



MAGNOLIA HOME INSPECTION SERVICES

832-303-8048

info@mhis1.com

<https://www.magnoliahomeinspectionsservices.com/>



HOME INSPECTION REPORT

24478 Dublin St
Hempstead TX 77445

Amanda Stevens`

MARCH 23, 2020



Inspector

Keith Jeanes

Keith Jeanes

832-303-8048

info@mhis1.com



PROPERTY INSPECTION REPORT

Prepared For: Amanda Stevens

(Name of Client)

Concerning: 24478 Dublin St, Hempstead TX 77445

(Address or Other Identification of Inspected Property)

By: Keith Jeanes

(Name and License Number of Inspector)

03/23/2020 1:00 pm

(Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC- licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate license holders also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

Occupancy: Occupied

In Attendance: Owner, Buyer

Style: Modern

Temperature (approximate): 77 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Cloudy

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

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

TREC Limitations:

TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (expect as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.

B. Grading and Drainage

Comments:

Erosion Limitation:

An evaluation of soil stability is beyond the scope of this inspection. As with many ravine lots, there is potential for erosion. If erosion problems are suspected, a soils engineer should be consulted to evaluate this condition and the remedies available for correction.

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/retention pond (expect as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.

1: Sink holes

🔴 Repair/Replace

Sink holes noted. Recommend to repair.



Example

2: insects

🔴 Repair/Replace

insects noted in many locations. Recommend remediation.

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



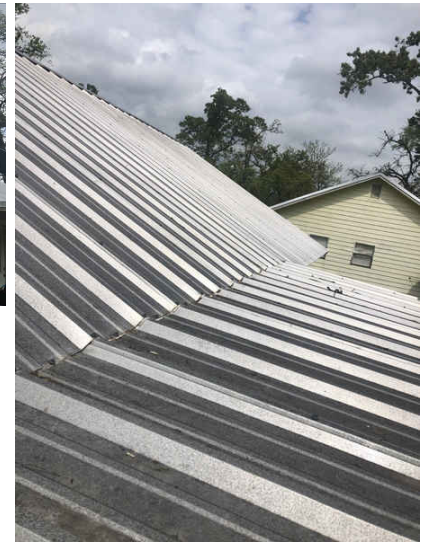
Example

C. Roof Covering Materials

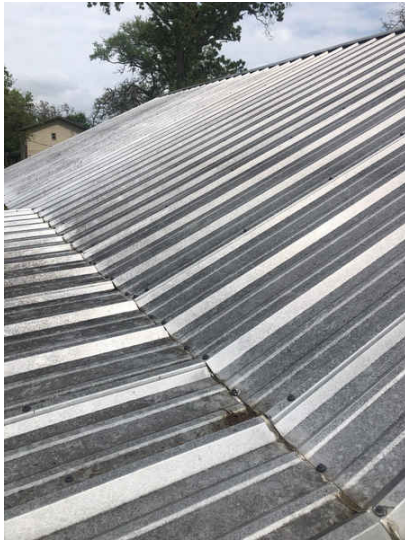
Types of Roof Covering: Metal

Viewed From: Ground, Ladder, Binoculars

Comments:



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



TREC Limitations:

TREC LIMITATIONS: The inspector is not required to determine the remaining life expectancy of the roof covering; inspect the roof from the roof level if, in the inspectors reasonable judgment, the inspector cannot safely reach or stay on the roof, or significant damage to the roof covering materials may result from walking on the roof; determine the number of layers of roof covering material; identify latent hail damage; or provide an exhaustive list of locations of water penetrations or previous repairs.

1: Roof - Seal Penetrations

🔴 Repair/Replace

All roof penetrations should be examined and sealed as necessary.



Example

D. Roof Structures & Attics

Viewed From: Ground, Ladder

Approximate Average Depth of Insulation: 6 Inches

Comments:

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



TREC LIMITATIONS:

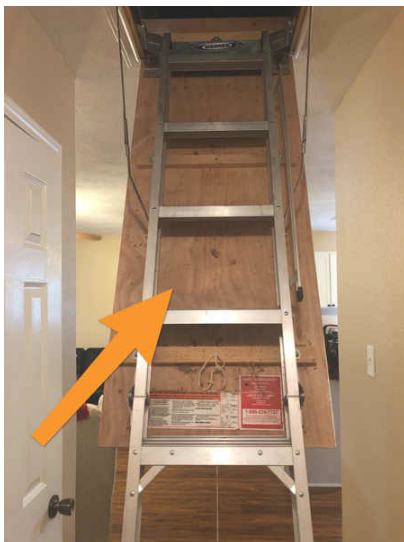
TREC LIMITATIONS: The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; operate powered ventilators; or provide an exhaustive list of locations or water penetrations.

1: Attic Hatch Door Not Insulated

🔴 Repair/Replace

To improve air conditioning efficiency and to prevent loss of conditioned air to the attic, the attic hatch door should be insulated.

R402.2.4, which says Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces. this code went into effect in 2016, previously built homes are grandfathered in, but are still recommend to improve the efficiency of the home.



Example

E. Walls (Interior and Exterior)

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

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

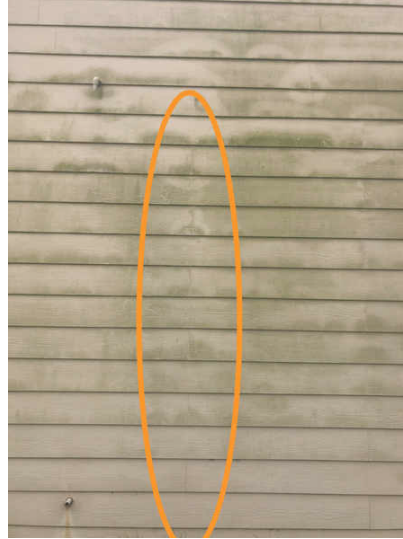
1: Caulking repairs needed

🔴 Repair/Replace

Caulking repairs needed around exterior siding and trim. Repairs are not limited to the photos provided.



Example



Example



Example



Example



Example

2: Exterior paint

🔴 Repair/Replace

The exterior of the house is due to be painted to protect wood from wood rot.

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



Example

3: Penetration points

🔴 Repair/Replace

Recommend to seal all penetration points.



Example



Example

F. Ceilings and Floors

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

G. Doors (Interior and Exterior)

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an

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

exhaustive list of locations of water penetrations.

1: Caulking repairs

🔴 Repair/Replace

Caulking repairs need around the exterior of door trim and casings. Repairs not limited to the photos provided.



Example

2: Door Doesn't Latch

🔴 Repair/Replace

Door doesn't latch properly. Recommend repair latch and/or strike plate.



Example

Example

3: Missing or damaged latches

🔴 Repair/Replace

Missing or damaged latches noted. Recommend to repair as needed.

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



Front Exterior Wall

H. Windows

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

Cold Weather Limitation:

During cold weather, condensation and rainbowing between panes of glass, which indicate leaking seals, may not appear at the time of inspection and may appear later during when the weather is warmer. The report can only contain conditions at time of inspection.

1: Caulking repairs needed

🔴 Repair/Replace

Caulking repairs need to windows. Repairs not limited to the photos provided.



Example



Example

2: Exterior caulking

🔴 Repair/Replace

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

Caulking repairs needed to the exterior of windows.



Example

3: Window would not open

🔴 Repair/Replace

The window failed to open when testing. Please be advise addtional windows may experiance the same issue but where not able to be tested due to furnishings.



I. Stairways (Interior and Exterior)

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to exhaustively measure every stairway component.

J. Fireplaces and Chimneys

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to verify the integrity of the flue; perform a chimney smoke test; or determine the adequacy of the draft.

Report Identification: 24478 Dublin St, Hempstead TX 77445

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

I NI NP D

K. Porches, Balconies, Decks, and Carports

Comments:

TREC LIMITATIONS:

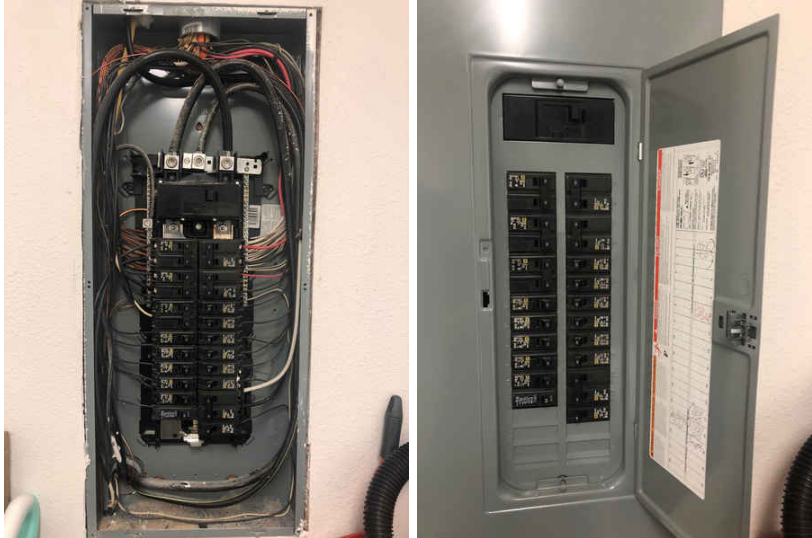
TREC LIMITATIONS: The inspector is not required to exhaustively measure the porch, balcony, deck, or attach carport components; or enter any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

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

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:



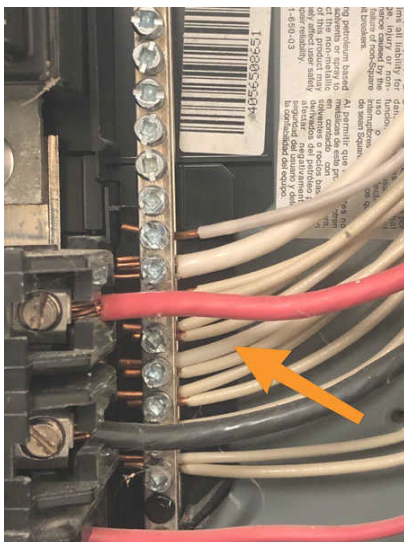
TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of overcurrent devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices.

1: Double-tapping on Neutral Bus Bar

🔧 Repair/Replace

Double-tapping was found on neutral bus bar. This practice was once permitted, but does not meet current NEC code standards. Repair as needed.



Example

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

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to inspect low voltage wiring; disassemble mechanical appliances; verify the effectiveness of smoke alarms; verify the interconnectivity of smoke alarms; activate smoke alarms that are being actively monitored or require the use of codes; or verify that smoke alarms are suitable for the hearing-impaired.

Photo Sensor Lights:

Outdoor photo sensor lights that allow lights to come on after dusk cannot be tested during a day time inspection. As a result, our company will not be liable if these are found defective.

1: Cover Plates Missing

▲ Safety Hazard

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.



Example

2: GFCI Not Protected

⊖ Repair/Replace

No GFCI protection present. Recommend licensed electrician upgrade by installing ground fault receptacles.

[Here is a link](#) to read about how GFCI receptacles keep you safe.



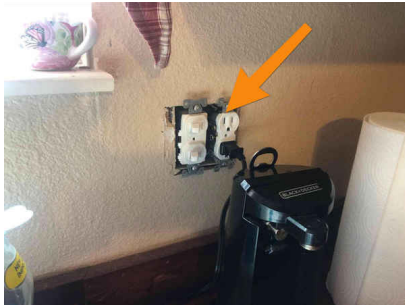
Kitchen

3: Outlet Loose

⊖ Repair/Replace

An outlet is loose and should be resecured.

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



Example

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

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

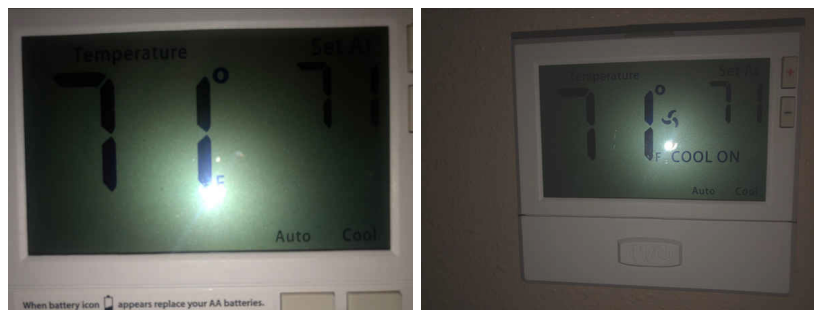
A. Heating Equipment

Type of Systems: Central Air
Energy Sources: Electric
Manufacturer Info: Weather King -
UNIT 1
Location: Attic
Make: Weather King
Model: WAHM364A2
Serial Nbr: WAHM364A
Register Temp: 78
Return Air Temp: 111

UNIT 2
Location:
Make:
Model:
Serial Nbr:
Register Temp:
Return Air Temp:

UNIT 3
Location:
Make:
Model:
Serial Nbr:
Register Temp:
Return Air Temp:

Comments:



Start

End

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when

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

temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

1: Lower than normal vent readings

🔴 Repair/Replace

The furnace has lower than normal vent readings. Recommend to have further evaluated by a licence HVAC technician.

2: Needs Servicing/Cleaning

🔴 Repair/Replace

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

B. Cooling Equipment

Type of Systems: Central Air Conditioner

Manufacturer Info: Weather King -
UNIT 1

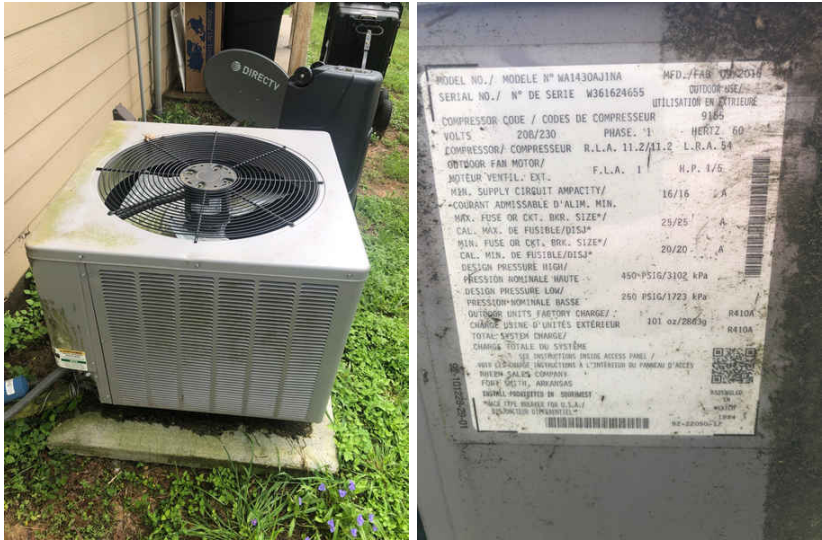
Location: Back Yard
Make: Weather King
Model: WA14030AJ1NA
Serial Nbr: W361624655
Register Temp: 69
Return Air Temp: 56

UNIT 2
Location:
Make:
Model:
Serial Nbr:
Register Temp:
Return Air Temp:

UNIT 3
Location:
Make:
Model:
Serial Nbr:
Register Temp:
Return Air Temp:

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

I NI NP D



Comments:

AC Differential Test: 13

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing values; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

C. Duct System, Chases, and Vents

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, type of refrigerant, or refrigerant leaks; winterized evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing values; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

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

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Within 5 ft from street

Location of Main Water Supply Valve : Left exterior wall



Left Exterior Wall

Static Water Pressure Reading: 45



Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

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

Crawl Space Limitation:

If vapor barriers are installed, a visible inspection of the plumbing that lies behind the vapor barrier is not possible. Home inspectors may not see issues with plumbing including leaks, plumbing installation, etc.

Under house

Remodeled & Vacant Home Limitation:

If a house has been recently remodeled, and/or, if a house has been sitting vacant for an extended period of time, plumbing leaks may not occur during the time of inspection, but may occur later when the home is occupied and the plumbing is put under a normal load.

1: Bathtub or shower Caulk/Grout

🔴 Repair/Replace

Cracked, deteriorated and/or missing grout and caulk should be replaced.



Example

2: Caulking repairs around fixture

🔴 Repair/Replace

Caulking repairs around a fixture is needed.



3: Diverter Valve

🔴 Repair/Replace

Water coming out of tub spicket and shower head at the same time indicates that the diverter valve is not making a complete seal. Recommend to repair.

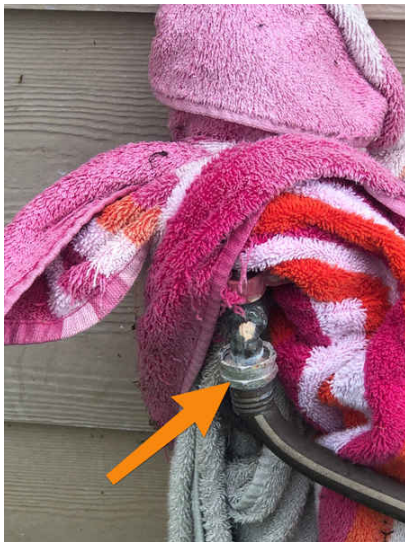
I	NI	NP	D
---	----	----	---



4: Hose Bib Missing Anti-Siphon Device

🔧 Repair/Replace

It is recommended that an anti-siphon device be added to the hose bib(s).



Example

5: Water Discolored

🔍 Informational/Monitor

Water has a brownish tint to it. Cause could be lack of use or rust in pipes. Recommend monitoring.

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

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



Example

B. Drains, Wastes, & Vents

Comments:



TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

Vacant / Older House Disclaimer:

Based on inspection industry's definition of a recommended water test for "functional drainage" in a plumbing system, the plumbing drain pipes appear to be operational at this time with the exceptions noted within this report. However, older homes and vacant homes could have hidden issues with the main sewer line. For example, at the time of inspection, the sewer lines may have leaks and cracks caused by tree roots thus allowing drains to appear normal at time of inspection. After the house is occupied and in use, solids are

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

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

passed, get caught on the tree roots, and drains begin to drain slowly or to clog.

Visual Inspection:

Detecting small water leaks behind the walls can be very difficult, if not impossible to detect. We use thermal imaging cameras and moisture sensors which are used when we suspect that a problem might exist. A small leak may still go undetected. Home inspectors perform visual inspections only. Walls are not opened up and ground is not dug up to inspect the condition of the plumbing.

C. **Water Heating Equipment**

Energy Sources: Electric -
hhhhh

Capacity: 40 Gallons

Manufacturer Info: Whirlpool -
UNIT 1

Location: Attic

Make: Whirlpool

Model: E2F40RD045V

Serial Nbr: 1225T462248

UNIT 2

Location:

Make:

Model:

Serial Nbr:

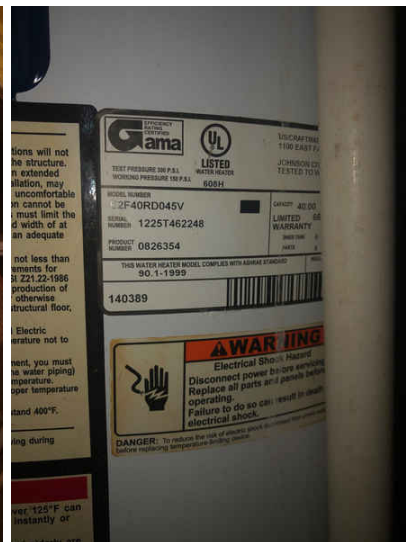
UNIT 3

Location:

Make:

Model:

Serial Nbr:



Comments:

TREC LIMITATIONS:

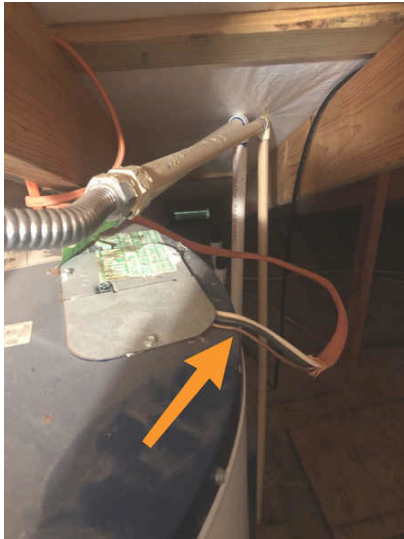
I	NI	NP	D
---	----	----	---

TREC LIMITATIONS: The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes; operate the temperature and pressure relief valve if the operation of the valve may, in the inspector s reasonable judgment, cause damage to persons or property; or determine the efficiency or adequacy of the unit.

1: Wiring

🔴 Repair/Replace

The wiring should be run through a proper connector and the insulation should Continue into the unit



Example

D. Hydro-Massage Therapy Equipment

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.

TREC LIMITATIONS: The inspector is not required to determine the adequacy of self-draining features of circulation systems.

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

V. APPLIANCES

A. Dishwashers

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

B. Food Waste Disposers

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

C. Range Hood and Exhaust Systems

Comments:



TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

D. Ranges, Cooktops, and Ovens

Comments:



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

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

Upper Oven

Kitchen

Lower Oven

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

E. Microwave Ovens

Comments:



TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

H. Dryer Exhaust Systems

Comments:

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

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

VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to inspect for effective coverage of the sprinkler system; the automatic function of the timer or control box; the effectiveness of the rain or freeze sensor; or sizing and effectiveness of anti-siphon devices or backflow preventers.

Soakers hoses can not be examined for effectiveness.

- B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction: N/A

- C. Outbuildings**

- D. Private Water Wells**

- E. Private Sewage Disposal (Septic) Systems**

Type of System: Aerobic

Location of Drain Field: Front yard

Proximity of Water Well: N/A



TREC LIMITATIONS:

TREC LIMITATIONS: This inspection is based upon an on-site inspection of the septic system as found. Since there is no way to verify the size and/or condition of the tankage or lines without excavating, this is an estimate based upon information giving and probing. There are no guarantees, expressed or implied, that accompany this opinion. The inspector is not required to excavate or uncover the system or its components; determine the size, adequacy, or efficiency of the system; or determine the type of construction used.

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



1: Cover Lid Missing Screws

🔧 Repair/Replace

Septic cover lids have missing screws. Replace as needed.



Example

- F. Other**
- G. Elevator**
- H. Boat Lift**
- I. Jet Ski Lift**
- J. Docks & Piers Inspection**
- K. Bulkhead Inspection**
- L. Outdoor Kitchen Inspection**