab from dying root systems.</p> <p>A.2. Corner pops were noted on one or more corners of the foundation. These are usually considered cosmetic in nature unless other movement is noted. Recommend sealing all cracks to help prevent further deterioration.</p> <p>A.3. Nails were sticking out of the slab, recommend these nail be cut or ground off to help prevent damage or injury.</p>
Page 7 Item: B	Grading & Drainage	B.2. There are indications of some type of water pipe leak at the right rear of the home. Recommend contacting the builder to evaluate and repair as needed.
Page 9 Item: C	Roof Covering Materials	C.1. The roof flashing is lifted. Recommend securing all loose or lifted flashing and sealing nails to help prevent water penetration. Mainly at - right
Page 13 Item: D	Roof Structure and Attic	<p>D.1. Insulation has been removed from vertical surfaces or been misplaced in one or more areas of the attic, recommend all displaced insulation be replaced to restore to proper energy efficiency. Mainly at - 2nd floor attic</p> <p>D.2. Rodent/Pest activity was observed in the attic space. Trails and holes through the insulation is a good indication that rodents have been in the attic at some point. There may have also been indications of fecal matter or an assortment of traps noted in the attic which would allude to the presence of pest activity. The inspector is unable to determine if this is an active or past condition and is beyond the scope of a home inspection. We recommend that a pest control specialist be consulted for a determination of present conditions and possibly performing an exclusion which is closing off all holes or places of entry to help prevent rodent/pest infestation.</p>

Page 16 Item: E	Walls (Exterior)	<p>E.1. Recommend sealing between the trim and brickwork to help prevent water penetration. Mainly at - Rear door</p> <p>E.2. Seal gaps and holes in soffit to help prevent water penetration and rodent intrusion. Mainly at - rear, front</p> <p>E.3. There is loose trim on the home, recommend securing to help prevent future damage and water penetration. Mainly at - front (may be secure but gapped at the ridge of garage)</p>
Page 18 Item: F	Walls (Interior)	<p>F.2. Settlement cracks were noted in the drywall. Mainly at - Hall bath, Master shower stall</p> <p>F.3. Paint is chipped on the window casing. Mainly at - Right middle bedroom, Formal Dining Room</p>
Page 20 Item: G	Ceilings	<p>G.1. Settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted. Mainly at - Master bedroom</p> <p>G.2. Nail pops were noted in the ceiling. These are generally considered cosmetic only, unless otherwise noted. Mainly at - Right middle bedroom, Dining room, Master bedroom</p>
Page 21 Item: H	Floors	H.1. The grout is discolored. Mainly at - Hall bath
Page 22 Item: I	Doors (Interior and Exterior)	<p>I.1. The hole for the dead bolt is not drilled deep enough for the dead bolt to completely engage, recommend drilling hole out to proper depth for proper security. Mainly at - Rear entry</p> <p>I.2. The ball catch needs adjustment on the door. Mainly at - Master bath</p> <p>I.3. Touch up paint needed on front entry.</p> <p>I.4. The door latch is not resetting fully, causing the door not to latch in the frame. Mainly at - Garage entry</p>
Page 22 Item: J	Windows	<p>J.1. Screens were missing on the home. Mainly at - throughout</p> <p>J.2. The window lock/latch is damaged. Mainly at - Master bedroom</p> <p>J.3. Sealant is needed around the interior of the windows between the window framing and the drywall to help prevent water penetration. Mainly at - Right middle bedroom</p>
Page 23 Item: N	Other	<p>N.1. Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration. (The post is loose at the gate latch)</p> <p>N.2. Although fences are not inspected it was noted that the fence is showing some signs of damage or deterioration. (One of the panels is not nailed properly at the left rear corner)</p>

ELECTRICAL SYSTEMS

Page 24 Item: A	Service Entrance and Panels	<p>A.1. There is at least one filler plate missing on the main electrical panel cover. Recommend adding missing filler plates to help prevent electrical shock.</p> <p>A.2. The electrical system only has one ground rod installed, it is now recommended that two ground rods be installed for your protection and the ground rods should be located at least 6' apart.</p> <p>A.3. Old abandoned wire should be terminated properly or removed from the panel box.</p>
Page 26 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p>B.2. The GFCI (Ground Fault Circuit Interrupter) protected electrical outlet does not trip the GFCI reset button when tested. Mainly at - Laundry Room</p> <p>B.3. Some or all of the bulbs in the light fixture(s) did not respond to normal controls. Recommend replacing or installing bulb(s) to verify fixture is operating correctly in all non-functioning fixtures. Some fixture may be on motion or photo cells and are not tested during the inspection. Mainly at - Attic</p> <p>B.4. The receptacle is loose. Mainly at - Front Entry, Living Room</p> <p>B.5. Low voltage cover plate is missing. Mainly at - Living Room, Game Room upstairs</p> <p>B.6. The exterior receptacles are showing improper wiring and the sprinkler system is not getting power when plugged in, therefore we were unable to inspect. Recommend repairs on the electrical system then testing the sprinkler system.</p>

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 28 Item: A	Heating Equipment	<p>A.1. There is water present in the furnace compartment. Recommend further evaluation by a licensed HVAC technician.</p>
Page 30 Item: B	Cooling Equipment	<p>B.2. There is water noted in the A/C pan. This is an indication that the main condensation line is clogged. Recommend contacting an A/C specialist to remove clog and restore drain to normal operation. It is also recommended to have the unit checked for proper operation and for cleanliness.</p> <p>B.3. The condenser is vibrating, recommend repairs to help prevent future issues.</p>

PLUMBING SYSTEM

Page 32 Item: A	Water Supply System and Fixtures	<p>A.1. There are uninsulated water supply lines routed through the attic. Recommend all uninsulated supply lines be properly insulated to help prevent damage to the pipes in freezing weather.</p> <p>A.2. There is a crack noted in the sink which could potentially lead to a leak beneath the sink into the cabinet. Mainly at - Hall bath</p> <p>A.3. All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.</p> <p>A.4. Recommend sealing the tub/shower surround to help prevent water penetration to underlying materials. Mainly at - Hall bath</p> <p>A.5. The shower head leaks at the connection. Mainly at - Hall bath</p> <p>A.6. The bottom portion of the shower head is not functioning properly. There is no flow from the lower portion. Mainly at - Master shower</p>
Page 34 Item: B	Drains, Wastes, and Vents	B.3. The clean out is extremely close to the driveway which could pose a safety hazard while getting in and out of the car, recommend cutting down below grade to help prevent injury.
Page 35 Item: C	Water Heating Equipment	C.2. The water heater pan drain or T&P (Pop-Off) valve drain line does not have a properly installed 90 elbow to safely direct the high-pressure discharge from the valve where it exits the exterior.