INSPECTOR PROS
(915) 209-2332
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HOME INSPECTION REPORT

1234 Main Street
Socorro TX 79927

Buyer Name
03/25/2026 9:00AM

Inspector
John Raley
TREC License# 25876
(915) 209-2332
info@inspector-pros.com

Agent
Agent Name
555-555-5555
agent@spectora.com

PROPERTY INSPECTION REPORT FORM

Buyer Name	03/25/2026 9:00AM
Name of Client	*Date of Inspection*
1234 Socorro TX 79927	
Address of Inspected Property	
John Raley	TREC License# 25876
Name of Inspector	*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 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).

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

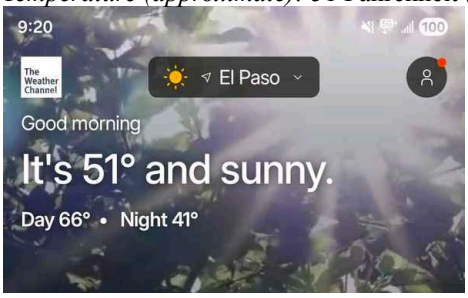
Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Type: Residential, Pre-purchase
In Attendance: Buyer Agent
Occupancy: Vacant
Type of Building: Single Family
Temperature (approximate): 51 Fahrenheit (F)



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

There may be comments made in this report that exceed the required reporting standards; these comments (if present) were made as a courtesy to give you as much information as possible about the structure. Exceeding the Standards of Practice will only happen

when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection. Any comments made that exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by Your Builder** to determine proper compliance and with applicable codes and manufacturer specifications.

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

This inspection is **NOT** intended to be considered a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the structure and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** One Year Home Warranties are sometimes provided by the Builder and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not provided by the builder, your Realtor can advise you of companies that offer them.

Sewer Scope Recommended:
A home inspection is limited to visual portions of the plumbing's waste and drain pipes. A sewer scope is recommended to be performed to learn of the condition of the underground lateral, as any defects located with the lateral can represent a major expense to correct.

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

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

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

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

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

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

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

This report places defects or concerns into three categories: **Significant/Major Defects**, **Moderate Defects**, and **Minor Defects/Maintenance Items/FYI**.

Significant Defects - Items or components that were not functional represent a serious safety concern and/or may require a major expense to correct/replace. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **before the end of your contingency period.**

Moderate Defects - Items or components that were found to include a safety hazard or a functional or installation-related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (***most defects will fall into this categorization***). Repairs or replacement is recommended for items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect before the end of your contingency period. Items categorized in this manner typically require repairs from a Qualified Contractor or Handyman **and are not considered routine maintenance or DIY repairs.**

Minor Defects/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality and/or items found to be in need of recurring or basic general maintenance. ***This categorization will also include observations, recommended upgrades to items, areas, or components,***

These categorizations are based on my professional judgment and experience, based on what I observed at the time of inspection. These categorizations should not be construed to mean that items designated as "**Minor defects**" or "**Moderate Defects**" do not need repairs or replacement. **The recommendations made in each comment are more important than the categorization**. Due to your perception, opinions, or personal experience, you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the comment's text pertaining to each defect that is paramount, not its categorical placement. Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as **Minor** to turn **Moderate** and **Moderate** items into **Significant**.

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

Cosmetic Deficiencies :
A home inspection does not cover cosmetic deficiencies but rather reports on significant deficiencies of the major components and items of the home. Cosmetic deficiencies are often a subject of personal opinion and therefore any cosmetic or minor deficiencies mentioned in this report should not be considered as an all-inclusive listing of these items.

Items Not Inspected and Other Limitations:
ITEMS NOT INSPECTED: Some items are not inspected in a home inspection, such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers/dryers, storm doors, and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm, and intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut-off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't know why a component may be shut down and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow,

ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

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

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

Thermal Imaging Scan Type: Limited Scan

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

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

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

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☒ ☐ ☒ **A. Foundations**

Comments:

Foundation Performance Opinion: In my opinion there are indications of structural movement observed during the inspection—such as but not limited to cracks sloping floors misaligned doors/windows etc.—that warrant further evaluation. The foundation may be performing its intended function at the time of inspection however due to the presence of these signs evaluation by a licensed professional engineer is recommended to determine the extent and cause of the movement. This opinion is based solely on visual observations during a limited non-invasive inspection conducted in accordance with the Texas Real Estate Commission (TREC) Standards of Practice. Inspector is not a structural engineer and does not render engineering opinions. No prediction of future foundation performance is made.

Floor Structure(s): Materials: Concrete Slab

Foundation(s): Type: Slab on Grade

Foundation Permiter: Covered:

The foundation wall(s) have been covered with "cladding", parge coating, foam panels and/or other building materials and were not visible for evaluation. The condition of the exterior portions of the foundation are excluded from this inspection.

1: Foundation: Signs of Settlement

Recommendation

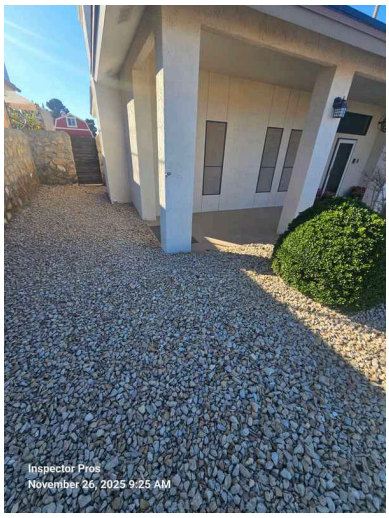
Ceiling Cracks, Cracks Over Openings, Binding Doors

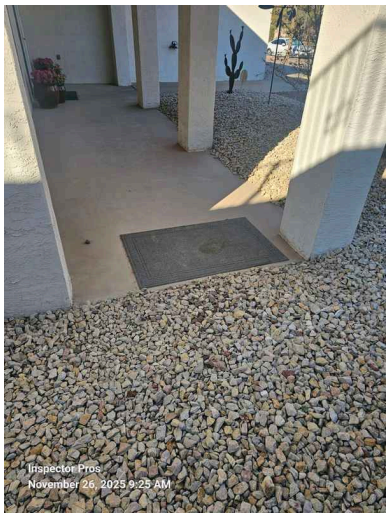
Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

Grading and Drainage Performance: Improper Grading, Flat Grading, Negative Grading (slopes towards structure)





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I	NI	NP	D

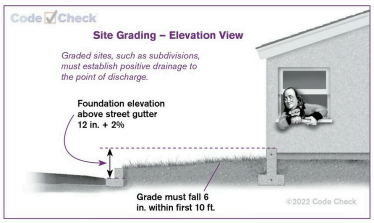
Grading and Drainage: Information:
The grounds in contact with the structure were inspected to determine that they were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the foundation with a 6 inch drop in elevation in the first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

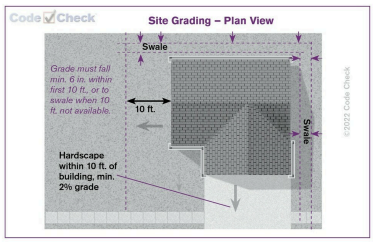
1: Grading: Negative
Recommendation

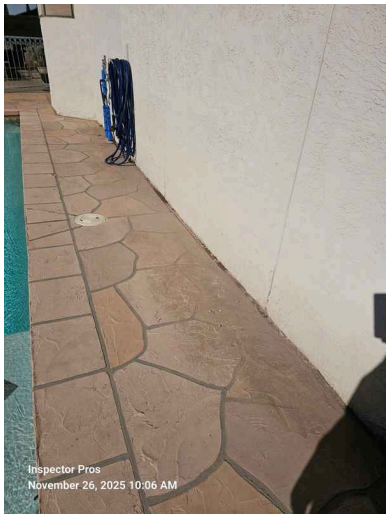
Observation: The exterior grading was sloped toward the foundation.

Implication: Improper grading can lead to water pooling near the foundation, increasing the risk of moisture intrusion, foundation settlement, or structural damage over time. Proper drainage requires a minimum 6-inch drop in elevation within the first 10 feet away from the structure (5% grade).

Recommendation: Contact a qualified grading contractor.







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

Comments:
Roof Viewed From: Roof
Roof Covering: Type(s): Architectural Composition
Shingles Information:
The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, visible loss of adhesion between the shingles. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Roof Penetration(s): Information:
The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

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I	NI	NP	D

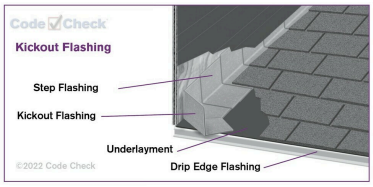
1: Kickout Flashing: Not Present

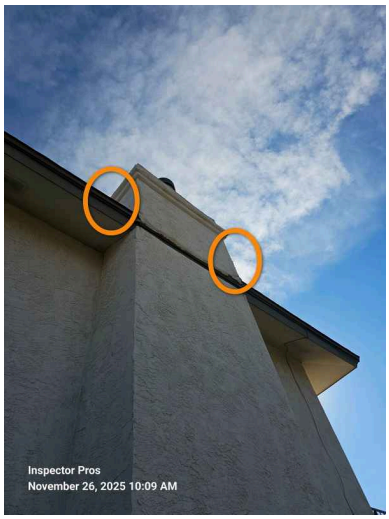
Recommendation

Observation: Kickout flashing was missing or damaged along the roof line.

Implication: Without proper kickout flashing, water can flow behind the exterior cladding, potentially causing damage to fascia, trim, and wall assemblies over time.

Recommendation: Contact a qualified roofing professional.





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I	NI	NP	D

2: Shingles Minor Damage

Recommendation

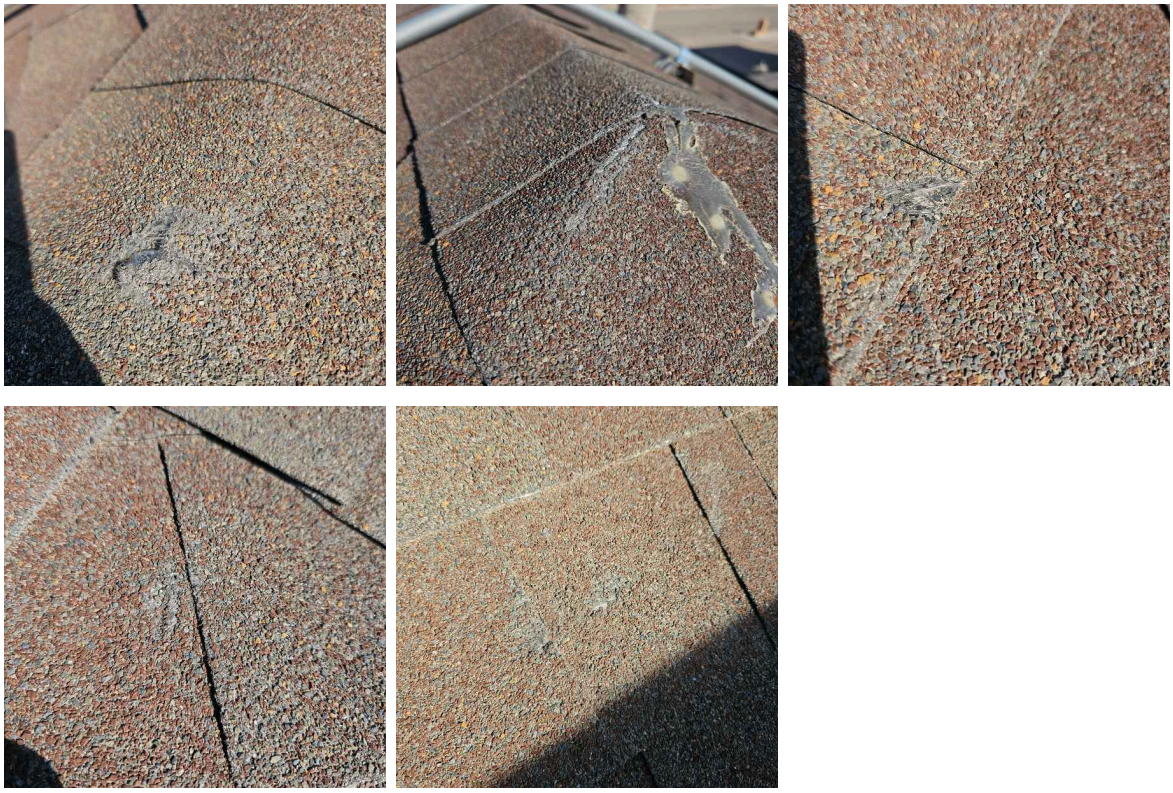
Observation:

Minor damage was observed on the shingles in the referenced area(s).

Implication:

Damaged shingles can reduce the roof's ability to shed water properly, potentially allowing moisture intrusion and contributing to premature roof deterioration if not addressed.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D

3: Exposed cracked Tar No Granuals

Recommendation

Observation:

Exposed and cracked tar was observed on the roof surface, with no protective granules present.

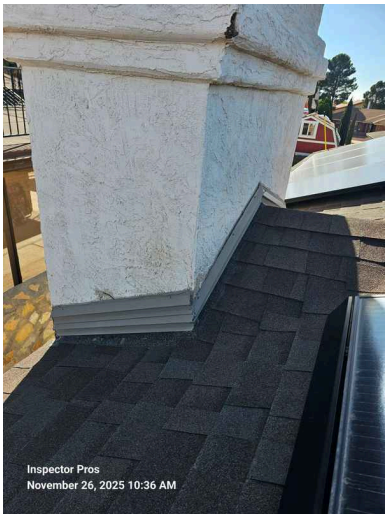
Implication:

Areas lacking granules and showing cracked tar are more susceptible to UV damage, accelerated deterioration, and moisture intrusion, which can reduce the service life of the roof covering.

Recommendation: Contact a qualified professional.







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

I	NI	NP	D

4: Shingle Delamination Typical for the roof coverings age

Recommendation

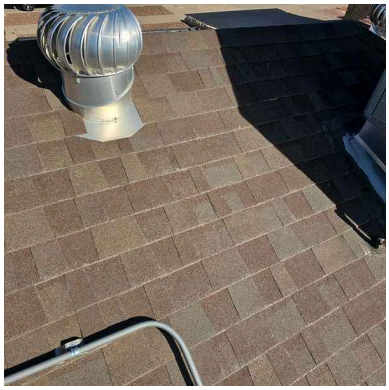
Observation:

Delamination of shingles was observed. This condition appears typical for the age of the roof covering.

Implication:

Age-related delamination can reduce the shingle's ability to shed water and may indicate the roof covering is nearing the end of its service life.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D

5: Staining From Prior Evaporative Cooler

Recommendation

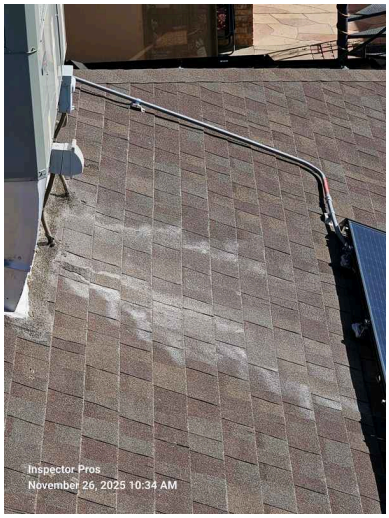
Observation:

The shingles showed staining consistent with past use of an evaporative cooler.

Implication:

Staining from evaporative cooler discharge can accelerate shingle wear and may indicate prolonged moisture exposure in those areas.

Recommendation: Contact a qualified professional.



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I	NI	NP	D

6: Antenna Mounted on Roof

Recommendation

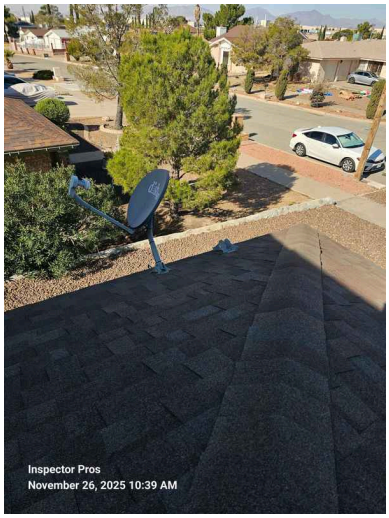
Observation:

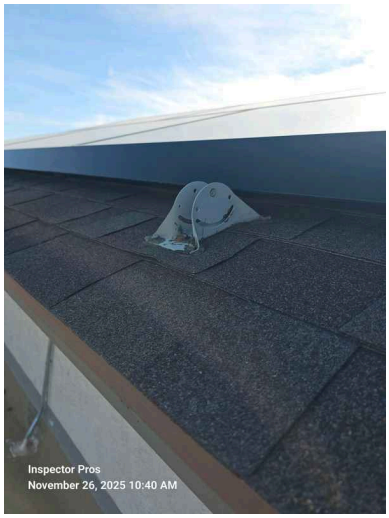
An antenna was mounted directly on the roof covering.

Implication:

Roof-mounted antennas can damage the roof covering, compromise water-shedding surfaces, and create potential leak points where fasteners penetrate the roofing materials.

Recommendation: Contact a qualified roofing professional.





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

Comments:

Viewed From and Inspection Method: Entered Attic, Partial Access

Attic Access Location and Type: Garage, Upper, Closet

Attic Access Information:

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Roof Structure Type: Rafters / Ceiling Joists, Sheathing

Roof Structure: Information:

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

Ventilation Type: Fixed Roof Deck Vents, Turbine Roof Deck Vent(s)

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I	NI	NP	D

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

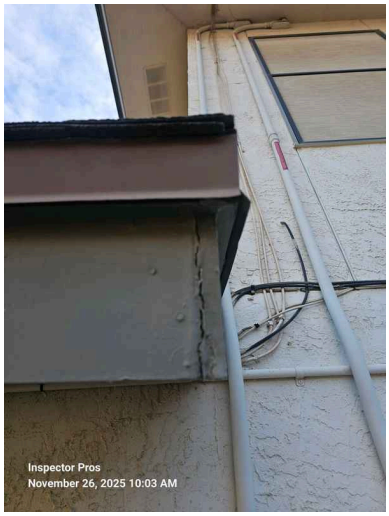
Insulation Type: Blown-in Fiberglass
Insulation: Approximate Average Depth: 6 Inches
Insulation Information:
The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend between 10 - 17 inches of insulation (dependent upon type) to achieve an R-38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

1: Fascia: Gaps
Recommendation
Multiple

Observation: Gaps were observed at the intersections of fascia materials.

Implication: These gaps can allow moisture to be absorbed between the materials, potentially leading to deterioration, rot, or separation of the surrounding components over time.

Recommendation: Contact a qualified roofing professional.



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

I	NI	NP	D

2: Soffit/Fascia/Trim: Missing/Deteriorated Caulk

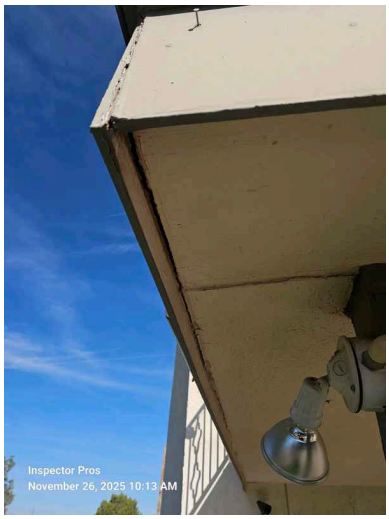
Recommendation

Multiple

Observation: Caulk was missing or deteriorated in multiple areas where the fascia, soffit, and trim intersect on the exterior.

Implication: Gaps at these intersections can allow moisture and pests to enter the roof structure, potentially leading to wood deterioration, water damage, or infestation.

Recommendation: Contact a qualified professional.



3: Insulation: Insufficient/Inadequate (6" or less)

Safety Hazard/Significant Defect

Observation: Insulation depth in areas of the attic was measured at six inches or less.

Implication: Insufficient insulation reduces energy efficiency and may lead to uneven indoor temperatures and higher heating and cooling costs. Current Energy Star guidelines recommend approximately 14 inches of insulation, or an R-38 rating, for optimal performance in most climates.

Recommendation: Contact a qualified insulation contractor.

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

I	NI	NP	D

4: Soffit: Loose/Unsecured

Recommendation

Multiple

Observation: Areas of the soffit were found to be loose, unsecured, or displaced.

Implication: Unsecured soffit can create openings that allow pests or rodents to enter the attic, potentially leading to infestations and damage to insulation or structural components.

Recommendation: Contact a qualified roofing professional.

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

I	NI	NP	D

5: Soffit Gap at Roof Transition

Recommendation

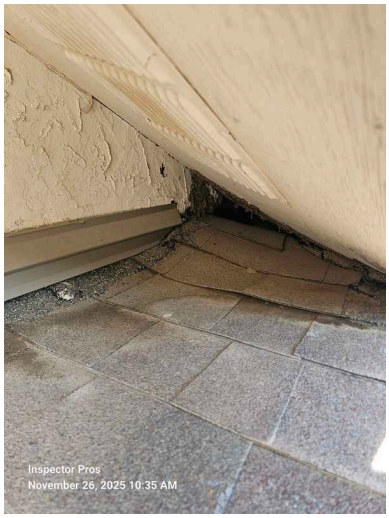
Observation:

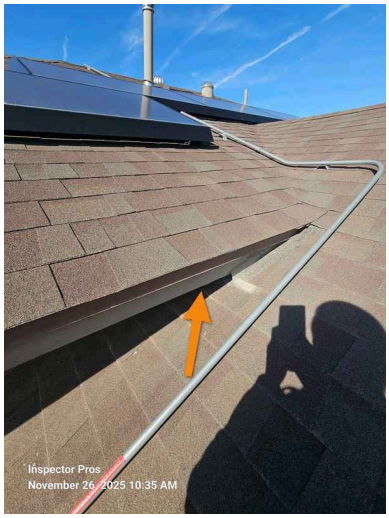
A gap was observed at the soffit where it transitions to the roof structure.

Implication:

Gaps at the roof-to-soffit transition can allow moisture, pests, and debris to enter the attic or wall cavity, potentially leading to damage or reduced energy efficiency over time.

Recommendation: Contact a qualified professional.





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

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6: Skylight Tube Displaced

Recommendation

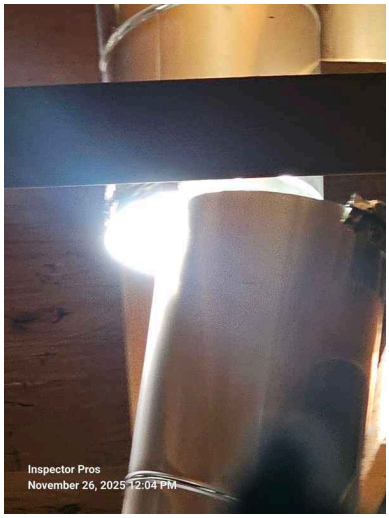
Observation:

The skylight tube was found displaced from its intended position.

Implication:

A displaced skylight tube can allow conditioned air to escape into the attic and may also permit dust, debris, or moisture to enter the interior ceiling assembly. This can result in energy loss, staining, or deterioration of surrounding materials over time.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D

7: Moisture Stains on rafters

Recommendation

Attic

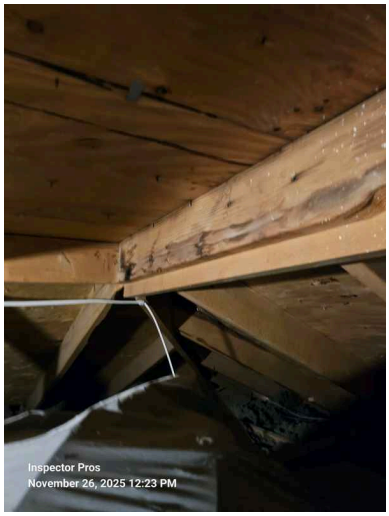
Observation:

Moisture staining was observed on the rafters in the referenced area(s).

Implication:

Moisture stains can indicate past or ongoing water intrusion. This may lead to wood deterioration, mold-like growth, or structural weakening if the underlying source of moisture is not addressed.

Recommendation: Contact a qualified roofing professional.



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

I	NI	NP	D

8: Cracked Rafters

⚠Safety Hazard/Significant Defect

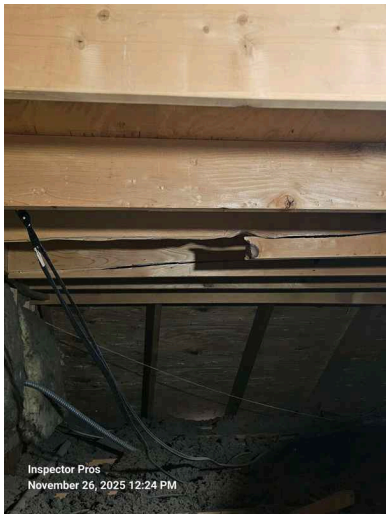
Observation:

Cracked rafters were observed in the referenced area(s).

Implication:

Cracking in rafters can compromise their structural capacity and may allow for sagging, uneven roof load distribution, or further deterioration over time.

Recommendation: Contact a qualified roofing professional.



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

I	NI	NP	D

9: Scuttle Hole Gaps

Recommendation

Garage

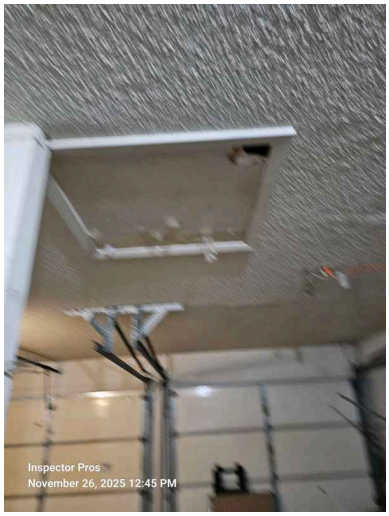
Observation:

Gaps were present around the garage scuttle hole.

Implication:

Gaps at the scuttle opening can compromise the required fire separation between the garage and the living space. They can also reduce energy efficiency, allow dust and debris to enter the garage or attic space, and create potential pathways for pests.

Recommendation: Contact a qualified professional.



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

Comments:

Exterior Walls Type(s): Stucco

Interior Walls Information:

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

Exterior Walls Information:

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

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

I	NI	NP	D

Stucco: Information:
This building has a Hardcoat stucco siding system. When installed over a wood building, stucco should be installed with two layers of underlayment below the plaster and a weep screed system which allows air to dry any accumulated water behind the plaster. Stucco is one of the nicest and lowest maintenance siding systems but it is installation sensitive. Poor installation can lead to expensive repairs. The most critical element to a stucco siding system, the weather barrier, is not visible to inspection, which limits the inspectors' ability to see how the system is performing. During the inspection, we look for clues is the installation to help make an educated guess about the future reliability of this system. More detailed information can be gained through destructive testing. This involves drilling holes in the plaster and using a moisture probe to determine if any sections of the building have failed moisture control. Destructive testing like this is beyond the scope of this inspection.

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

I	NI	NP	D

1: Stucco:Cracks/Damage

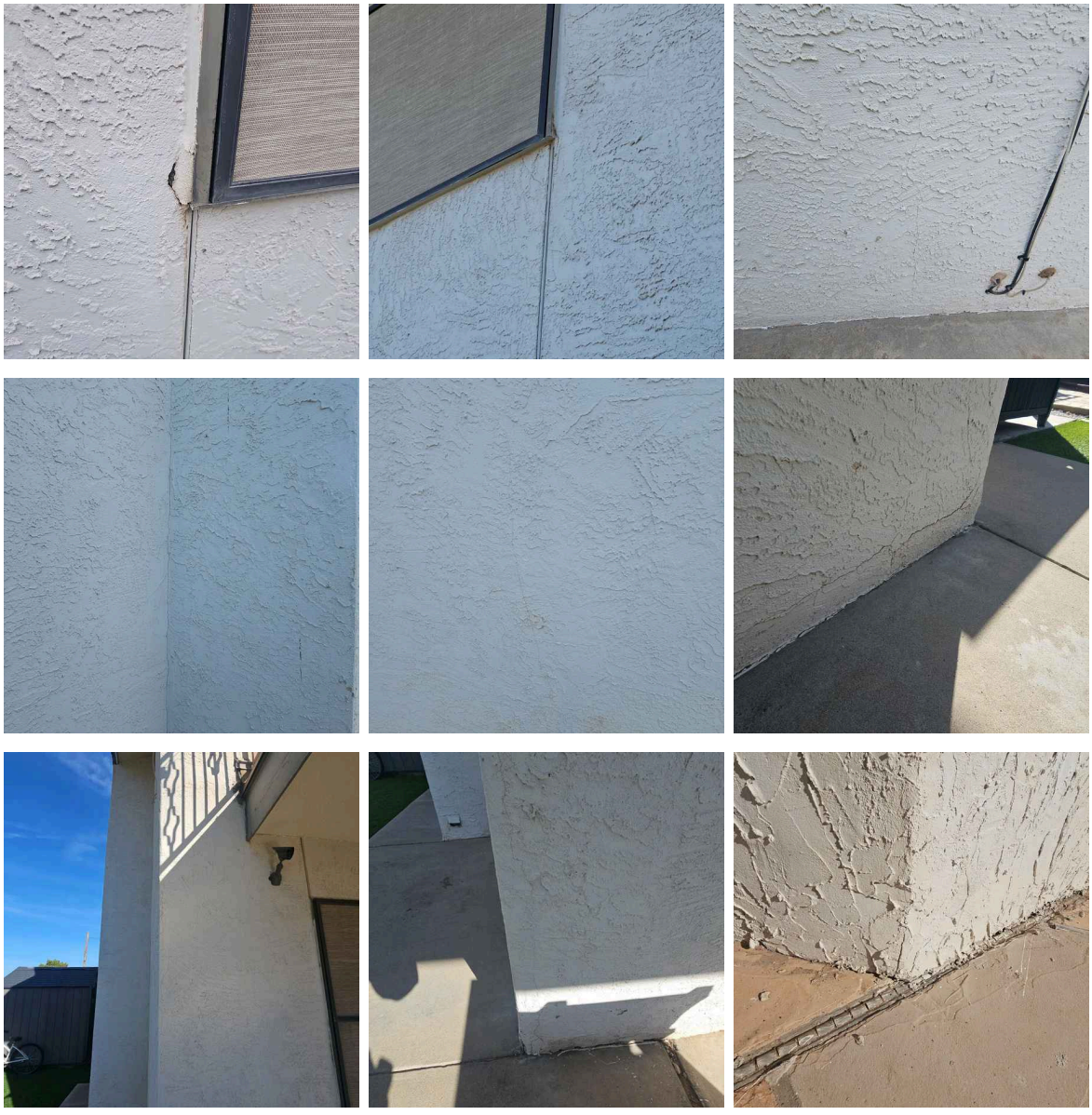
Recommendation

Multiple

Observation: Cracks and/or damage were observed in the stucco exterior.

Implication: Stucco cracks or damage can allow moisture intrusion and pest entry, potentially leading to deterioration of underlying materials and concealed damage. Repair and sealing by a qualified contractor is recommended to restore weather protection and durability.

Recommendation: Contact a stucco repair contractor



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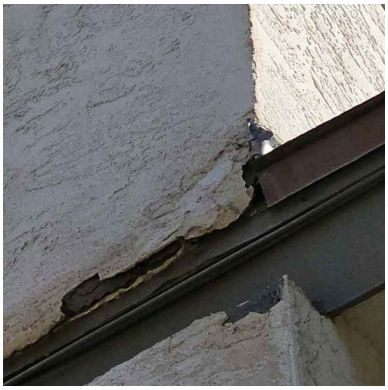
I	NI	NP	D





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

I	NI	NP	D

2: Drywall: Cracking (Settlement)

Recommendation

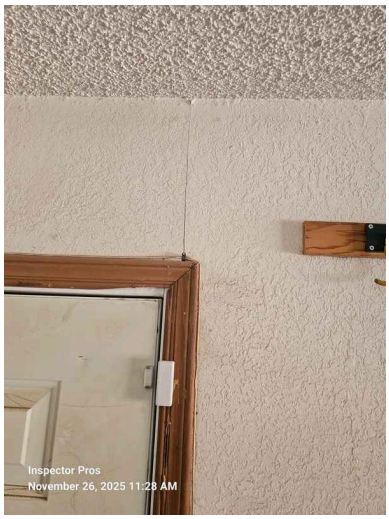
Observation:

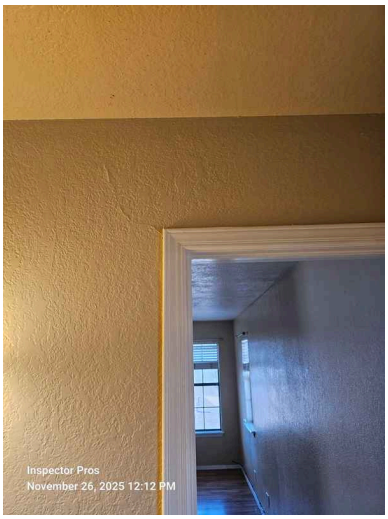
Settlement-related cracking was observed in the drywall.

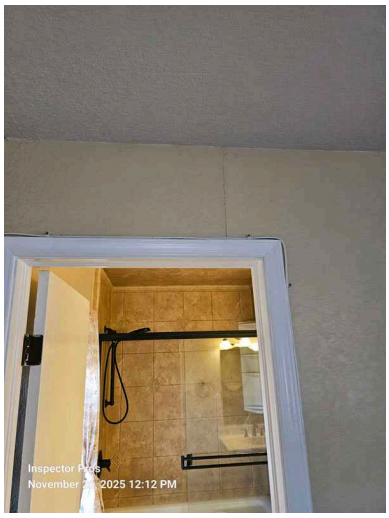
Implication:

These types of cracks are common as homes age and experience minor movement, and may gradually widen or become more noticeable over time.

Recommendation: Contact a qualified drywall contractor.







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

I	NI	NP	D

3: Siding: Improper Clearance (Terminated at Grade)

Recommendation

Multiple Areas

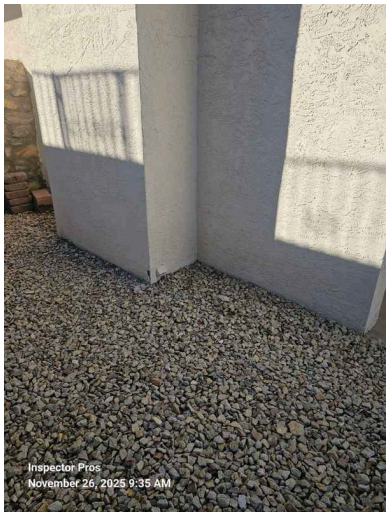
Observation:

The siding terminated at grade, providing no visible clearance between the bottom of the siding and the soil.

Implication:

This condition prevents visibility of the wall components behind the siding and can trap moisture against the structure. Soil contact can also accelerate deterioration and create a conducive environment for wood-destroying insects.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D

4: Siding Terminates at Hard scape

Recommendation

Multiple

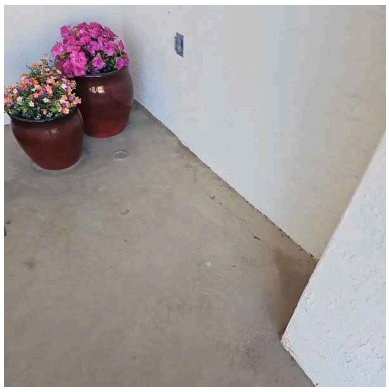
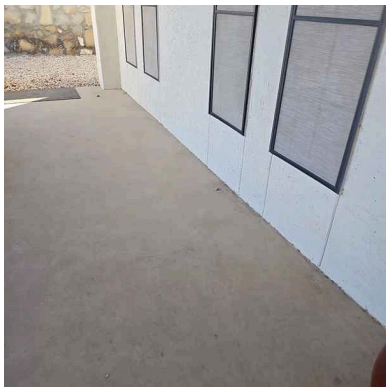
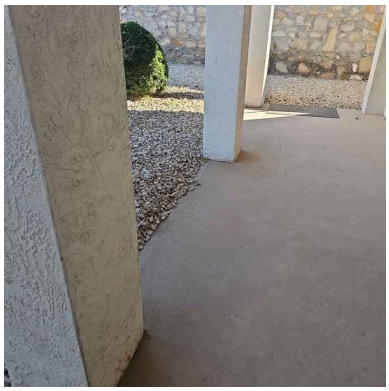
Observation:

The siding terminated directly at the hardscape, with no visible clearance between the siding and the concrete surface.

Implication:

This condition can allow moisture to wick into the siding, accelerate material deterioration, and limit visibility of components behind the siding. Current standards generally recommend a minimum of 2 inches of clearance between siding and hardscape to reduce moisture-related damage.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

5: Stucco Deteriorated at grade and hardscape

Recommendation

Multiple areas

Observation:

The stucco was deteriorated where it terminated at grade and at hardscape surfaces in the referenced area(s).

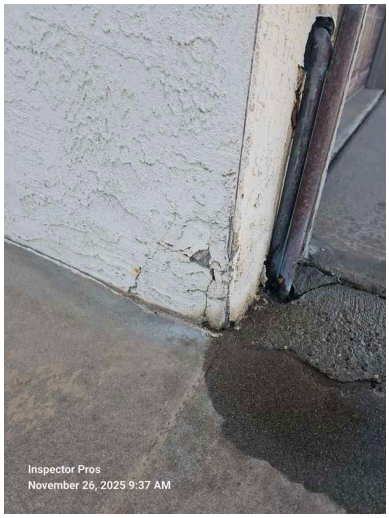
Implication:

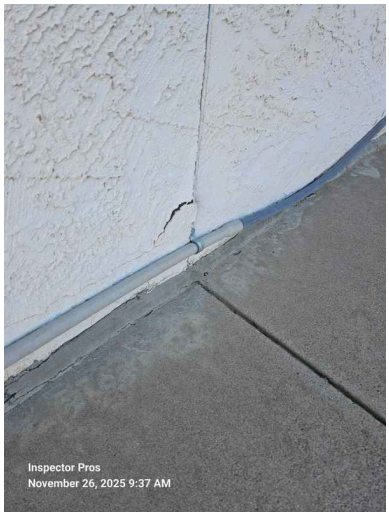
Stucco in direct contact with soil or hardscape is prone to moisture absorption, which can lead to cracking, crumbling, and ongoing deterioration. This condition also limits visibility of the wall system behind the stucco and can contribute to moisture intrusion or concealed damage over time.

Recommendation: Contact a stucco repair contractor

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

I	NI	NP	D





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

I	NI	NP	D

6: Drywall Gap at Plumbing

Recommendation

Kitchen

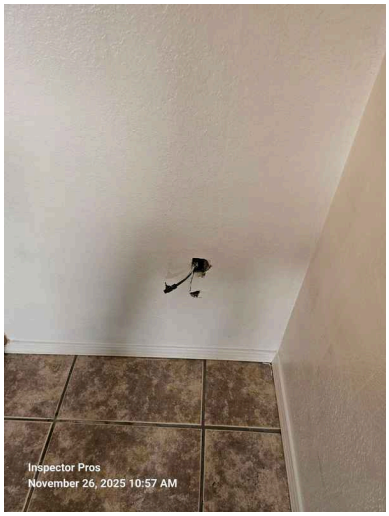
Observation:

A gap was present in the drywall around the plumbing penetration in the referenced area.

Implication:

Gaps around plumbing penetrations can allow moisture, pests, and conditioned air to migrate between wall cavities and living spaces. This may contribute to energy loss, hidden moisture intrusion, or pest entry over time.

Recommendation: Contact a qualified drywall contractor.



☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

Ceiling(s) Information:

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

Floor(s) Information:

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

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

I	NI	NP	D

1: Ceiling: Tape Seam Cracking

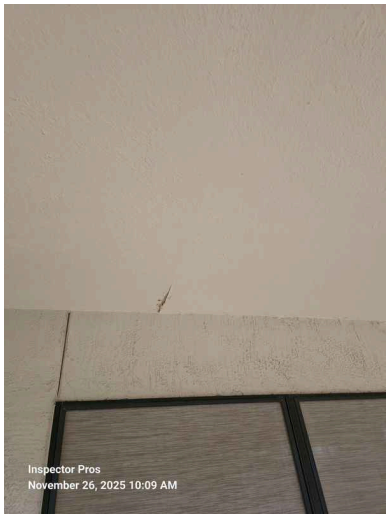
Recommendation

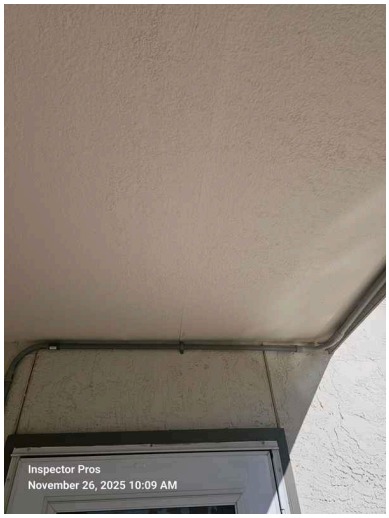
Patio

Observation: Drywall seam cracks were observed in the referenced area(s).

Implication: Seam cracks may result from normal settling, temperature and humidity changes, or minor structural movement. While often cosmetic, they can worsen over time and may require repair to restore the appearance and integrity of the wall or ceiling surface.

Recommendation: Contact a qualified driveway contractor.





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

I	NI	NP	D

2: Drywall: Nail Pop(s)

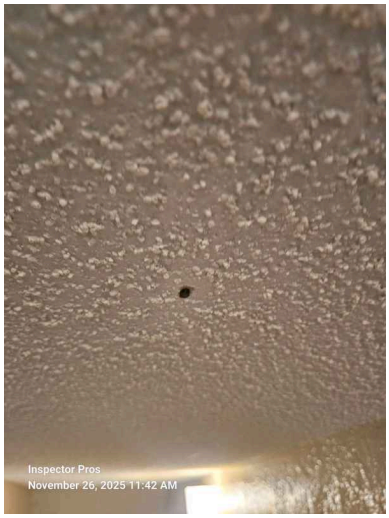
Maintenance Item/FYI

Multiple

Observation: "Nail pops" were present on the ceilings in various areas. These occur when nails securing the drywall protrude through the surface, typically due to natural expansion, contraction, or settlement.

Implication: While generally cosmetic, nail pops can affect the appearance of interior finishes and may indicate minor movement in the structure or aging materials.

Recommendation: Contact a qualified drywall contractor.



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

I	NI	NP	D

3: Tile(s): Cracking/Damaged

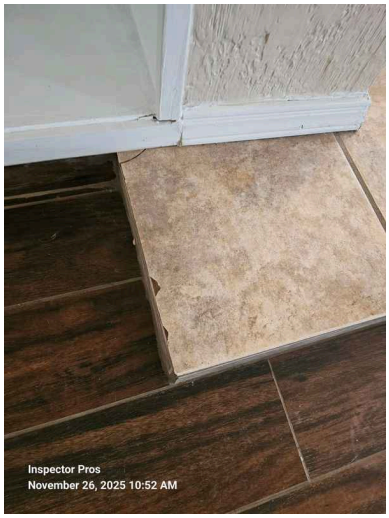
Recommendation

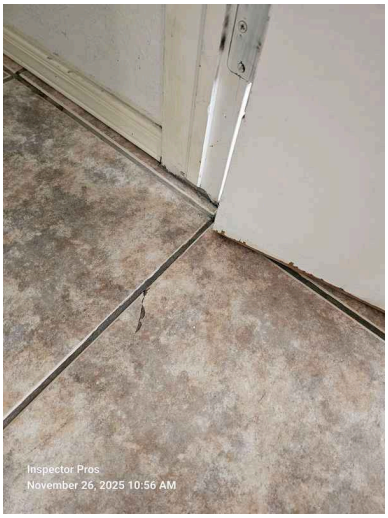
Multiple

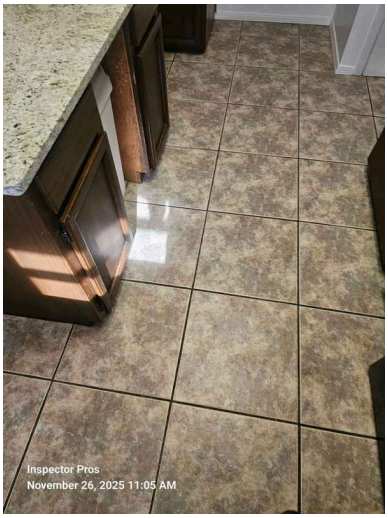
Observation: Floor tiles were observed to be chipped, damaged, or cracked.

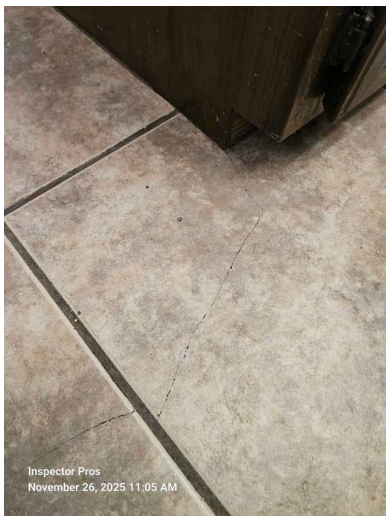
Implication: Damaged floor tiles can present tripping hazards, detract from the overall appearance, and may allow moisture to penetrate beneath the surface, potentially leading to further deterioration

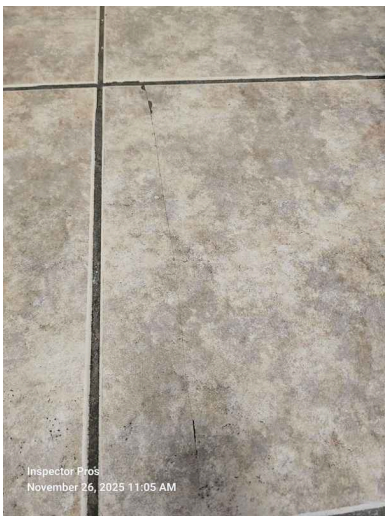
Recommendation: Contact a qualified flooring contractor











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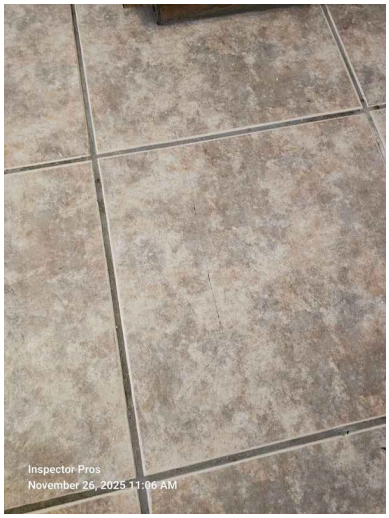
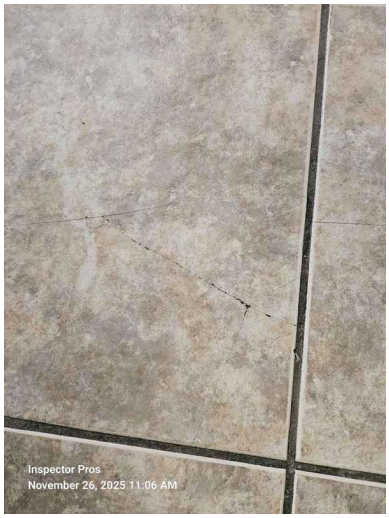
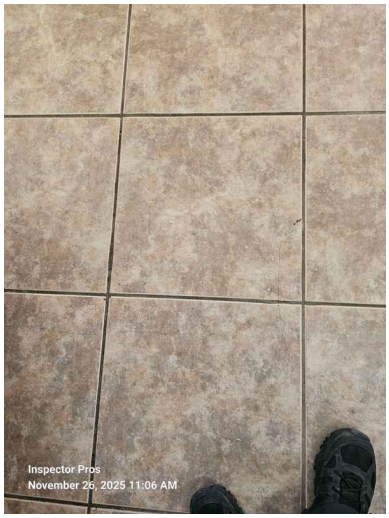
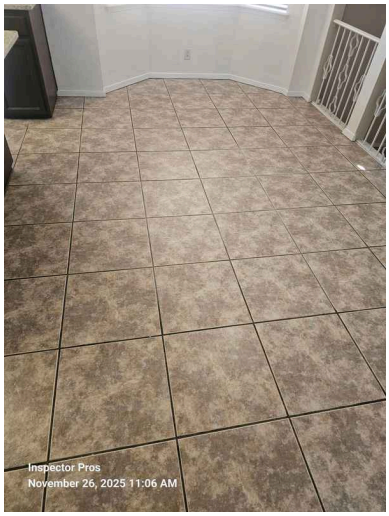
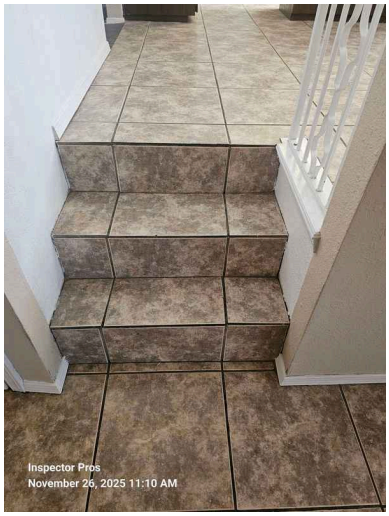
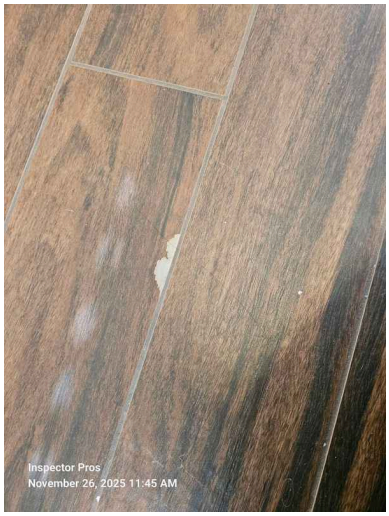












I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

4: Ceiling(s): Moisture Staining

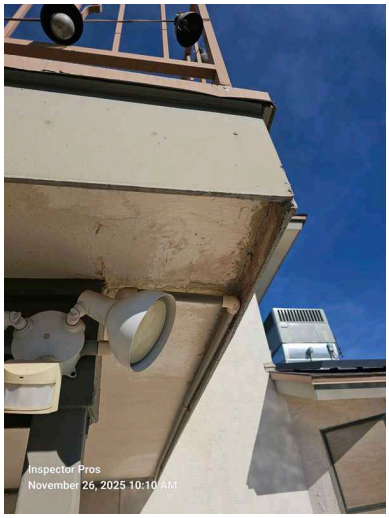
Recommendation

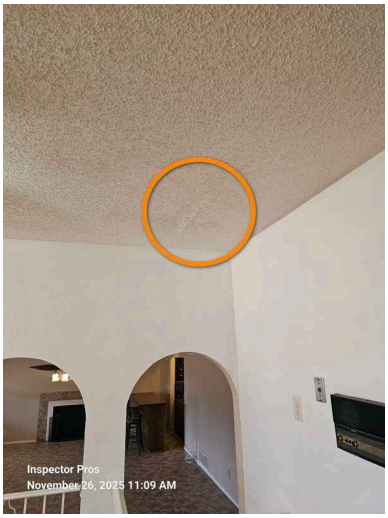
Porch

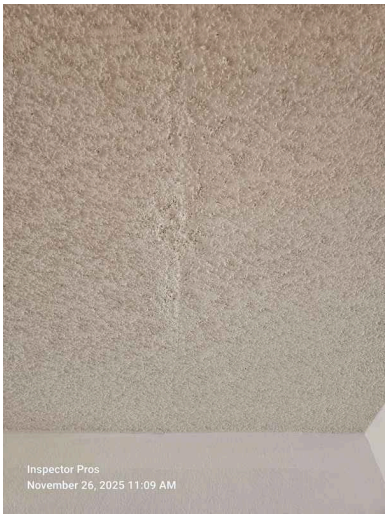
Observation: Moisture stains were present on the ceilings in the referenced areas. No active leaking was observed at the time of inspection.

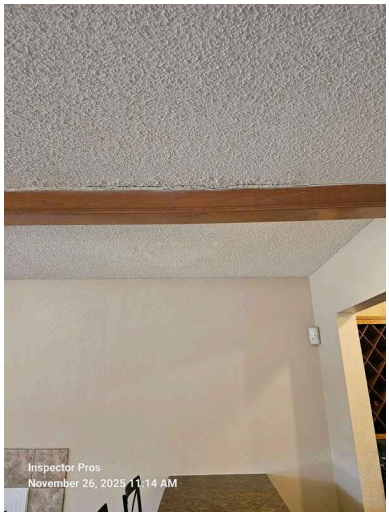
Implication: Moisture stains may indicate previous or intermittent leaks and should be considered active until proven otherwise. These stains can suggest potential roof or plumbing issues that may require further investigation.

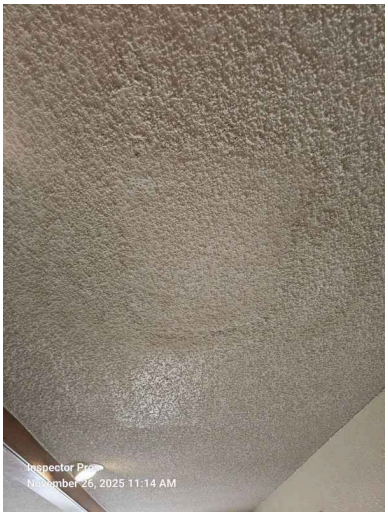
Recommendation: Contact a qualified professional.





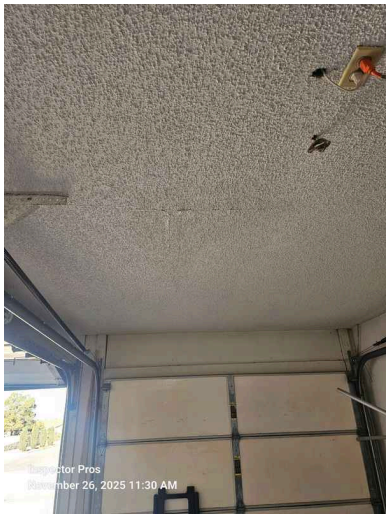


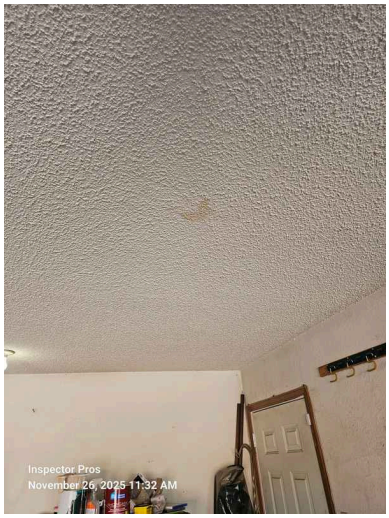


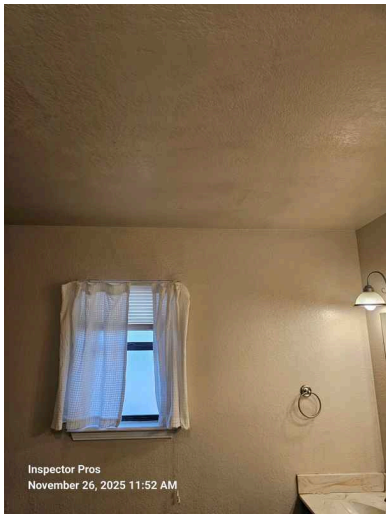


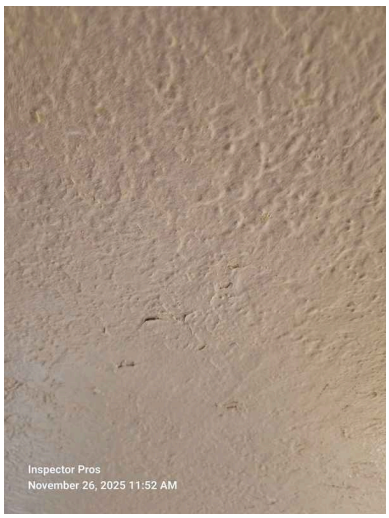
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

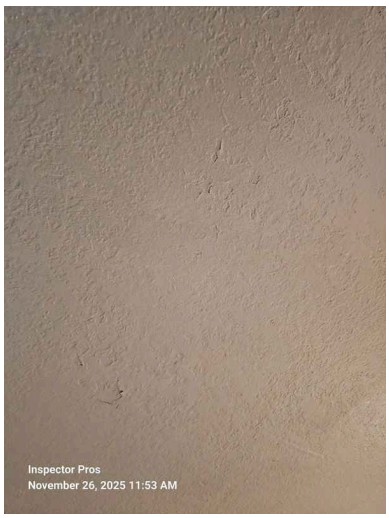
I	NI	NP	D











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

I	NI	NP	D

5: Tile Flooring: Missing/Deteriorated Grout

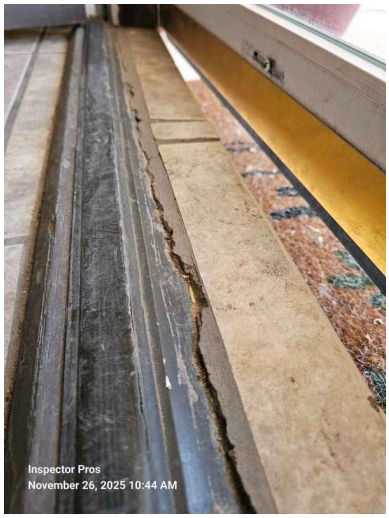
Recommendation

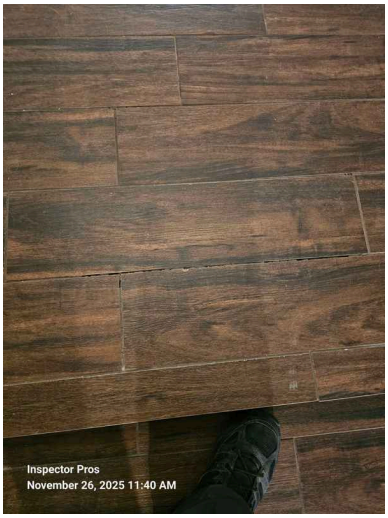
Front Door

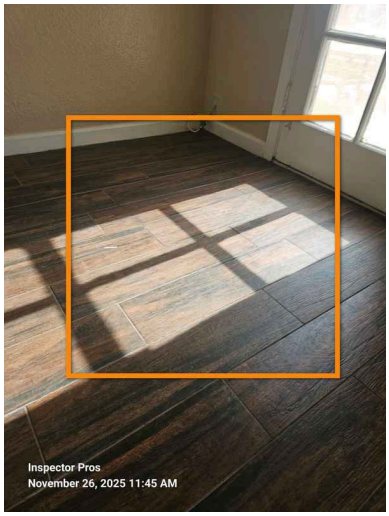
Observation: Grout deficiencies were present in the referenced area(s), including loose, damaged, or missing grout.

Implication: These deficiencies can allow water intrusion beneath the tile surface, potentially leading to deterioration of the subfloor or wall materials and reducing the overall integrity and appearance of the tiled surface.

Recommendation: Contact a qualified flooring contractor







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

I	NI	NP	D

6: Drywall: Damage

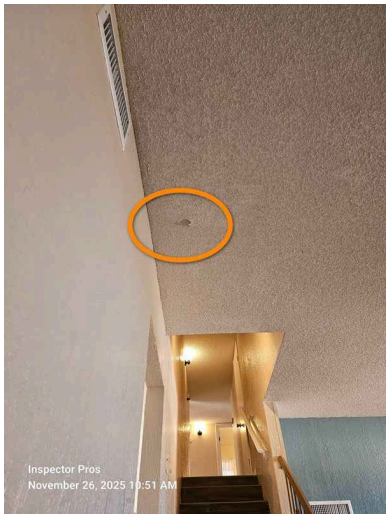
Recommendation

Living Room

Observation: Drywall damage was present in the referenced area(s).

Implication: Damaged drywall can affect the appearance and integrity of interior surfaces and may indicate underlying issues such as impact damage or moisture intrusion. Repairs are recommended as needed by a drywall contractor or other qualified person.

Recommendation: Contact a qualified drywall contractor.



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

I	NI	NP	D

7: Soffit to wall Sealent Cracked or Deteriorated

Maintenance Item/FYI

Multiple

Observation:

The sealant at the soffit-to-wall transition was cracked or deteriorated in the referenced area(s).

Implication:

Deteriorated sealant can allow moisture, pests, or debris to enter gaps at the soffit-to-wall connection, potentially leading to hidden moisture damage, pest intrusion, or reduced energy efficiency over time.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

8: Ceiling Gap at water heater flue

Recommendation

Water heater closet

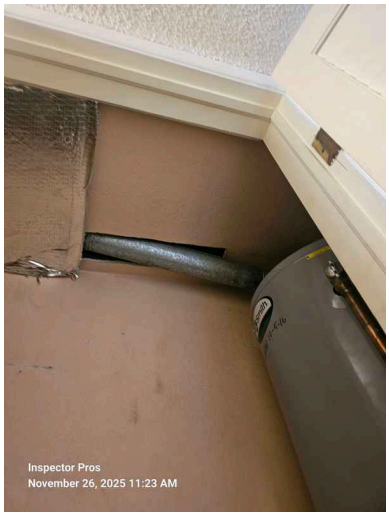
Observation:

A gap was present in the ceiling around the water heater flue.

Implication:

Gaps around the flue can allow heat, moisture, or combustion byproducts to enter the surrounding structure, which may affect fire separation, reduce energy efficiency, or contribute to hidden moisture damage.

Recommendation: Contact a qualified drywall contractor.



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

I	NI	NP	D

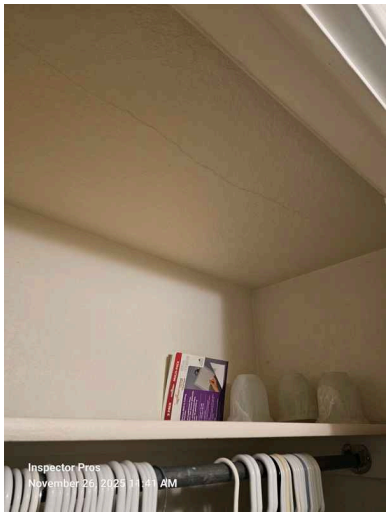
9: Drywall Crack
Recommendation
Closet
Observation:

A drywall crack was present in the referenced area.

Implication:

Drywall cracking is often caused by normal settlement, expansion and contraction of building materials, or minor framing movement. While typically cosmetic, cracks can widen over time or indicate movement in the surrounding building materials that may require monitoring.

Recommendation: Contact a qualified drywall contractor.



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

Comments:

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

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

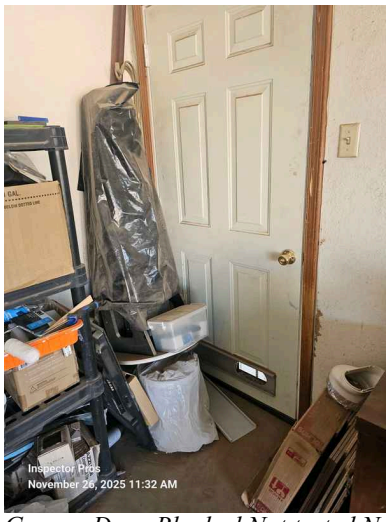
Garage Doors Information:
The garage door(s) were tested by operating the wall mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation related deficiencies. No reportable conditions were present at the time of inspection unless otherwise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

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

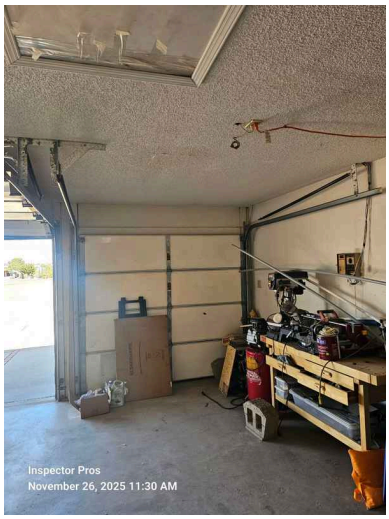
I	NI	NP	D

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

Garage Side Entry Door Clocked not operated:



Garage Door Blocked Not tested No opener:



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

I	NI	NP	D

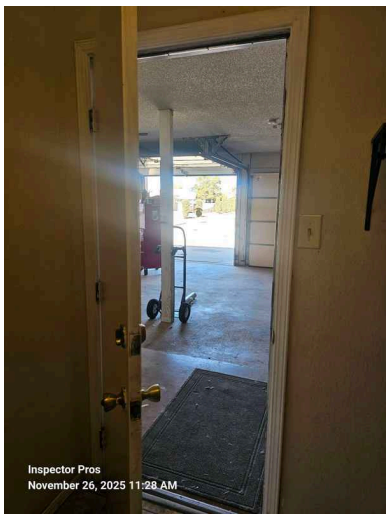
1: Garage Entry Door: Not Self-closing

Recommendation

Observation: The door between the house and the garage was not equipped with a self-closing device.

Implication: A self-closing door helps protect the residence from potential fire and carbon monoxide (CO) hazards originating in the garage. Without this feature, there is an increased risk of harmful gases or flames entering the living space in the event of an emergency.

Recommendation: Contact a qualified door repair/installation contractor.



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

I	NI	NP	D

2: Light Visible: Around Door While Closed

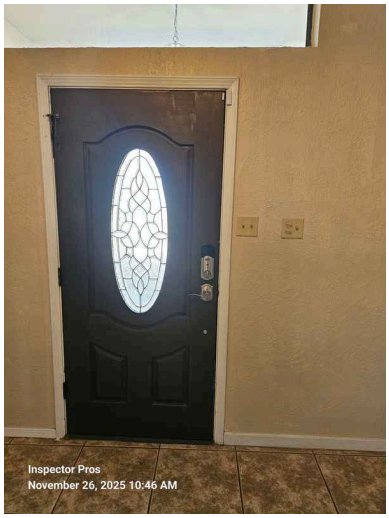
Recommendation

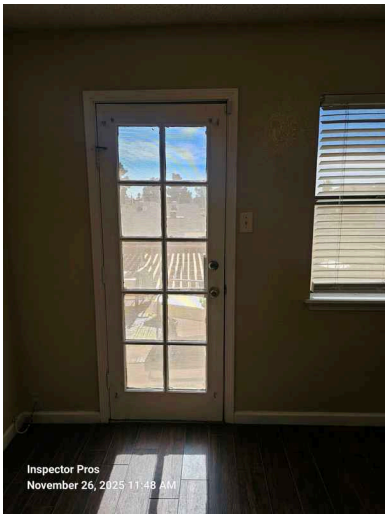
Multiple

Observation: Light was visible around the interior door while in the closed position.

Implication: Visible light indicates gaps that may allow for air drafts, sound transfer, reduced energy efficiency, or loss of privacy between rooms.

Recommendation: Contact a qualified professional.





3: Weatherstripping: Metal (Possible Safety Hazard)

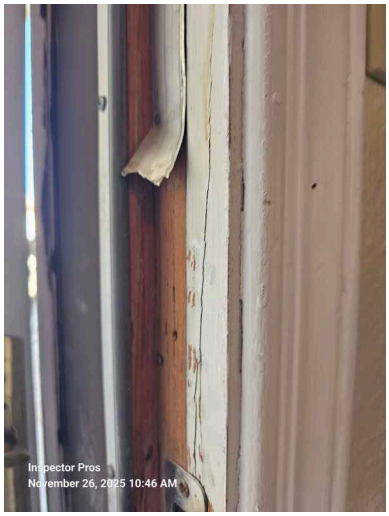
Recommendation

Multiple

Observation: The metal weatherstripping was protruding, creating a sharp edge or corner.

Implication: Exposed metal edges can pose a safety hazard, potentially causing cuts or injuries to occupants.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D

4: Door Operation: Not Latching Properly

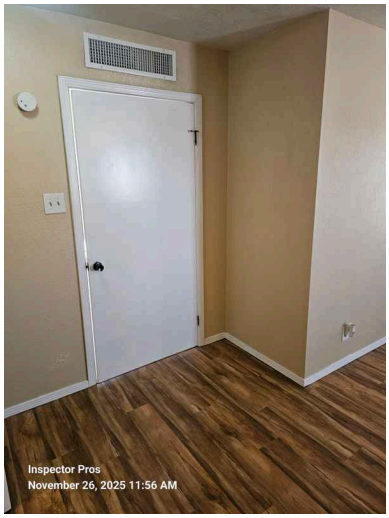
Recommendation

Master

Observation: The door was not latching properly.

Implication: A door that does not latch correctly can affect security, privacy, and functionality. Adjustments or modifications are needed to ensure proper alignment and reliable operation.

Recommendation: Contact a qualified door repair/installation contractor.



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

I	NI	NP	D

5: Wood: Weathered Wood

Maintenance Item/FYI

Right side

Observation:

Weathered wood was present on the door frames and moulding in various areas.

Implication:

Weathered or unprotected wood is more susceptible to moisture absorption, which can lead to deterioration, rot, and damage over time if not properly sealed or protected.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

6: Operation: Door Binding

Maintenance Item/FYI

Pantry

Observation: The door was binding on the jamb, threshold, and/or the floor.

Implication: Binding doors may indicate alignment issues that can affect functionality and cause further wear to components. Adjustments or modifications are likely needed for proper operation.

Recommendation: Contact a qualified handyman.

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

I	NI	NP	D

7: Door weathered

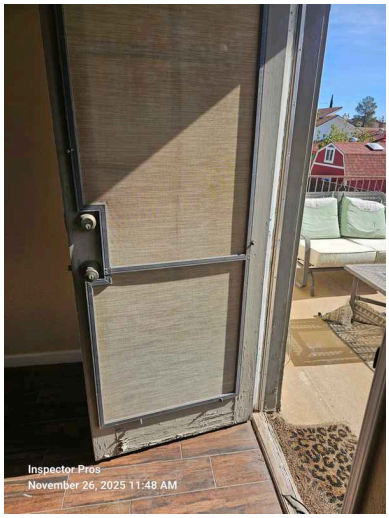
Recommendation

Balcony

Observation: The door was observed to be weathered.

Implication: Weathering can lead to deterioration of the door’s finish and materials, potentially allowing moisture intrusion, warping, and reduced energy efficiency. Refinishing, sealing, or replacement may be needed to protect and maintain the door’s integrity.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D

8: Garage Door Frame Weathered

Recommendation

Observation:

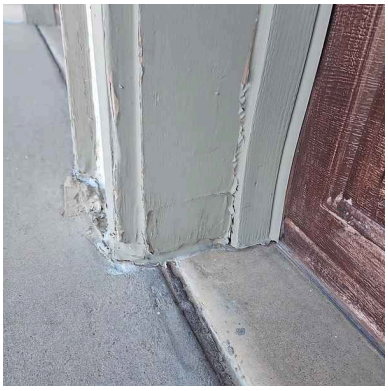
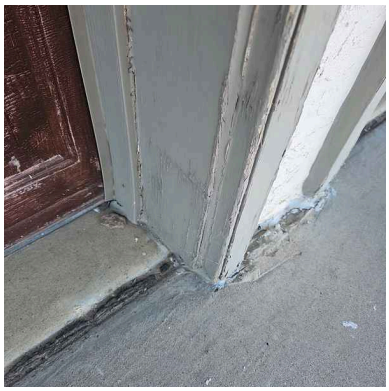
The garage door frame was weathered, and the bottom of the trim had been installed in direct contact with grade. The trim should be cut back at a 45-degree angle away from the grade.

Implication:

Wood in contact with grade absorbs moisture more readily, which can lead to deterioration, rot, and pest intrusion. Cutting the trim at a 45-degree angle helps shed water away from the framing and reduces moisture-related damage.

Recommendation: Contact a qualified professional.




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

I	NI	NP	D

9: Door Frame No counter Flasing

Recommendation

Right Side

Observation:

The door frame was installed without visible counter flashing at the wall transition.

Implication:

Missing counter flashing can allow water to penetrate behind the door frame, increasing the risk of moisture intrusion, hidden wall damage, and deterioration of building materials over time.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

10: Sealent around Door Deteriorated

Recommendation

Right Side

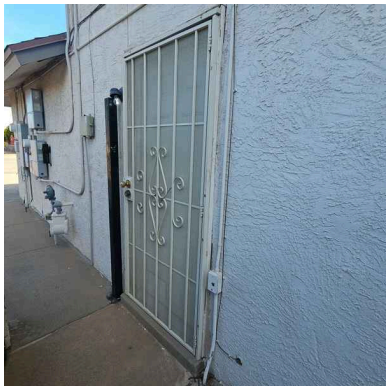
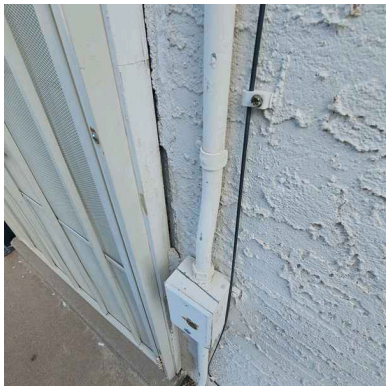
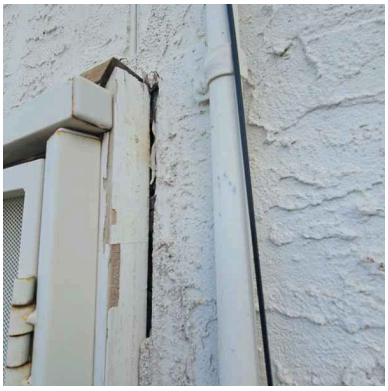
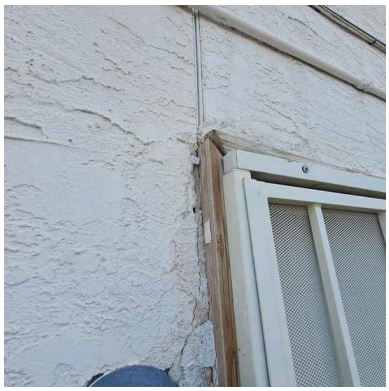
Observation:

The sealant around the door was deteriorated.

Implication:

Deteriorated sealant can allow moisture and air infiltration, potentially leading to water damage, rot, energy loss, or pest intrusion at the door assembly.

Recommendation: Contact a qualified professional.


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

I	NI	NP	D

11: Door Handle Difficult To operate

Recommendation

Front Door

Observation:

The door handle was difficult to operate.

Implication:

A door handle that is hard to operate can indicate internal hardware wear, misalignment, or binding. This can lead to further damage to the handle or latch mechanism and may prevent the door from securing properly.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

12: Front Door Not Fully Latching closer installed

Recommendation

Front

Observation:

The front door was not fully latching during operation. A door closer was installed on the door.

Implication:

A door that does not latch properly compromises security, energy efficiency, and—if leading to the garage—may reduce required fire-separation performance. The presence of a door closer may also contribute to or mask alignment issues.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

13: Door Strike Missing

Maintenance Item/FYI

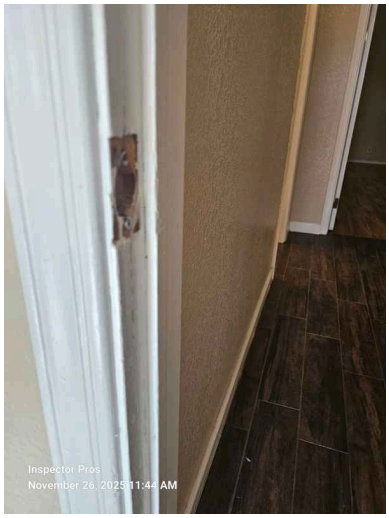
Observation:

The door strike plate was missing.

Implication:

Without a strike plate, the door latch cannot engage properly, reducing security and potentially damaging the door latch or frame over time.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D

14: Closet Doors Missing

Maintenance Item/FYI

Bedroom 3

Observation:

Closet doors were not installed at the referenced area(s).

Implication:

Missing closet doors affect functionality and may leave belongings exposed. Additional framing or alignment issues may be present if doors were previously removed.

Recommendation: Contact a qualified door repair/installation contractor.

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

I	NI	NP	D

15: Garage Door Visble Light

Recommendation

Garage

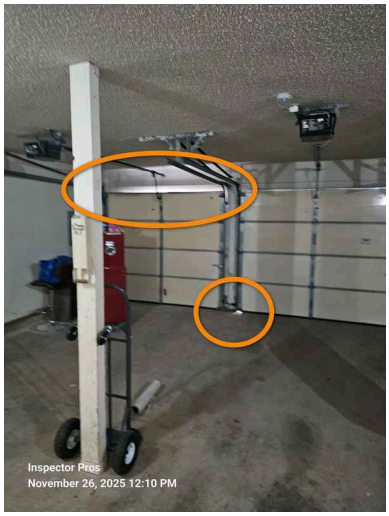
Observation:

Visible light was observed around the garage door when closed.

Implication:

Gaps around the garage door can allow drafts, dust, moisture, pests, and insects to enter the garage and may indicate improper alignment or deteriorated weatherstripping.

Recommendation: Contact a qualified garage door contractor.



☒ ☐ ☐ ☒ **H. Windows**

Comments:

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

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

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

I	NI	NP	D

1: Window(s): Detailing Recommended

Recommendation

Observation: Several windows were difficult to operate, did not function as intended, and/or exhibited other age-related deficiencies.

Implication: These issues can affect ventilation, energy efficiency, security, and emergency egress. A thorough evaluation of all windows by a window repair and installation contractor is recommended. This may include adjustments, cleaning and lubricating of parts and tracks, as well as repair or replacement of any worn or damaged hardware to restore proper operation.

Recommendation: Contact a qualified window repair/installation contractor.

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

I	NI	NP	D

2: Operation: Difficult To Operate

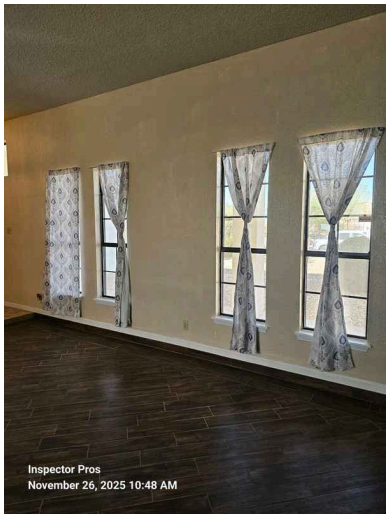
Recommendation

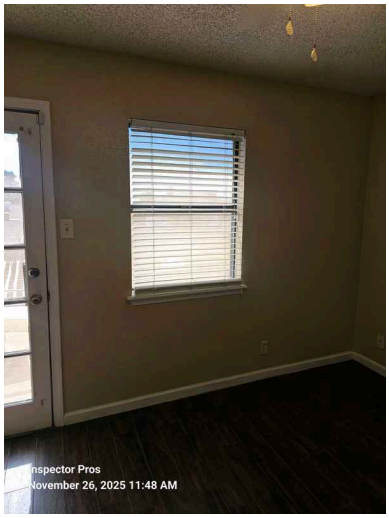
Multiple

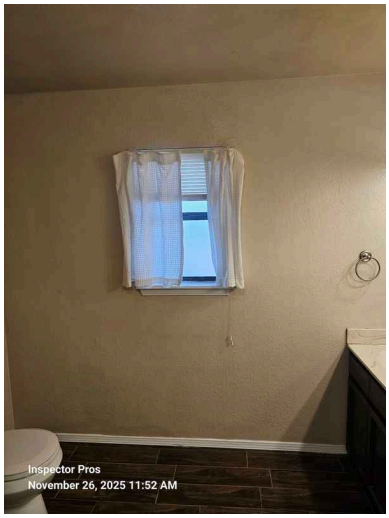
Observation: The window(s) in the referenced area(s) were difficult to operate (raise and lower).

Implication: Difficulty in operating the windows may indicate issues such as failed balance mechanisms, frame warping, or settling. This can affect ventilation, safety, and overall functionality. Repairs or replacement by a qualified contractor is recommended as needed.

Recommendation: Contact a qualified window repair/installation contractor.







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

I	NI	NP	D

3: Balance(s): Deficiencies Present

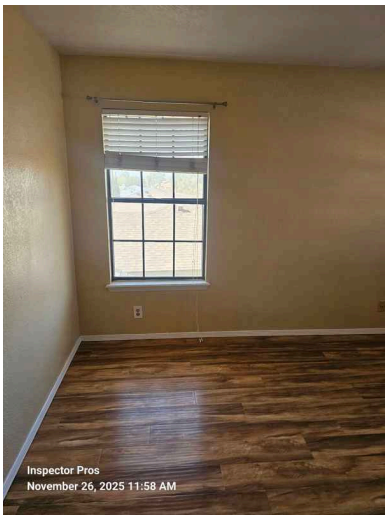
Recommendation

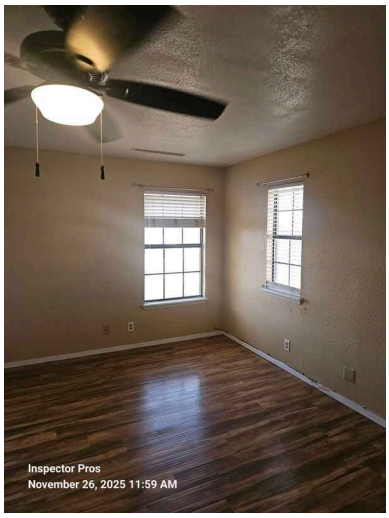
Multiple

Observation: The referenced window(s) exhibited balance deficiencies. The balance mechanisms, which assist in the smooth operation of the sash and help maintain the window in an open position, were not functioning as intended.

Implication: Deficient window balances may result in difficulty operating the window and can cause the sash to close unexpectedly, potentially leading to damage or personal injury.

Recommendation: Contact a qualified window repair/installation contractor.





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

I	NI	NP	D

4: Multiple Deficiencies

Safety Hazard/Significant Defect

Observation: Multiple deficiencies were observed with windows throughout the home.

Implication: These issues may affect the functionality, energy efficiency, safety, and overall performance of the windows. The specific deficiencies noted in this report should not be considered an exhaustive list.

Recommendation: Contact a qualified window repair/installation contractor.

5: Operation: Inoperable

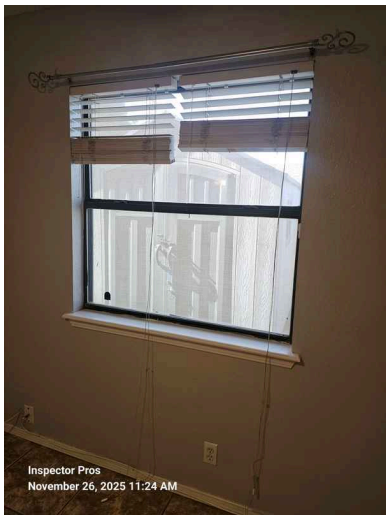
Recommendation

Bedroom 2

Observation: The window(s) in the referenced areas were inoperable due to being stuck, painted shut, or otherwise obstructed.

Implication: Inoperable windows can limit ventilation, reduce egress in emergency situations, and may indicate deferred maintenance or underlying structural or moisture-related issues.

Recommendation: Contact a qualified window repair/installation contractor.



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

I	NI	NP	D

6: Screens: Deteriorated

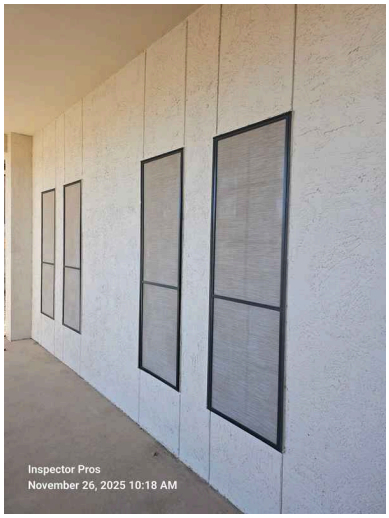
Recommendation

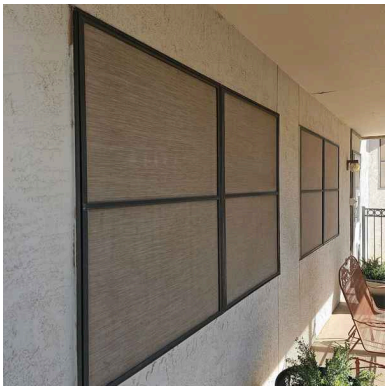
All

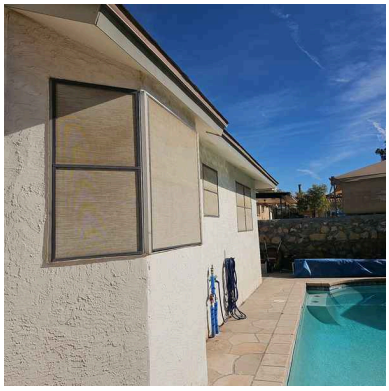
Observation: Window screens were observed to be deteriorated in the referenced area(s).

Implication: Deteriorated screens can reduce ventilation effectiveness, allow insect entry, and negatively impact the appearance of the windows. Repair or replacement is recommended to restore functionality and maintain comfort.

Recommendation: Contact a qualified window repair/installation contractor.







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

I	NI	NP	D

7: Noisy Springs

Recommendation

Multiple

Observation: Noisy springs were noted during the operation of the window(s).

Implication: Noisy window springs may indicate wear, lack of lubrication, or potential failure of the balance mechanism. This can affect smooth operation and may lead to further mechanical issues. Inspection and maintenance or replacement by a qualified professional are recommended.

Recommendation: Contact a qualified window repair/installation contractor.

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

I	NI	NP	D

8: Double Pain window Exterior Pain Missing

Recommendation

Bedroom 3

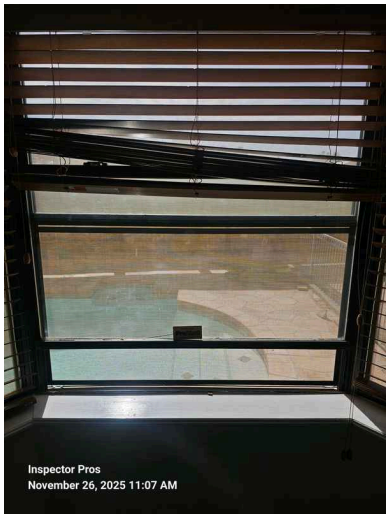
Observation:

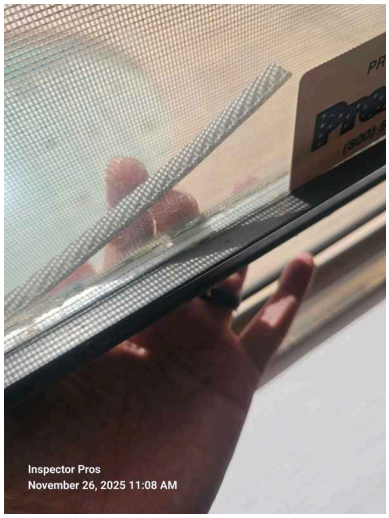
One of the double-pane windows has a missing exterior pane.

Implication:

With only a single remaining pane, the window offers reduced energy efficiency and may be more susceptible to condensation and temperature transfer.

Recommendation: Contact a qualified window repair/installation contractor.





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

Comments:

Interior Stairs Information:

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

Exterior Stairs Information:

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

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

I	NI	NP	D

1: Handrail(s): Returns Not Present

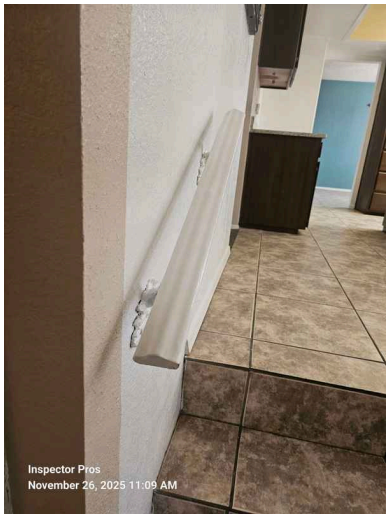
Recommendation

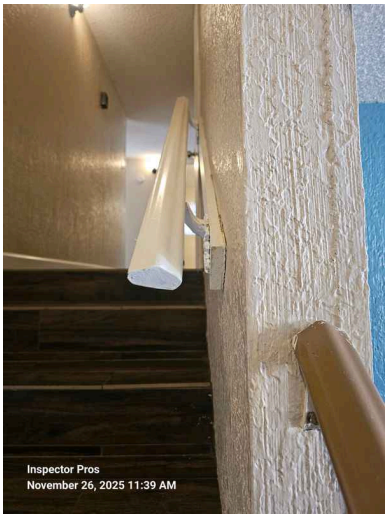
Multiple

Observation: Returns were not present on the handrail(s) in the referenced area(s).

Implication: Handrails without returns can pose a safety hazard, as loose clothing or items may catch on the open ends. Current safety standards recommend that handrails return to the wall to reduce the risk of injury or snagging.

Recommendation: Contact a qualified professional.





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

I	NI	NP	D

2: Handrail(s): Loose

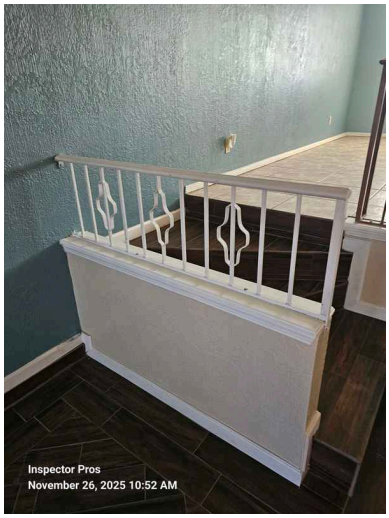
Recommendation

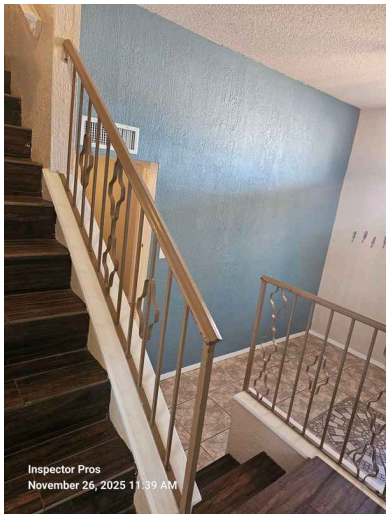
Multiple

Observation: The handrail was observed loose at the wall.

Implication/Recommendation: A loose handrail can compromise safety and increase the risk of falls when used for support. Repairs to properly secure the handrail to the wall by a qualified person are recommended to restore safe use.

Recommendation: Contact a qualified handyman.





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

I	NI	NP	D

3: Tile Loose

⚠Safety Hazard/Significant Defect

Multiple

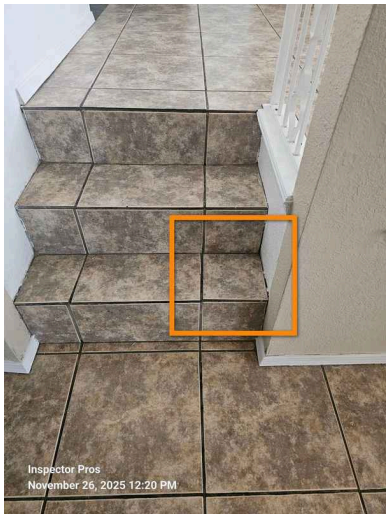
Observation:

Several tiles on the stair treads were noted to be loose during inspection.

Implication:

Loose tiles can shift underfoot, which may affect usability and increase the likelihood of further tile movement over time.

Recommendation: Contact a qualified flooring contractor



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

Comments:

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

I	NI	NP	D

Type(s): Vented Gas Logs

Type(s) 2: Vented Gas Logs

Location(s): Living Room, Den

Fireplace Flue Termination Point: Roof, Chimney

Material: Stucco Veneer

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

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

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

I	NI	NP	D

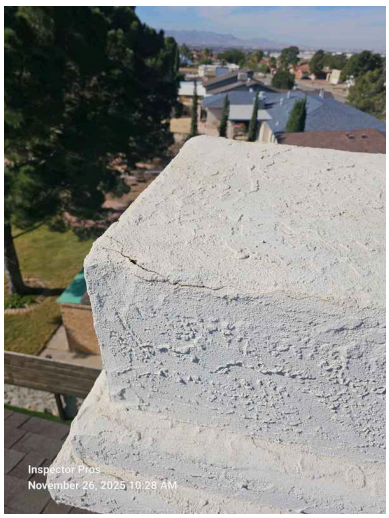
1: Crown - Cracking

Recommendation

Observation: The chimney crown showed signs of cracking.

Implication: Cracks in the chimney crown can permit rainwater infiltration into the masonry structure. In freezing conditions, this moisture may expand and lead to further deterioration of the chimney materials over time.

Recommendation: Contact a qualified chimney contractor.



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

I	NI	NP	D

2: Crown - Heavy Cracking

⚠Safety Hazard/Significant Defect

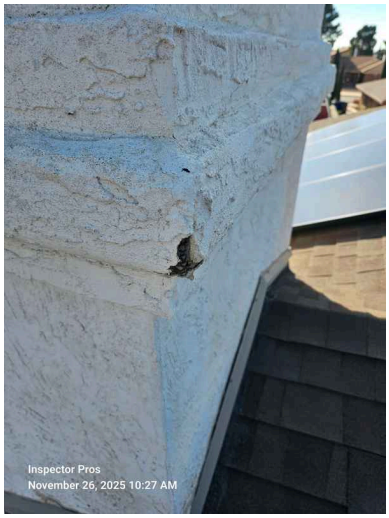
Observation:

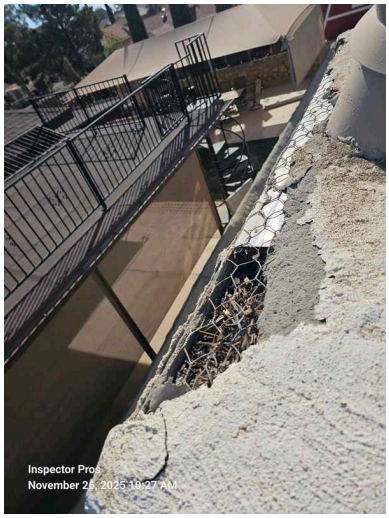
Heavy cracking was observed on the chimney crown.

Implication:

Open cracks at the crown can allow rainwater to enter the chimney structure, which may contribute to moisture-related deterioration of the masonry and mortar over time.

Recommendation: Contact a qualified chimney contractor.





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

I	NI	NP	D

3: Damper Clip Not Present

⚠Safety Hazard/Significant Defect

Both Fire Place

Observation: Closet door pulls were missing at the referenced area(s).

Implication: Missing door pulls can make doors difficult to open and close, which may hinder usability and result in damage to the door surface over time.

Recommendation: Contact a qualified professional.

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

Comments:

Driveway/Walkway Cracks Present: Yes, Moderate

Driveway Material: Concrete

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

I	NI	NP	D

1: Typical Shrinkage Cracks 1/4"

Recommendation

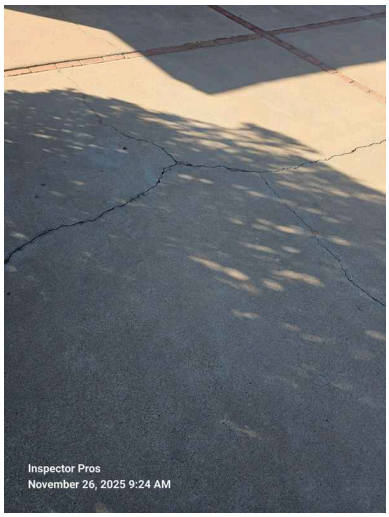
Driveway

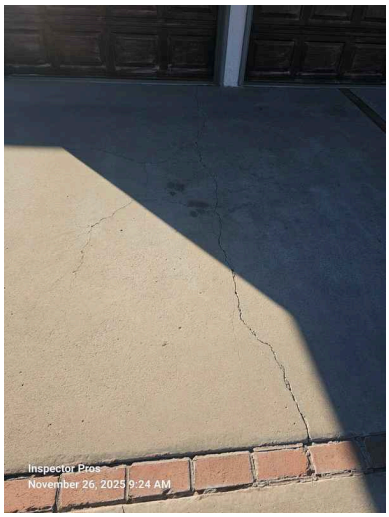
Observation:

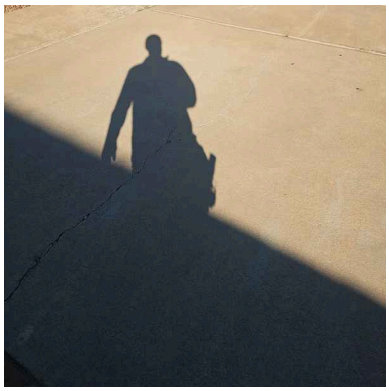
Settlement and shrinkage cracks, less than 1/4 inch wide, were present on the concrete surface. These appear consistent with normal settlement or admixtures used in the concrete.

Implication:

Cracks of this type are typically cosmetic; however, if left unsealed, they can allow moisture to enter. In colder conditions, freezing and expansion of this moisture can contribute to further cracking or surface deterioration. Sealing the cracks is recommended to help protect the concrete and extend its service life.







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

I	NI	NP	D

2: Balcony Wooden Supports Deteriorated

⚠Safety Hazard/Significant Defect

Rear

Observation:

The wooden supports beneath the balcony show signs of deterioration.

Implication:

Deteriorated wood can gradually lose strength and may reduce the overall stability and performance of the balcony structure over time.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

3: Railing Loose

⚠Safety Hazard/Significant Defect

Balcony

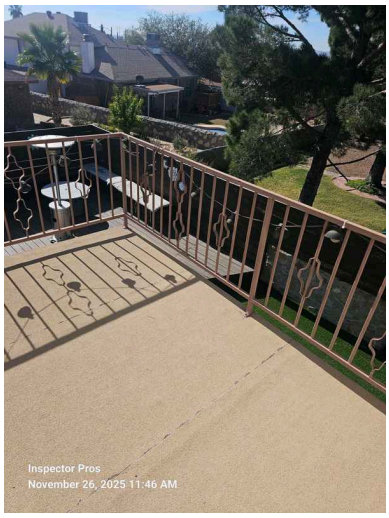
Observation:

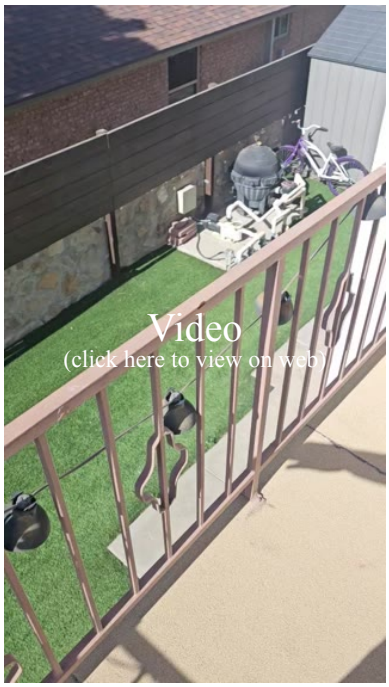
The balcony railing was noted to be loose during inspection.

Implication:

A loose railing may not provide full support when leaned on or used, which can affect overall safety and stability.

Recommendation: Contact a qualified professional.





☒ ☐ ☐ ☒ **M. Cabinets**

Comments:

Cabinets Observations:

No reportable conditions were present at the time of inspection.

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

I	NI	NP	D

1: Moisture Stains/Damage

Recommendation

Observation: Moisture stains and/or damage were noted in one or more of the cabinets.

Implication: This may indicate past or ongoing leaks, which can lead to material deterioration, mold growth, and potential structural damage to the cabinetry if not properly addressed.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☐ **L. Other**

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

I	NI	NP	D

1: Shed Wood Floor Deteriorated

Recommendation

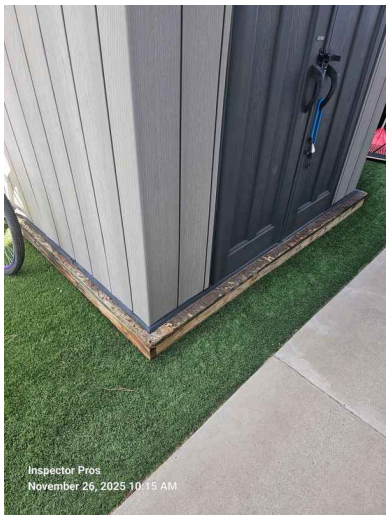
Observation:

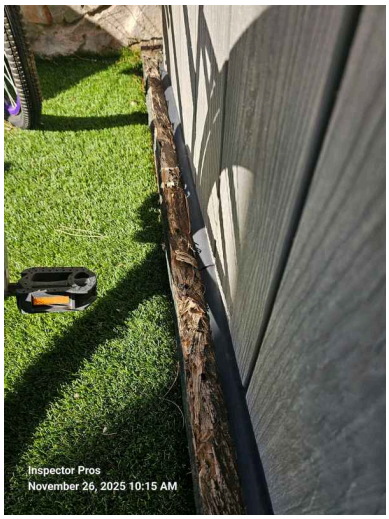
The shed’s wooden floor shows signs of deterioration.

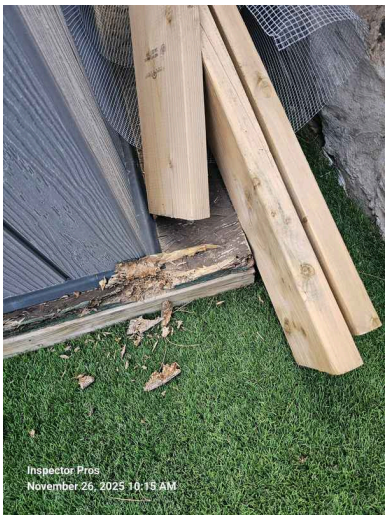
Implication:

Deteriorated flooring can gradually weaken and may reduce the shed’s overall stability and usability over time.

Recommendation: Contact a qualified professional.







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

I	NI	NP	D

2: Pool Drain Fiberglass Cover to Close to Walking area

Recommendation

Observation:

The pool drain’s fiberglass cover is positioned very close to the walking area.

Implication:

Its placement may increase the chance of someone stepping on the cover, which could lead to loss of balance or potentially falling into the drain area.

Recommendation: Contact a qualified professional.

II. ELECTRICAL SYSTEMS

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

Comments:

Service Entrance Type: Underground Service Lateral -

MAIN SERVICE PANEL:

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

I	NI	NP	D

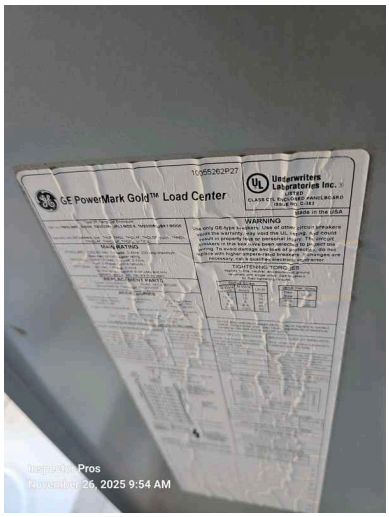
Main Service Panel Location: Exterior

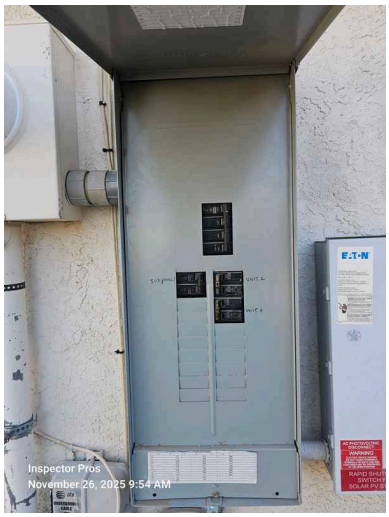
Main Breaker/Service Disconnect Location: At Main Breaker in the Electrical Panel

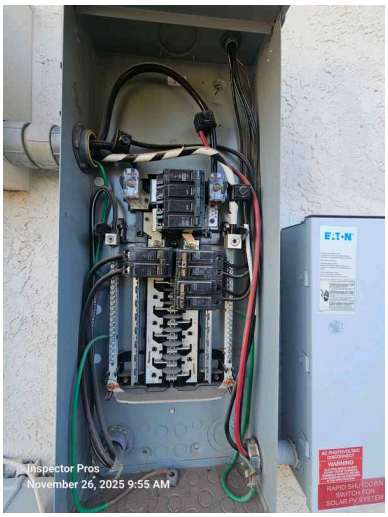
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Main Service Panel Manufacturer: GE

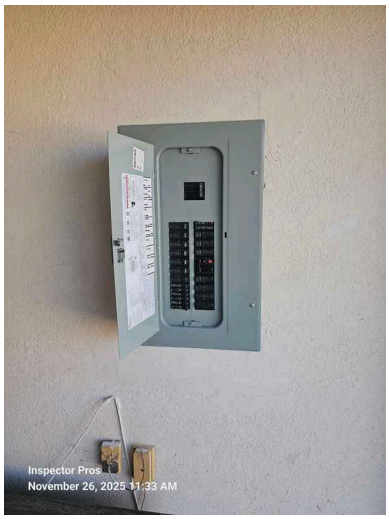






Main Service Panel: Information:
The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless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

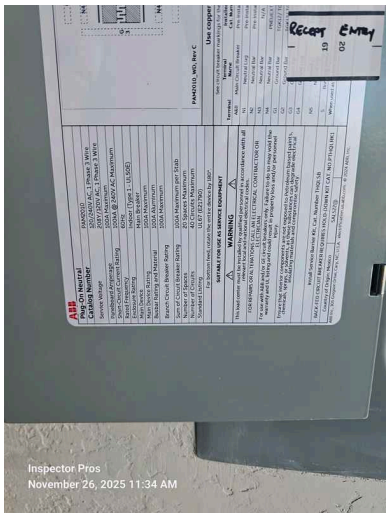
Service Entrance Conductors Type: 2/0 Copper, Presumed
Service Amperage: 200amps 120/240VAC
SUB-PANEL(S):
Sub-Panel(s) Location: Garage

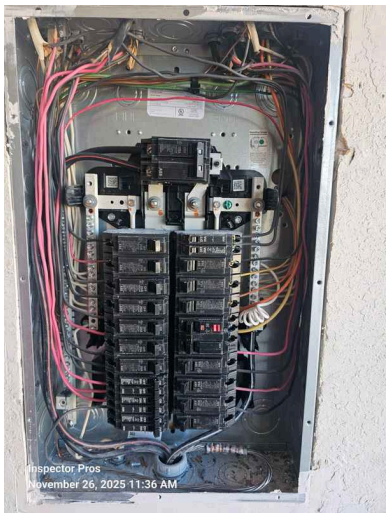


I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Sub-Panel(s) Manufacturer: ABB





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

AFCI Breakers Present: No

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

AFCI Not Tested: Occupied Home:
The AFCI breakers were not tested in the electrical panel due to the home being occupied. Testing/tripping these breakers shuts down power to the circuit(s), which resets modems, routers, PC's, clocks, etc. I recommend testing these breakers by pressing the "Test" button on the breaker, once taking ownership of the home.

GFCI Breakers Present: Partial

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

GFCI Breakers Not Tested - Occupied Home:
The GFCI breakers were not tested in the electrical panel due to the home being occupied. Testing/tripping these breakers may shut down power to circuit(s) containing modems, routers, PC's, clocks, etc. I recommend testing these breakers by pressing the "Test" button on the breaker, once taking ownership of the home.

1: AFCI: Not Present

Recommendation

Observation: AFCI (Arc-Fault Circuit Interrupter) breakers were not present.

Implication: While typical for homes of this age, the absence of AFCI protection may increase the risk of electrical fires caused by arc faults. This condition is noted as a defect per Texas Real Estate Commission requirements and may not have been required when the home was built.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D

2: Cover: Legend - Incomplete, Incorrect, or Missing

Recommendation

Observation: The legend for the electrical panel was missing, incomplete, or incorrect.

Implication: An inaccurate or absent panel legend can lead to confusion when servicing circuits, increasing the risk of electrical shock or inadvertently shutting off critical systems.

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

I	NI	NP	D

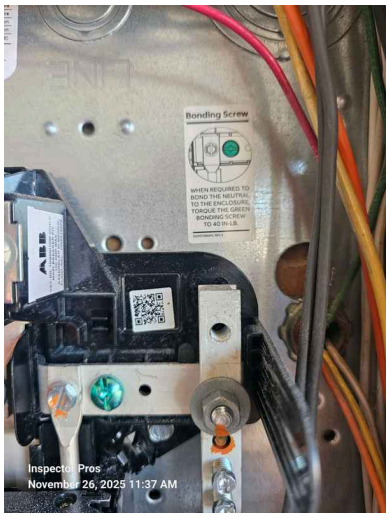
3: Subpanel Bond Screw In Place
⚠Safety Hazard/Significant Defect
Garage
Observation:

The subpanel was found with the bonding screw still installed.

Implication:

A bonded subpanel can allow neutral and ground paths to intermingle, which may affect the intended performance of the electrical distribution system.

Recommendation: Contact a qualified electrical contractor.



☒ ☒ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**
Comments:
Branch Wiring Type: Copper -

Branch Wiring Inspection Information:
The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

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

Ceiling Fan Inspection Information:
Ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Smoke Alarms/CO Detectors Present at all Required Locations?: Yes

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

I	NI	NP	D

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

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

GFCI Protected Areas: Bathroom(s) -

GFCI Protection: Information:
Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sinks edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, basements and crawl spaces.

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

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

http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU
Video Doorbell Notice:
Video doorbell's are not tested at the time of the inspection.

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

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

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

I	NI	NP	D

1: Ceiling Fan(s): Wobbling - Minor

Maintenance Item/FYI

Living Room

Observation: The ceiling fan wobbled slightly during operation.

Implication: A wobbling fan may indicate it is out of balance or improperly mounted, which can lead to wear on components, noise during operation, or potential safety concerns if left uncorrected.

Recommendation: Contact a qualified handyman.

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

I	NI	NP	D

2: Light Fixture(s): Not Functional

Maintenance Item/FYI

Den

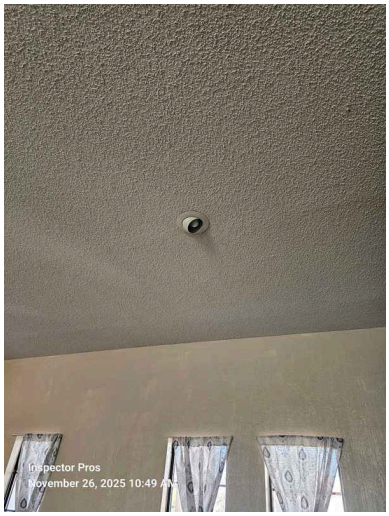
Observation:

The referenced light fixture(s) did not respond to the switch at the time of inspection.

Implication:

This could be due to something minor, such as burned out or missing bulb(s), or an unknown switch that controls the fixture. However, it may also indicate a more significant issue involving the fixture, wiring, or switch. Without confirmation of functionality, the fixture's condition remains uncertain.

Recommendation: Contact a qualified electrical contractor.



3: GFCI: Missing/Damaged - Installation/Repairs Recommended

Recommendation

Exterior, Bathroom(s), Kitchen, Garage

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

4: Receptacle(s): Damaged

Recommendation

Observation: Damaged receptacle(s) were present in the referenced area(s).

Implication: Damaged receptacles can pose a risk of electrical shock, arcing, or fire. Replacement of any damaged receptacles is recommended to be performed by a licensed electrician to ensure safe and reliable operation.

Recommendation: Contact a qualified electrical contractor.

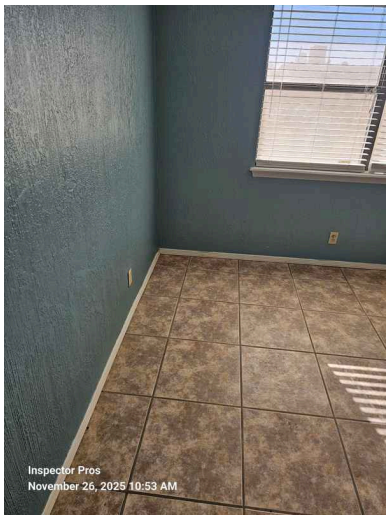
5: Cover Plate(s): Damaged

Recommendation

Observation: The cover plate(s) on receptacle(s) in the referenced area(s) were damaged.

Implication: Damaged cover plates can expose live wiring, posing a potential shock or electrocution hazard. This condition may also allow dust or debris to enter the electrical box, which can present a fire risk.

Recommendation: Contact a qualified electrical contractor.



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

I	NI	NP	D

6: Older Style 220/240V Receptacle(s) Present

Maintenance Item/FYI

Observation: Older "three-prong" 220/240V receptacle(s) were present.

Implication: This type of receptacle uses a combined ground and neutral conductor, which can create a potential shock hazard by allowing current to energize the metal housing of connected appliances.

Recommendation: Contact a qualified electrical contractor.

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

Safety Hazard/Significant Defect

Outside Sleeping Areas

Observation: Carbon monoxide (CO) alarm(s) were not present at the recommended locations.

Implication: The absence of CO alarms in appropriate areas, such as near sleeping spaces and fuel-burning appliances, poses a safety risk. CO is a colorless, odorless gas that can be deadly, and proper alarm placement is essential for early detection and occupant safety. Installation is recommended in accordance with current safety standards

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D

8: Aged Alarms

⚠Safety Hazard/Significant Defect

Observation:

The smoke alarms present in the home appear to be aged units.

Implication:

Older smoke alarms may provide reduced reliability and may not respond as effectively as newer models due to age-related wear of internal components.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

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

Maintenance Item/FYI

Observation: Bare bulbs were present on closet light fixture(s).

Implication: Exposed bulbs in closets pose a risk of accidental breakage, potential electric shock, and may create a fire hazard if they come into contact with stored items such as linens.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

10: Light Fixtures(s): Not Functioning

Recommendation

Multiple

Observation: The light fixture in the referenced area(s) was not functioning properly.

Implication: A malfunctioning light fixture may indicate issues with the bulb, wiring, switch, or the fixture itself, affecting illumination and safety. Repairs are recommended to be performed by a qualified person to restore proper operation.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

11: Wiring: Extension Cord Used

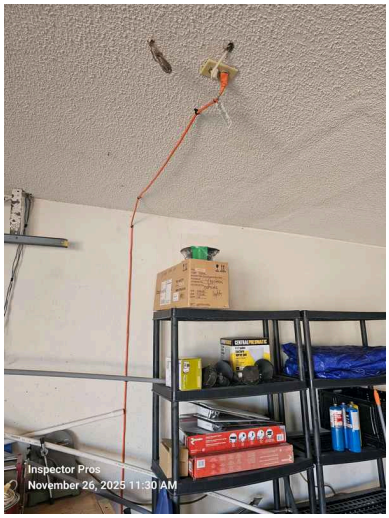
⚠Safety Hazard/Significant Defect

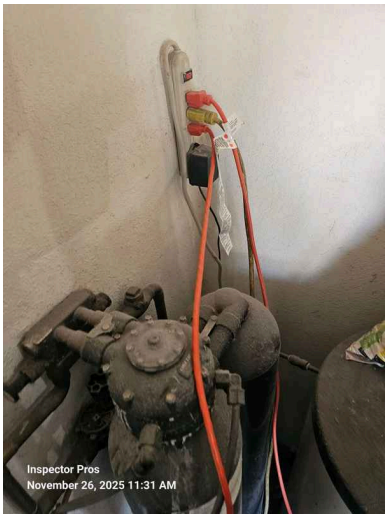
Garage

Observation: An extension cord was used as a permanent source of wiring.

Implication: Extension cords are not designed for continuous use and can pose fire and shock hazards when used in place of permanent wiring.

Recommendation: Contact a qualified electrical contractor.





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

I	NI	NP	D

12: Light Bulbs out

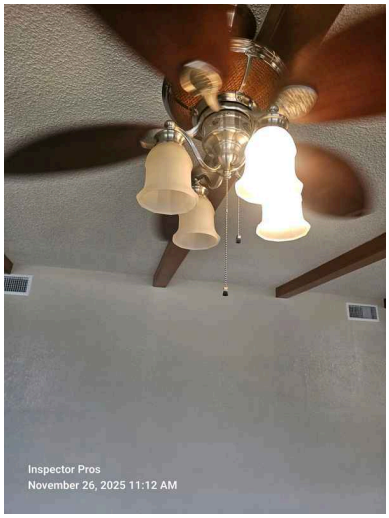
Recommendation

Multiple

Observation: One or more light bulbs were not functioning at the time of inspection.

Implication: This may indicate a simple bulb failure or a potential issue with the light fixture or wiring. Further evaluation is recommended if replacing the bulb does not restore function.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D

13: GFCI not found Below Sink

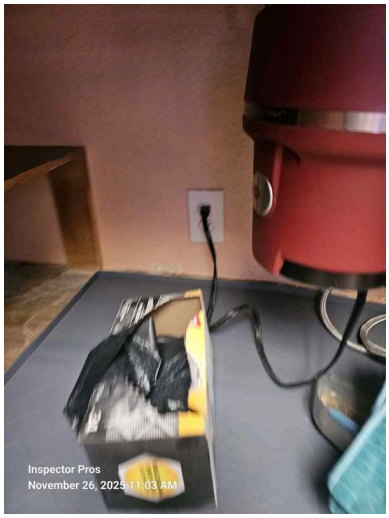
Recommendation

Kitchen

Observation: GFCI protection was not found at the receptacles located below the sink.

Implication: Although GFCI protection may not have been required at the time the home was built, its absence in a moisture-prone area presents a potential shock hazard. Upgrading to GFCI protection is recommended for enhanced safety.

Recommendation: Contact a qualified electrical contractor.



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

I	NI	NP	D

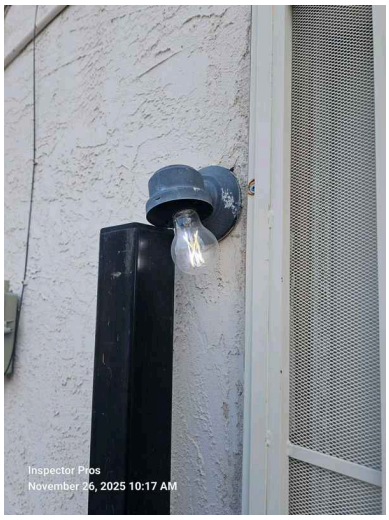
14: Light Fixture(s): Globes Missing (Exterior)

Maintenance Item/FYI

Right Side

Exterior light(s) were present that were missing a proper globe. This can potentially allow for water to reach electrical components causing damage. The installation of globes is recommended to be performed by a qualified person.

Recommendation: Contact a handyman or DIY project



15: GFCI: Not Present on all Countertop Receptacles

Recommendation

Observation: GFCI protection was not present on all kitchen countertop receptacles.

Implication: Lack of GFCI protection increases the risk of electrical shock near wet areas.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D

16: Loose Receptacle

Recommendation

Multiple

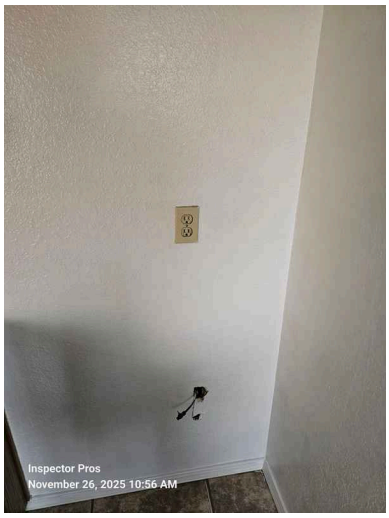
Observation:

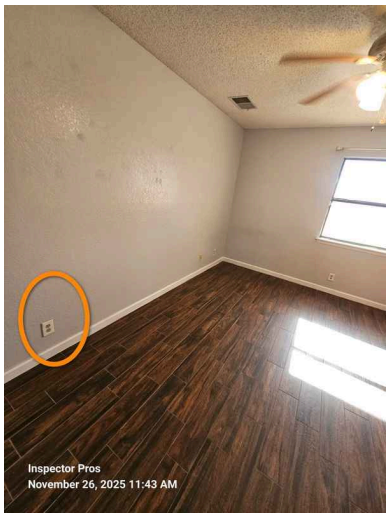
A receptacle was observed to be loose at the wall in the referenced area.

Implication:

A loose receptacle can lead to poor electrical connections, increasing the risk of arcing, potential electrical shock, or fire hazard.

Recommendation: Contact a qualified electrical contractor.





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

I	NI	NP	D

17: GFCI Not Present In Restrooms

Recommendation

Multiple

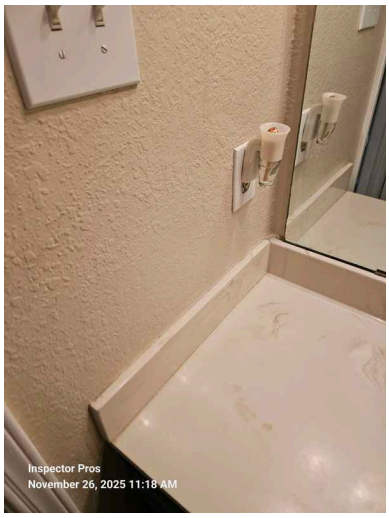
Observation:

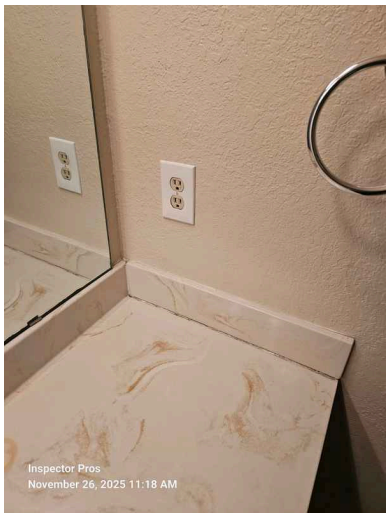
GFCI protection was not present at all restroom outlets.

Implication:

Outlets without GFCI protection may offer reduced shock protection in areas where moisture is commonly present.

Recommendation: Contact a qualified electrical contractor.





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

I	NI	NP	D

18: Ceiling Fan Not Operational with Remote

Recommendation

Bedroom

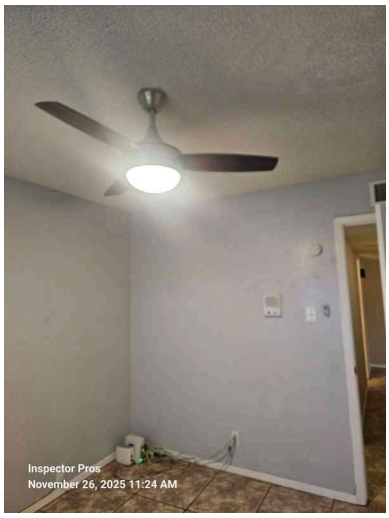
Observation:

The ceiling fan did not operate when tested with the remote control.

Implication:

Non-operation with the remote may indicate an issue with the remote, batteries, receiver, or fan control system, affecting normal use.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D

19: Junction Box Cover plate missing Exposed Splices

Recommendation

Garage

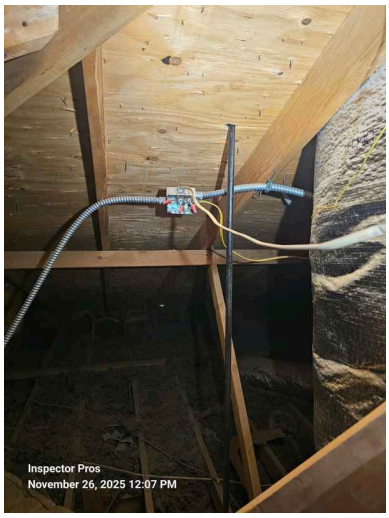
Observation:

A junction box was found without a cover plate, leaving wire splices exposed.

Implication:

Exposed splices can be more vulnerable to accidental contact or disturbance, which may affect the reliability and safety of the electrical connection.

Recommendation: Contact a qualified electrical contractor.



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

I	NI	NP	D

20: Electrical Conduit Damaged Exposed Wires

Recommendation

Attic

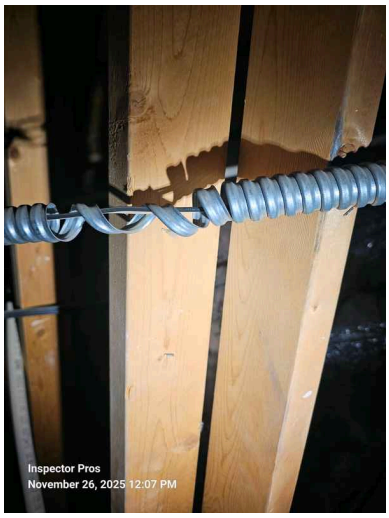
Observation:

The electrical conduit was damaged, leaving portions of the wiring exposed.

Implication:

Exposed wiring can be more susceptible to physical damage or accidental contact, which may impact the safety and reliability of the circuit.

Recommendation: Contact a qualified electrical contractor.



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

I	NI	NP	D

21: Stairs 3 way Switch not functional

Recommendation

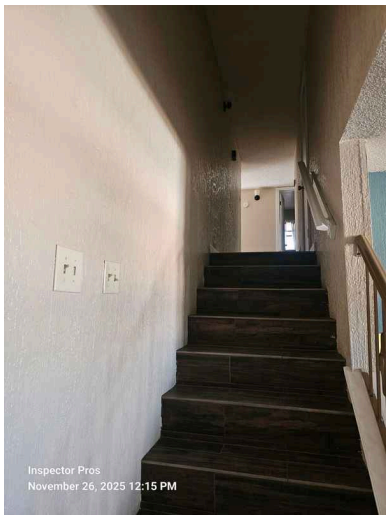
Observation:

The three-way switch for the stairs did not operate as expected during testing.

Implication:

A non-functional three-way switch may limit convenient lighting control from multiple locations and affect normal usability.

Recommendation: Contact a qualified electrical contractor.



☐ ☐ ☒ ☐ **C. Other**

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. General**

Comments:

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

☒ ☐ ☐ ☐ **B. Heating Equipment**

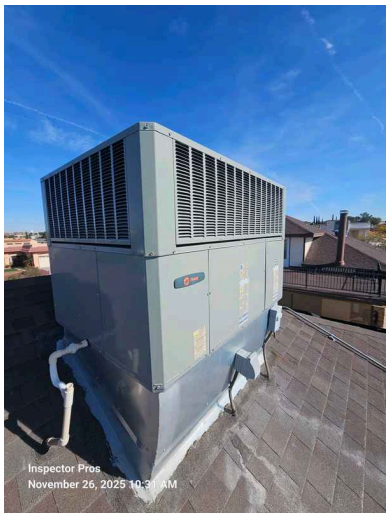
Comments:

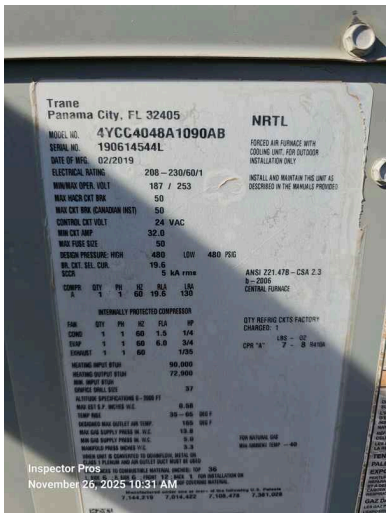
Type of System(s): Forced Air, Gas-Fired Heat
Energy Source and Location(s): Natural Gas

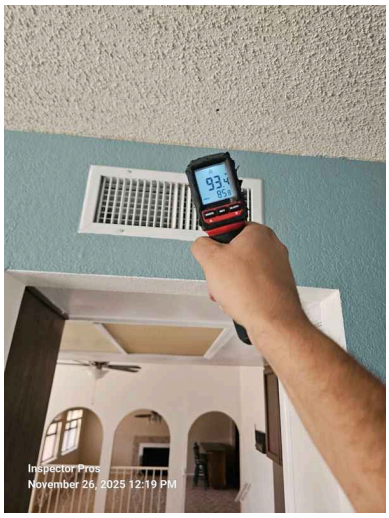
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

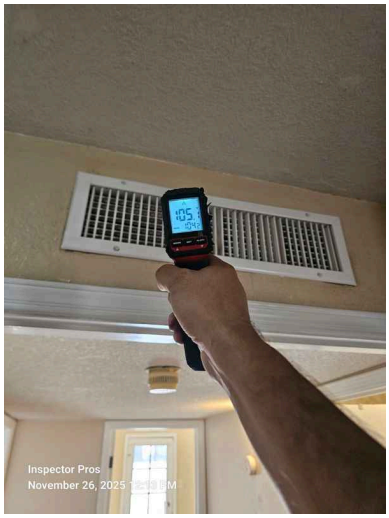
Manufacturer(s) and Age: Trane, 2019 -
The typical life expectancy is approximately 13-15 years.







Manufacturer(s) and Age 2: Lennox, 2019 -
The typical life expectancy is approximately 13-15 years.



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

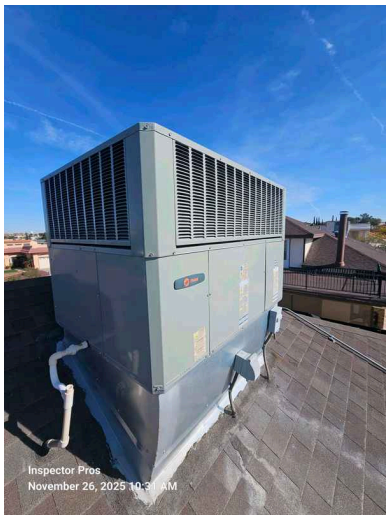
☒ ☒ ☐ ☒ **C. Cooling Equipment**

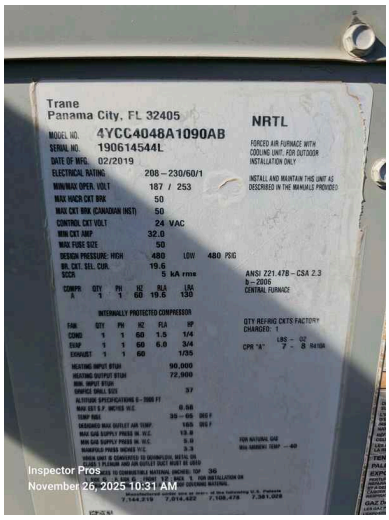
Comments:
Type of System(s): Central Air Conditioner, Electric
Coverage Area(s): Left Side of Structure, Right Side
Temperature Differential - Cooling Mode: Temperatures below 60 Degree Fahrenheit
Location(s): Roof

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

I	NI	NP	D

Max Circuit Breaker(s): 50 Amp
Manufacturer(s) and Age : Trane, 2019





Manufacturer(s) and Age 2: Trane, 2019

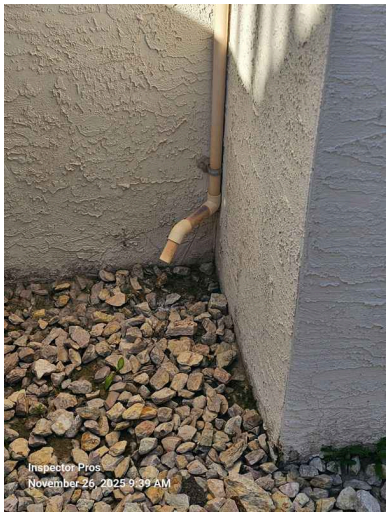
Air Conditioner Condensate Drain System :
The condensate drain and/or pump were checked for proper operation at the time of inspection. It is important to note that these components require annual maintenance to ensure continued proper function. **Failure to maintain the condensate drain line or pump can result in clogs or malfunctions, which may lead to water leaks that can damage the HVAC system and surrounding areas.**

During periods of high humidity, such as monsoon season, it is not uncommon for condensate drains or pumps to leak if they have not been properly maintained. This is not always possible to detect during a home inspection as it can take multiple hours to days for enough condensate to build up inside of the unit to leak. **It is strongly recommended that you have your HVAC system serviced as soon as possible and continue with annual servicing to reduce the risk of leaks and to ensure the system's efficiency and longevity.**

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

I	NI	NP	D

Location of HVAC Primary Condensate Drain: Left Side -
The secondary HVAC drain should be checked on a regular basis. If the secondary drain is dripping this is an indication that the primary drain is clogged and a HVAC professional should be called as soon as possible. Failure to promptly call an HVAC professional will result in the HVAC unit over flowing creating rust in the cabinet and water damage to the house underneath the location of the HVAC unit.



Location of HVAC Secondary Condensate Drain: Na -
The secondary HVAC drain should be checked on a regular basis. If the secondary drain is dripping this is an indication that the primary drain is clogged and a HVAC professional should be called as soon as possible. Failure to promptly call an HVAC professional will result in the HVAC unit over flowing creating rust in the cabinet and water damage to the house underneath the location of the HVAC unit.
AC Unit: Not Tested (Low Temperature):
The cooling function of the system was not tested due to temperatures below 60 degrees Fahrenheit. The oil that lubricates the compressor is a heavier weight designed for use in summer weather, and this oil thickens in colder temperatures, and can't provide the proper protection for the compressor in cooler temperatures. The AC function shouldn't be initiated until the temperature rises to over 60 degrees, for several days. Therefore the cooling function of the system is excluded from this inspection. I recommend consulting with the sellers in regards to the system's past cooling performance, obtaining maintenance records, and if a concern that it wasn't able to be tested, having an HVAC contractor to evaluate the system. More information can be found at the link below:

http://www.webhvac.com/2012/01/will-running-an-air-conditioner-in-cold-weather-damage-it/

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

I	NI	NP	D

1: Condensate Drain Terminates to close to foundation

Recommendation

Left Side

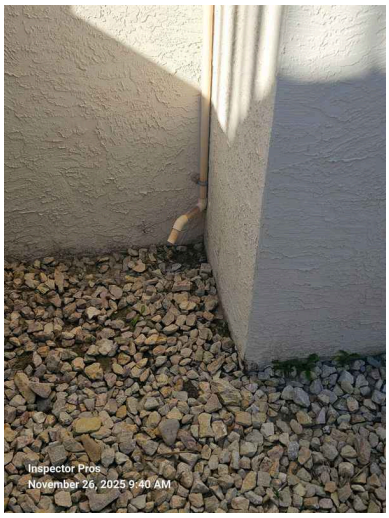
Observation:

The condensate drain line terminates very close to the home’s foundation.

Implication:

Discharge near the foundation can contribute to localized moisture accumulation, which may affect the surrounding soil and foundation area over time.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D

2: Condensate Drain PVC not Painted Showing Signs of UV Damage

Recommendation

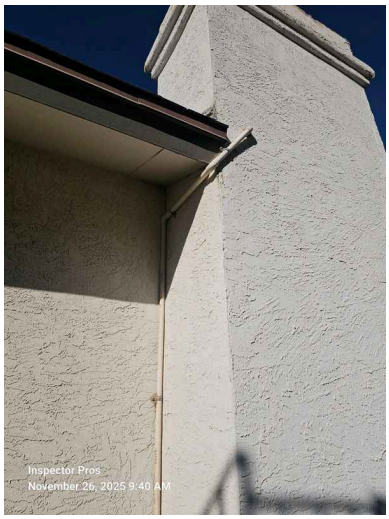
Observation:

The condensate drain’s PVC piping is not painted and shows signs of UV-related surface deterioration.

Implication:

Unprotected PVC exposed to sunlight can gradually weaken or become brittle over time, which may reduce the durability of the drain line.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D

3: Condensate Drains Tied Together

Recommendation

Observation:

The separate HVAC package units have condensate drain lines that are tied together.

Implication:

Shared condensate lines can allow one unit’s drainage or pressure to influence the other, which may affect proper condensate flow and system performance.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

4: Condensate Drains not properly Supported

Recommendation

Attic

Observation:

The condensate drain lines are not adequately supported.

Implication:

Insufficient support can allow the lines to sag or shift, which may impact proper drainage and overall system performance over time.

Recommendation: Contact a qualified professional.

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

Comments:

Duct Type(s): Combination of Rigid and Flex -

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

VENT(S):

Vent Material: Exterior Vent

Vent Termination Point: On Exterior Unit

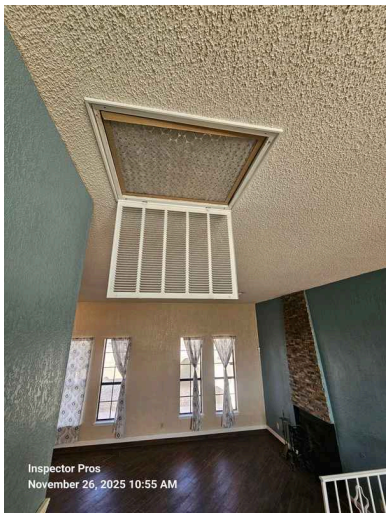
Vent Information:
The furnace vent was inspected by reporting on its material, clearance from combustibles (if applicable), and its termination point. No indications of deficiencies were present at visible portion unless otherwise noted in this report.

FILTER(S):

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

I	NI	NP	D

Filter(s) Size and Location: 20 X 25, Dining room by stairs -



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

☐ ☐ ☒ ☐ **E. Other**
Comments:

IV. PLUMBING SYSTEMS

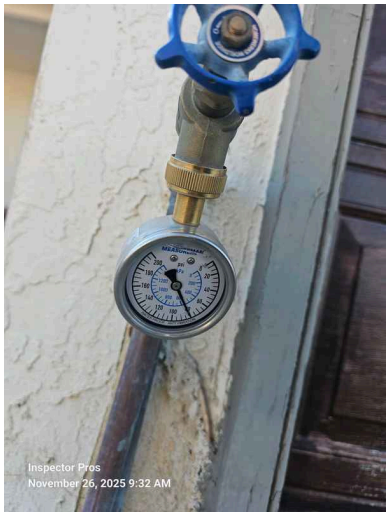
☒ ☐ ☐ ☐ **A. General**
Location of Water Meter: Front

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

I	NI	NP	D

Main Shut Off Valve Location: Meter

Type of Supply Piping Material: Copper
Static Water Pressure: 80 PSI



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

I	NI	NP	D

Video of water meter showing no flow :
Observation:A video of the water meter was taken during the inspection, and no movement was observed on the flow indicator when all fixtures and appliances were off.

Implication:Lack of movement at the water meter suggests that there were no unknown or active leaks in the home's plumbing system at the time of inspection. This is a positive indicator of proper system performance; however, future leaks can still develop and ongoing monitoring is recommended as part of normal home maintenance.

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

I	NI	NP	D

1: Leak at Meter Utility Side

Recommendation

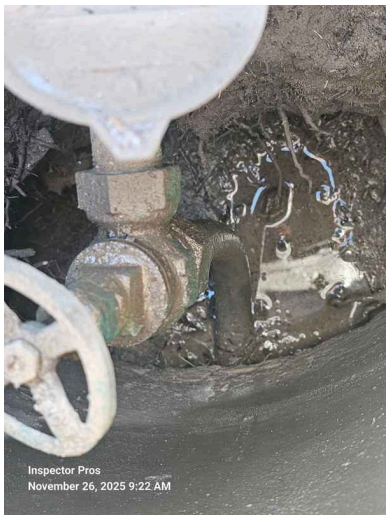
Observation:

A leak was observed at the meter on the utility side.

Implication:

A leak in this area can result in unnecessary water loss and may indicate wear or deterioration in the utility-side components.

Recommendation: Contact a qualified professional.



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

Comments:

Plumbing: Inspection Information:

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

Exterior Plumbing Components/Fixtures Information:

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

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

I	NI	NP	D

1: Anti Siphon Cap: Missing

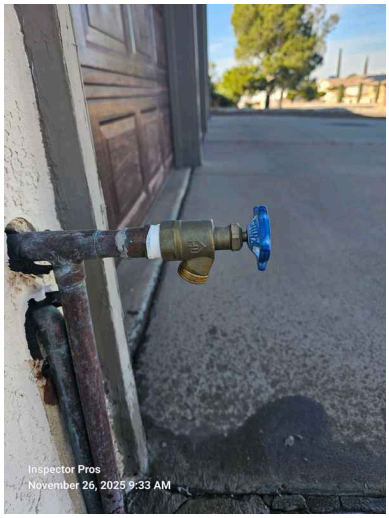
Maintenance Item/FYI

Multiple

Observation: The anti-siphon cap was missing from the referenced spigot(s).

Implication: Without an anti-siphon device, there is a risk of backflow contamination entering the potable water supply, particularly if a hose is submerged in a contaminated source.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D

2: Sink: Stopper Not Functioning Properly

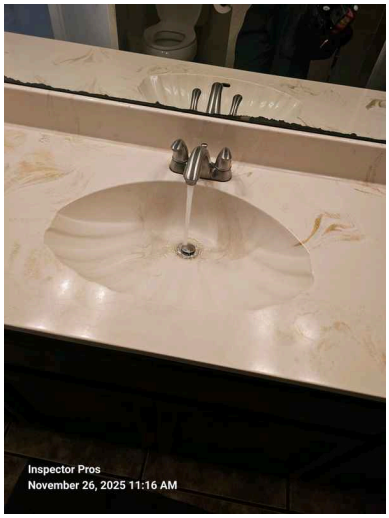
Maintenance Item/FYI

Restroom

Observation: The pop-up stopper on the sink was not functioning properly. Issues may include improper connection, failure to seal, or other defects.

Implication: A malfunctioning pop-up stopper can affect the sink's ability to retain or drain water properly, reducing functionality and convenience. Repairs are recommended to be performed by a qualified person to ensure proper operation.

Recommendation: Contact a qualified handyman.



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

I	NI	NP	D

3: Toilet: Sanitary Caps Missing

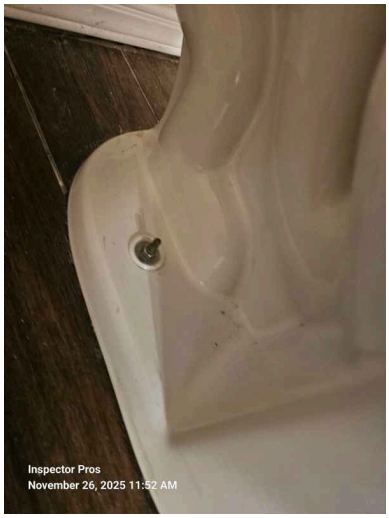
Maintenance Item/FYI

Multiple

Observation: Sanitary caps were not installed over the toilet anchor bolts in the referenced area(s).

Implication: The exposed bolts are considered unsanitary, as they can collect bacteria and make cleaning more difficult. This condition may affect hygiene around the toilet base.

Recommendation: Contact a qualified handyman.



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

I	NI	NP	D

4: Toilet: Loose at Floor

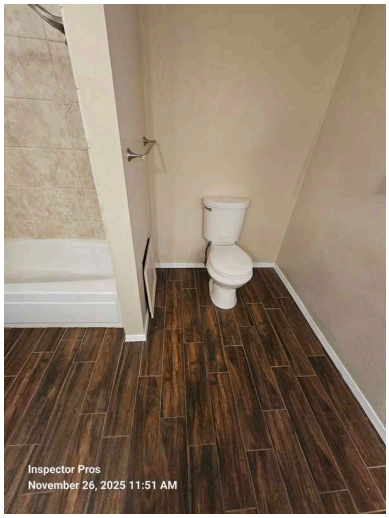
Recommendation

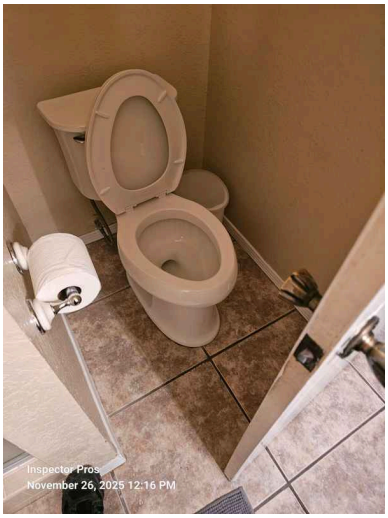
Multiple

Observation: The toilet was loose at the floor anchor bolts.

Implication: A loose toilet may compromise the seal between the toilet and the wax ring, potentially allowing water or sewer gas to leak into the surrounding area.

Recommendation: Contact a qualified plumbing contractor.





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

I	NI	NP	D

5: Anti-Siphon Cap: Leaking

Recommendation

Observation: A leak was present from the anti-siphon cap on the referenced spigot(s).

Recommendation: Repairs or replacement of the spigot(s) as needed is recommended to be performed by a licensed plumber to prevent water waste and potential water damage.

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D

6: Toilet Fill Valve: Not Functioning Properly

Recommendation

1st Floor Restroom

Observation:

The toilet fill valve was not operating properly during testing.

Implication:

A fill valve that does not operate correctly may affect the toilet's ability to refill consistently, which can impact normal function and water usage.

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D

7: Toilet: Not Flushing Properly

Recommendation

Master

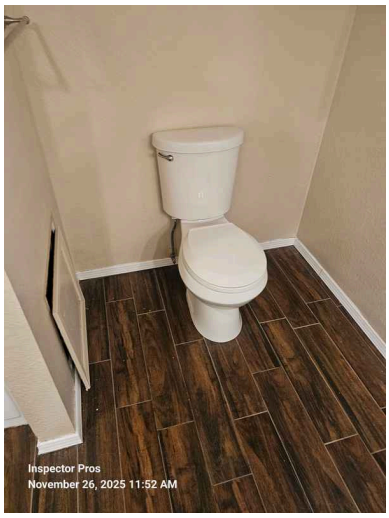
Observation:

The toilet was not flushing properly during testing, and the fill valve did not appear to operate as intended.

Implication:

Improper flushing and fill valve performance can limit the toilet's ability to clear the bowl effectively and may affect normal water flow and operation.

Recommendation: Contact a qualified plumbing contractor.



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

I	NI	NP	D

8: Exposed Copper Pipes Should be Winterized

Maintenance Item/FYI

Multiple

Observation:

Exposed copper piping was observed in areas subject to cooler temperatures.

Implication:

Unprotected piping in these locations may be more vulnerable to heat loss and potential freezing conditions during colder weather.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

9: Shower Handle Loose

Recommendation

Restroom

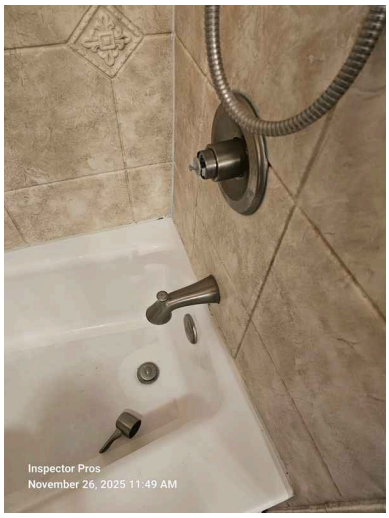
Observation:

The shower handle was noted to be loose during operation.

Implication:

A loose handle can affect smooth operation and may allow gradual wear of the internal components over time.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D

10: Tub Shut Offs Corroded

Recommendation

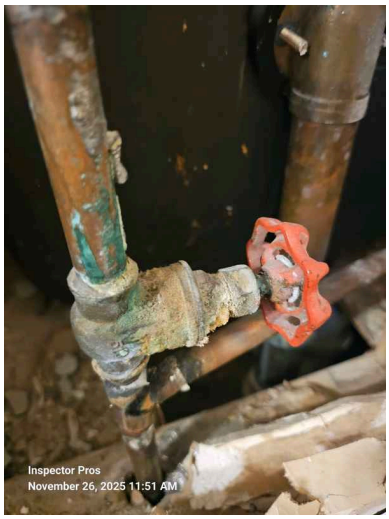
Observation:

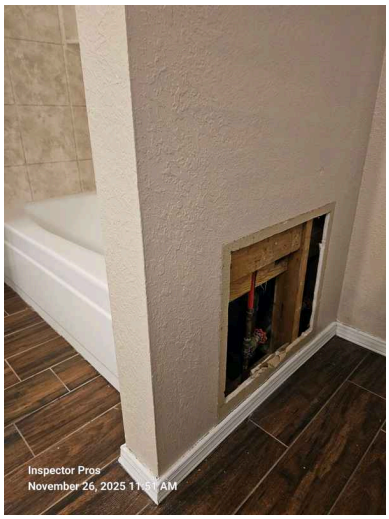
The tub shutoff valves were observed to have corrosion on their surfaces.

Implication:

Corrosion on shutoff valves can indicate age or moisture exposure and may affect long-term reliability or ease of operation.

Recommendation: Contact a qualified plumbing contractor.





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

Comments:

Type DWV Material (Visible Portions): PVC

Drains, Wastes, and Vents: Information:

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

Cleanout Location: Not Found

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

I	NI	NP	D

1: DWV Pipe(s): Active Leaking

Recommendation

Multiple

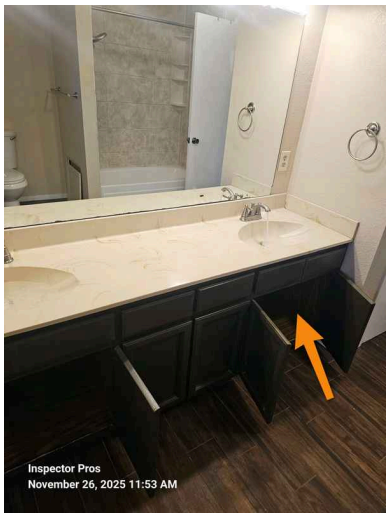
Observation:

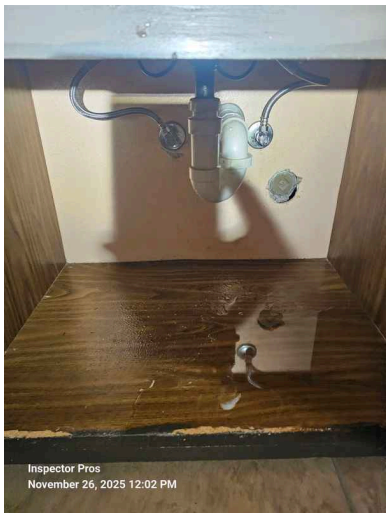
Leaking was observed from the drain/waste piping in the referenced area.

Implication:

Active leakage can lead to moisture accumulation, which may contribute to material deterioration or staining in the surrounding area over time.

Recommendation: Contact a qualified plumbing contractor.





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

I	NI	NP	D

2: Drainage: Hindered

Recommendation

Multiple

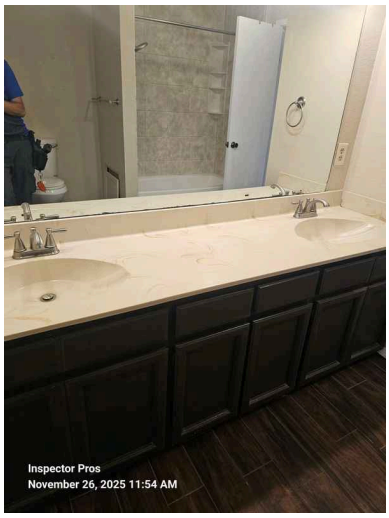
Observation:

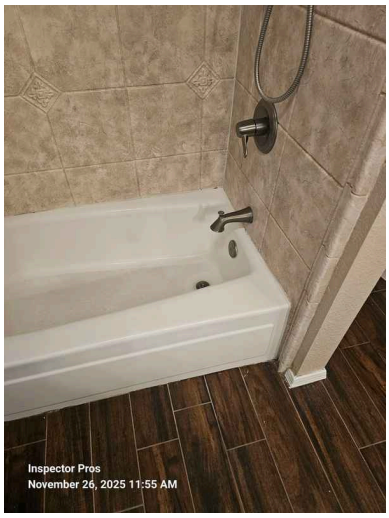
Hindered drainage was present at the referenced sink or tub.

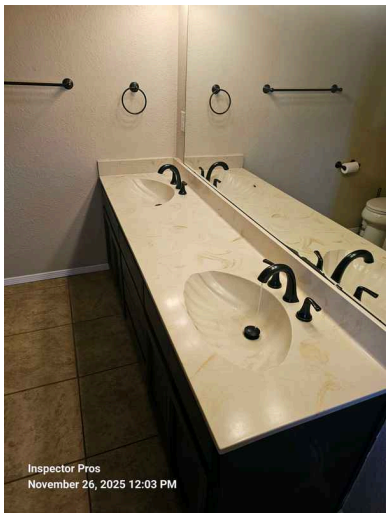
Implication:

This may indicate a partial blockage or buildup within the drain line, which can result in slow water evacuation, potential backups, and unsanitary conditions if not addressed.

Recommendation: Contact a qualified plumbing contractor.







☒ ☐ ☐ ☒ **D. Water Heating Equipment**

Comments:

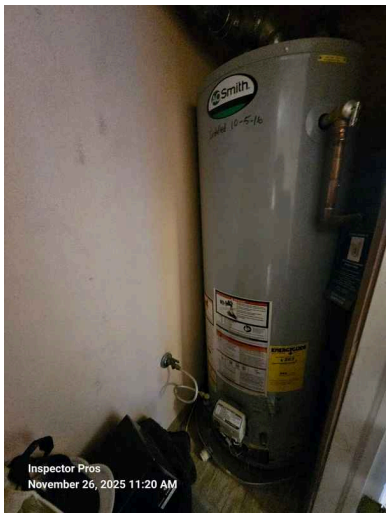
Energy Sources: Gas

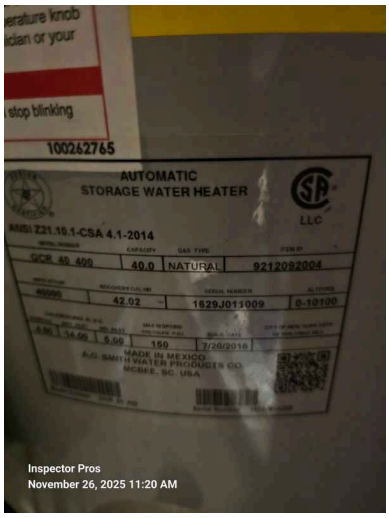
Capacity and Location: 40 Gallons, Closet

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

I	NI	NP	D

Manufacturer and Age: AO Smith, 2016 -
The typical life expectancy of a water heater is 13-15 years.





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

TPR Valve Information:
A TPR valve was in place. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

TPRV Discharge Tube Material: Copper

Water Temp Information:
The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this.

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

I	NI	NP	D

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

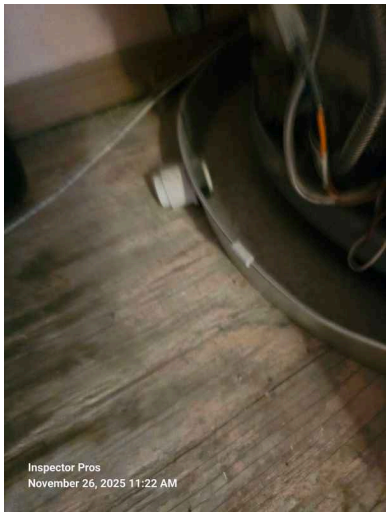
Vent Material: Type B Galvanized
Venting Type: Direct Vent
Vent Termination Point: Roof

1: Drain Pan: Drain Pipe Missing
Maintenance Item/FYI

Observation: A drain pipe was not present for the water heater drain pan.

Implication: Without a proper drain line, any water accumulating in the pan due to a leak or rupture may overflow, potentially causing damage to framing components and interior areas. For optimal protection, a drain pipe that terminates to the exterior is recommended or a moisture alarm should be installed.

Recommendation: Contact a qualified plumbing contractor.



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

I	NI	NP	D

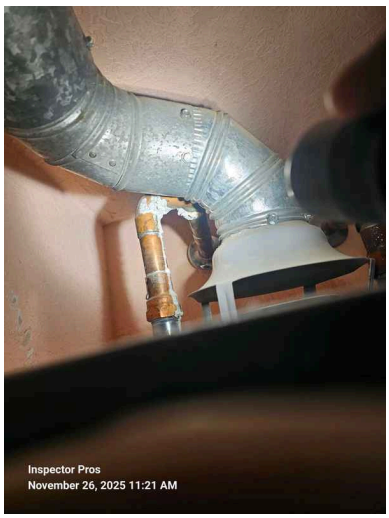
2: Water Pipe(s): Rust/Corrosion

Recommendation

Observation: Corrosion and/or rust was present on the water pipes in the area of the water heater. This may suggest that dielectric unions were not used or that a prior leak has occurred.

Implication: Corroded piping can lead to leaks, reduced water flow, and premature pipe failure. It may also be indicative of electrolysis between dissimilar metals or ongoing moisture issues in the area.

Recommendation: Contact a qualified plumbing contractor.



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

I	NI	NP	D

3: Vent: Evidence of Backdrafting

⚠Safety Hazard/Significant Defect

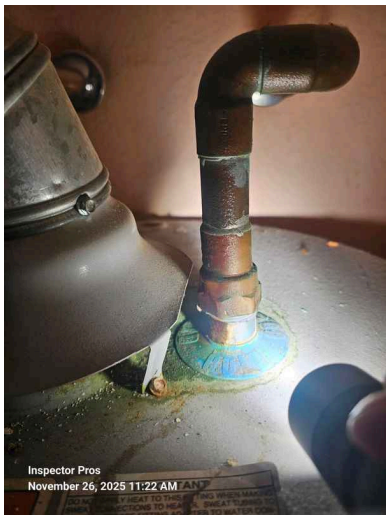
Observation:

Evidence of backdrafting was observed at the water heater vent flue collar.

Implication:

Backdrafting can allow combustion gases to escape into the surrounding area rather than venting fully outdoors, which may affect appliance performance and indoor air quality.

Recommendation: Contact a qualified plumbing contractor.



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

I	NI	NP	D

4: Cover Plate Missing

Recommendation

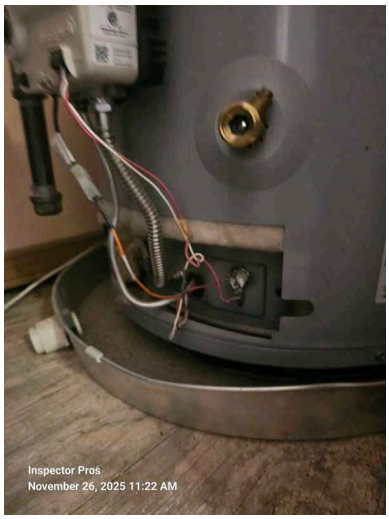
Observation:

The gas water heater was missing a cover plate.

Implication:

A missing cover plate can leave internal components exposed, which may affect proper burner operation and overall appliance performance.

Recommendation: Contact a qualified electrical contractor.



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

I	NI	NP	D

5: Improper rise

⚠Safety Hazard/Significant Defect

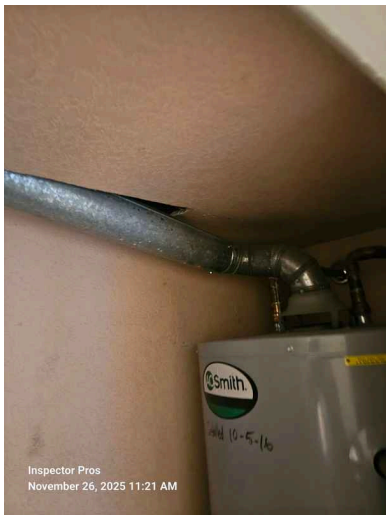
Observation:

The gas water heater was missing a cover plate.

Implication:

A missing cover plate can leave internal components exposed, which may affect proper burner operation and overall appliance performance.

Recommendation: Contact a qualified professional.



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

Comments:

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

Comments:

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

I	NI	NP	D

Location of Gas Meter: Exterior

Gas Piping Material: Black steel

Gas Shutoff Valve Information:

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

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

I	NI	NP	D

1: Gas Lines Unprotected Rusting

Recommendation

HVAC units

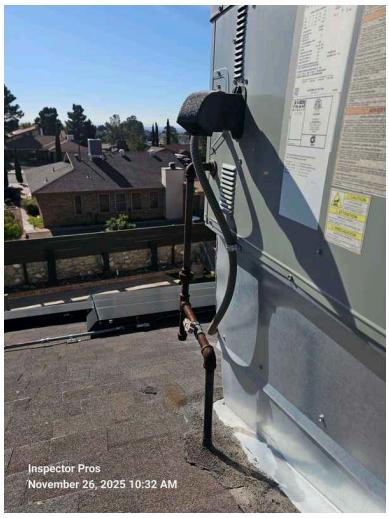
Observation:

The gas lines were observed to be unprotected and showing signs of rusting.

Implication:

Rust on unprotected gas piping can indicate ongoing exposure to moisture and may affect the long-term durability of the piping material.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **G. Other**

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

I	NI	NP	D

1: Water Softener Full Evaluation Needed

Recommendation

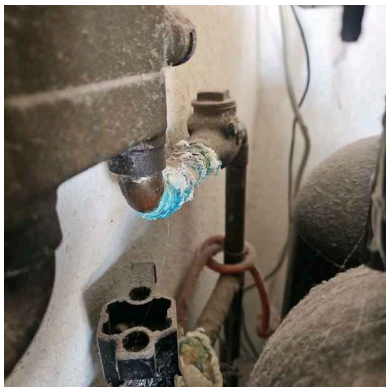
Observation:

The water softener showed signs of corrosion and water staining, indicating possible past or present leakage.

Implication:

Corrosion and staining can suggest moisture exposure over time and may affect the unit's overall condition or performance.

Recommendation: Contact a qualified professional.

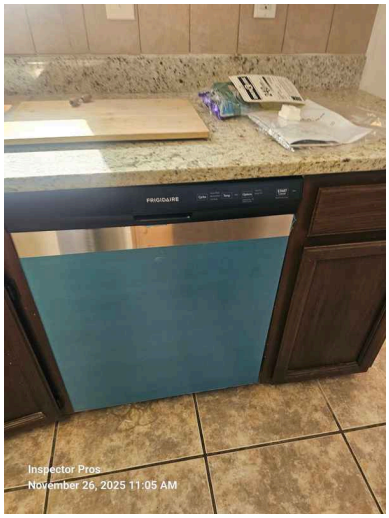


V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:

Manufacturer: Frigidaire



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

I	NI	NP	D

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

1: Dishwasher: Not Functional
Recommendation

Observation: The dishwasher did not operate when tested.

Implication: A non-functional dishwasher may indicate electrical, mechanical, or control system issues, rendering the appliance unusable.

Recommendation: Contact a qualified appliance repair professional.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**
Comments:

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

I	NI	NP	D

Manufacturer: Insinkerator

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

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

Comments:

Fan Type and Termination Point: Exterior Vented

Manufacturer: Broan

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

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

I	NI	NP	D

1: Fan: Light(s) Not Functional

Maintenance Item/FYI

Observation: The kitchen exhaust fan light(s) were inoperable at the time of inspection.

Implication: This may be due to a simple issue such as a burned-out bulb, or it could indicate a more significant problem with the fixture or electrical components.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

2: Rangehood Flex Duct Installed

Recommendation

Observation:

A flex duct was installed on the range hood vent connection.

Implication:

Flex duct material can be more prone to grease buildup and airflow restriction, which may reduce the efficiency of the kitchen ventilation system over time.

Recommendation: Contact a qualified HVAC professional.

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

Comments:

RANGE:

Energy Source: Gas

Manufacturer: LG

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

I	NI	NP	D

Gas Range Information:
All gas burners were ignited and were functional at the time of inspection, unless otherwise noted in this report. The oven was operated by placing into "Bake" mode at 350F, and heat was produced from the burner(s) and/or elements. The timer and oven light are tested for functionality. "Clean" options, and other functions are not tested. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

1: Anti-Tip Safety Bracket: Missing
⚠Safety Hazard/Significant Defect

Observation: An anti-tip bracket was not present for the range.

Implication: Without an anti-tip bracket, the range may tip forward if weight is applied to the open oven door, posing a safety hazard, particularly to children.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

2: Simmer Burner Irregular Flame

Recommendation

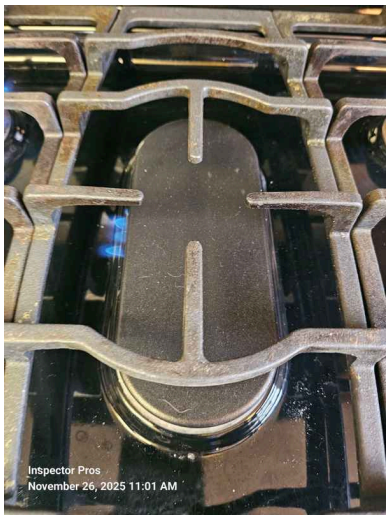
Observation:

The simmer burner displayed an irregular flame pattern during operation.

Implication:

An irregular flame may indicate uneven gas flow at the burner, which can affect consistent heating and overall burner performance.

Recommendation: Contact a qualified professional.



☐ ☐ ☒ ☐ **E. Microwave Ovens**

COMMENTS:

Manufacturer: Not Present

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

I	NI	NP	D

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

Comments:

Ventilation Sources: Ventilation Fan(s), Window(s)

Exhaust Fan Vent(s) Termination Point(s): Exterior, Roof

Mechanical Exhaust Vents and Bathroom Heaters: Information:
The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

Manufacturer: Chamberlain

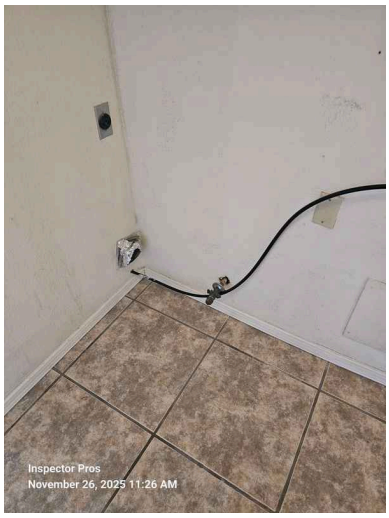
☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

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

I	NI	NP	D

Dryer Energy Source and Termination Point: Electric, Exterior, Gas



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

1: Dryer Vent: Not Terminating to Exterior
Recommendation

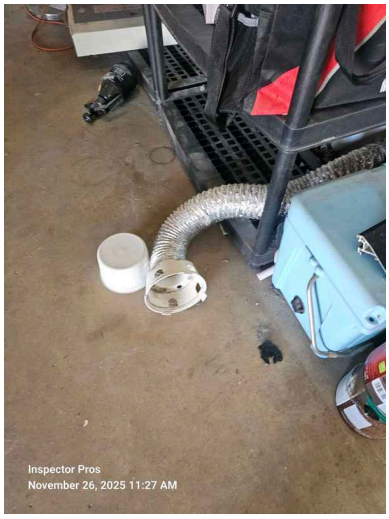
Observation:

The dryer vent was not routed to the exterior of the home.

Implication:

A dryer vent that terminates indoors can introduce elevated humidity and moisture into the home, which may contribute to condensation and affect indoor surfaces over time.

Recommendation: Contact a qualified handyman.



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

I	NI	NP	D	
☐	☐	☒	☐	**I. Other**

VI. OPTIONAL SYSTEMS

VII. FINAL CHECKLIST

☒	☐	☐	☐	**Final - Dishwasher** *Dishwasher Final Check:* The dishwasher was turned off upon leaving, and the floor preceding it was checked to ensure no leaking was present.
☒	☐	☐	☐	**Final - Doors Locked** *All Exterior Doors Locked?:* Yes
☐	☐	☒	☐	**Final - Garage Refrigerator/Freezer** *Refrigerator/Freezer Powered:* Not present
☒	☐	☐	☐	**Final - Gate(s)** *Gate(s) Closed:* Yes
☒	☐	☐	☐	**Final - GFCI Receptacles** *All GFCI Receptacles Reset?:* Yes
☒	☐	☐	☐	**Final - Lights Off** *All Lights Turned Off?:* Yes
☒	☐	☐	☐	**Final - Oven/Cooktop** *Oven/Cooktop Turned Off:* Yes
☒	☐	☐	☐	**Final - Thermostat**

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

I	NI	NP	D

Thermostat Initial Setting: Heat, 71

Thermostat Setting After Testing: Heat, 71

☒ ☐ ☐ ☐ **Final - Water Fixtures**

Water Fixtures Off: All water fixtures in the home were left in the off position after testing.

☒ ☐ ☐ ☐ **Final - Water Meter**

Checked Water Meter for no flow:

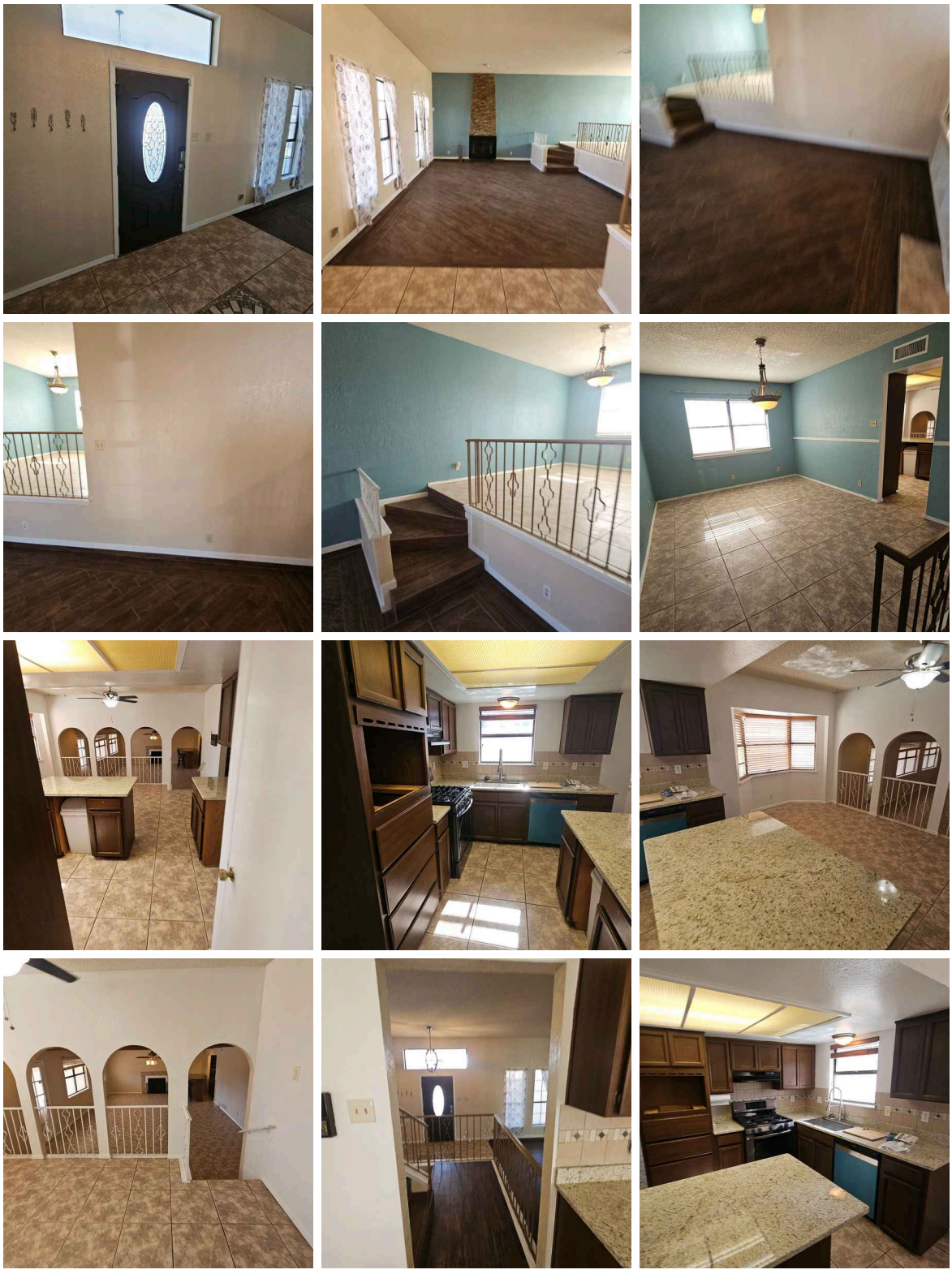
VIII. INTERIOR PHOTOS

☒ ☐ ☐ ☐ **Interior Photos**

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

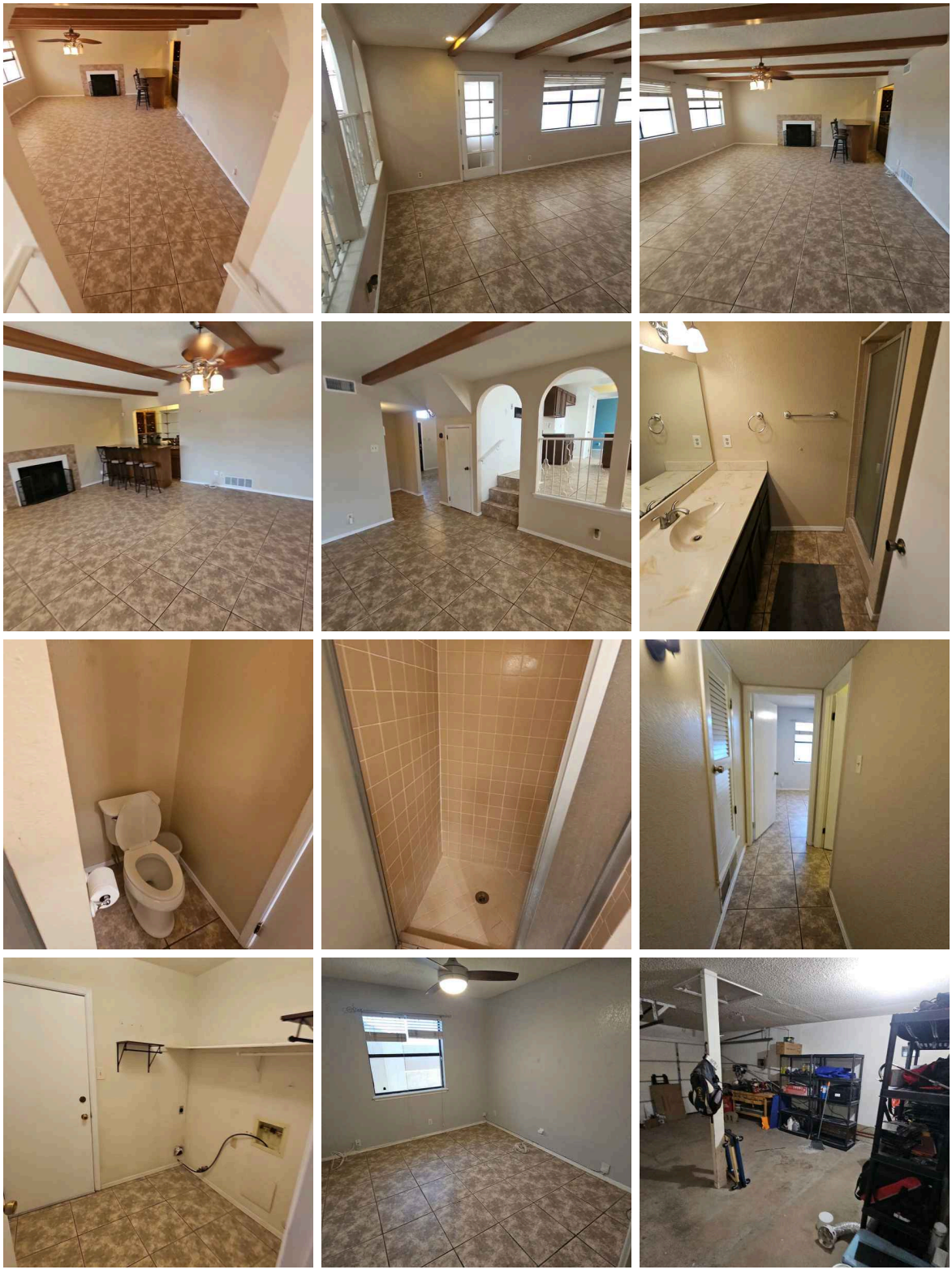
I	NI	NP	D

Overview of Interior:
Interior Photos of the property at the time of inspection.



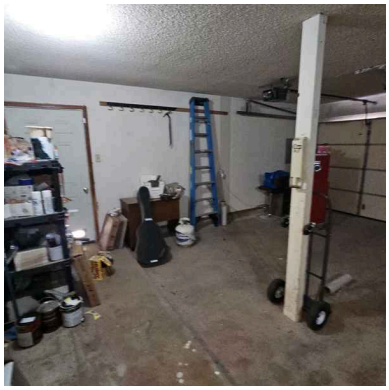
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

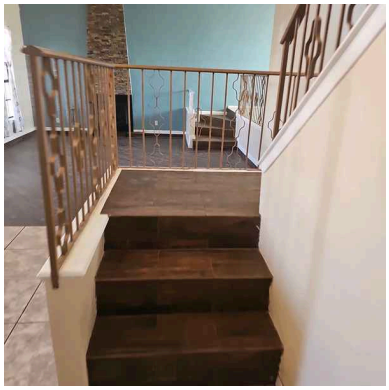
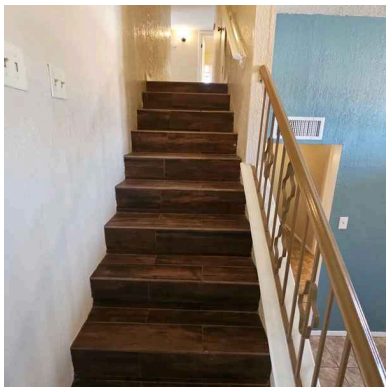
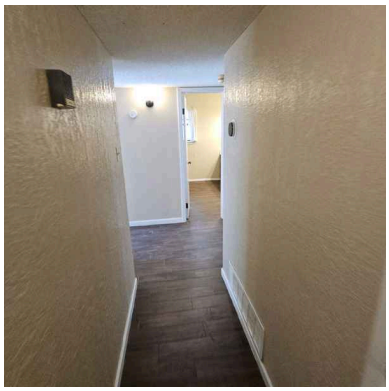
I	NI	NP	D

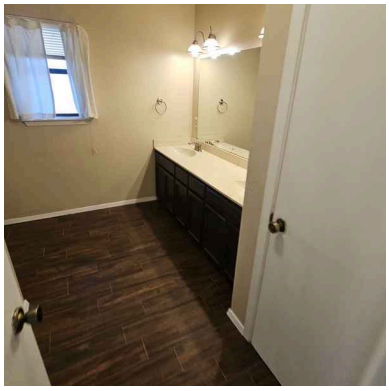


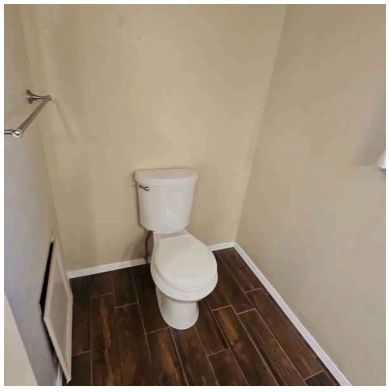
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

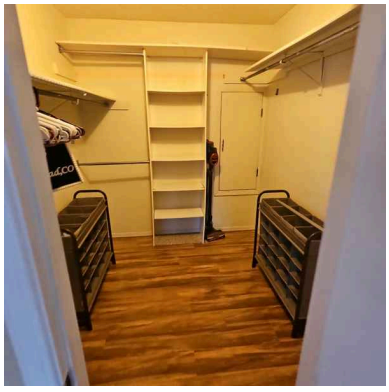
I	NI	NP	D







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I	NI	NP	D