



GREENWORKS SERVICE COMPANY

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## GW STANDARD HOME INSPECTION

14231 Lost Meadow Ln  
Houston, TX 77079



Inspector

Michael Garcia

TREC #20817, TBPE FIRM #20170, MOLD FIRM #ACO1162, TPCL FIRM #0761253

281-962-5825

[michael.garcia@greenworksinspections.com](mailto:michael.garcia@greenworksinspections.com)



# PROPERTY INSPECTION REPORT FORM

Monique Mitchell <i>Name of Client</i>	01/26/2022 2:30 pm <i>Date of Inspection</i>
14231 Lost Meadow Ln, Houston, TX 77079 <i>Address of Inspected Property</i>	
Michael Garcia <i>Name of Inspector</i>	TREC #20817, TBPE FIRM #20170, MOLD FIRM #ACQ1162, TPCL FIRM #0761253 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault 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 condition

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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

#### **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](http://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. The 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 any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or 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.

When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified and licensed (if applicable) service professionals. 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, bathroom, 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 licensees 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 requires 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.

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Note to clients: Upon downloading or printing this report from e-mail, some users have found that some of the checkmarks in the boxes are not marked; this is due to the fact that their computers may not have the correct fonts installed. Should your report lack these checkmarks or have any other flaws please contact us immediately for a faxed copy. GreenWorks recommends that only professionally licensed contractors complete any repairs listed, prior to closing. The inspection does not include any destructive testing or dismantling. It is possible that in the process of repair, items may be discovered that were not apparent to the inspector at the original time of inspection. Inspectors cannot be held liable for such hidden defects by the client(s). This report is prepared exclusively for the above named Client(s). It cannot be transferred to or used by any other parties in any form. Client(s) gives permission for the Inspector to discuss report findings with real estate agents, lenders, specialists, or repair persons for the sake of clarification. Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. Comments may be provided by the inspector whether or not an item is deemed in need of repair. Additional information may be obtained at our website: [www.GreenWorksInspections.com](http://www.GreenWorksInspections.com)

NOTE: Pictures are a representative sample, and do not display every defect.

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**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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### TITLE PAGES

- Additional Info Provided By Inspector**
  - Inspection Scope:* Full (All Utilities Were Turned On)
  - Occupancy:* Vacant
  - Structure Type:* Townhouse
  - Parties Present:* Buyer
  - Additional Documents Provided:* N/A
  - Weather Conditions:* Overcast, Sunny
  - Additional Written Information Provided:* No
  - Remodeled?:* Yes
  - New Const?:* No
  - Additions?:* No
  - Property Faces:* North
  - Arrival Temperature (Approximate):* 50's
  - Departure Temperature (Approximate):* 50's

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### I. STRUCTURAL SYSTEMS

**A. Foundation**

*Comments:*

*Foundation Type:* Slab

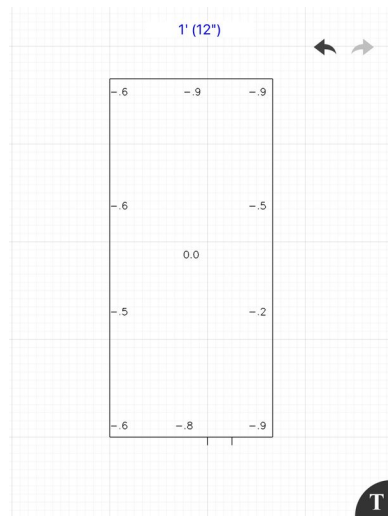
*Foundation Visibility:* Partly Visible

*Foundation Performance Opinion:*

**Performing - At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident. Seasonal expansion and contraction observed which is considered normal for age, location and soil conditions. No major movement noted at the time of inspection.**

*Elevation Map:*

Disclaimer: The attached elevations are used for information purposes only and should not be used for serious negotiations. GreenWorks inspectors are not qualified professional engineers and are not attempting to imitate one. If you have any concerns about the foundation life expectancy, insurability, or the potential for future problems, a professional engineer should be consulted.



*Additional Comments:*

Some trees may remove a few hundred gallons of water in a single day through transpiration and if they are allowed to grow too close to the structure could cause foundation problems.

Soil movement, settlement, or upheaval is directly transmitted to the foundation. It is not unusual to see a foundation in this region move in response to moisture various that normally attend seasonal changes.

Settlement of a foundation that is seasonal related usually occurs during the hot and dry summer months when the soil can sometimes dry out to a depth of more than ten feet. This drying or desiccation occurs from soil surface evaporation and transpiration of water from vegetation. Large bushes such as Red Tip Photinias and River-bottom trees consume a lot of water and should not be planted near a foundation. Heaving of a foundation that is seasonally related usually occurs during the colder and wetter months. Usually the winter months are wetter, so soils in our area tend to swell and raise the foundation. Differential foundation movement is normally the result of variations in the moisture content of the soil such as: non-uniform watering of vegetation, poor drainage way from the foundation, or leaking plumbing lines. It is possible that portions of a foundation that have previously not moved can move sometime in the future. It should be noted that clay type soils have higher bearing capacity but are subject to more movement, while sandy type soils have lower bearing capacity but are subject to less movement.

The inspector is not a professional engineer and is giving an opinion as mandatory. If you have any concerns about the foundation life expectancy, insurability, or the potential for future problems, a professional engineer should be consulted.

*Specific Limitations:*

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I NI NP D

Note: Specific Limitations. The inspector is not required to:

(A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;

(B) provide an exhaustive list of indicators of possible adverse performance; or

(C) inspect retaining walls not related to foundation performance.

The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Central Texas area is known to be unstable and unpredictable. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with your builder and/or a licensed Professional Structural Engineer for further evaluation

*Townhome Foundation:*

Townhome type home. Foundation is shared between owners and is not the sole responsibility of the individual owner. Only the foundation at inspected address was observed.

**B. Grading/Drainage**

*Comments:*

*Gutters Present:* No

*Positive Slope on All Sides of Home:* Yes

*Evidence of Water Penetration:* No

*Area Drains Present:* Yes (Drains Not Tested and Termination Points are Not Determined)

*Additional Information:*

The strategy of a foundation is important. Expansive clay soils, which are found in this part of Texas, can be very destructive to a foundation if the moisture content of the perimeter varies. The industry standard is a grading slope of six inches within the first ten feet of a foundation. Excessive moisture forming near a structure can be destructive to a foundation. If adding soil to the perimeter to create positive drainage, remember to keep the soil level at least 4 inches from the top of the foundation. If you are able to verify that the structure is built on a clay type soil (as determined by a soil analysis testing) then that type of soil should be used to raise the soil level. Porous soils should be avoided.

Ideally finished grade, including flower bed soil, should be 4" from the top of the foundation to help prevent conducive conditions for water penetration and/or wood destroying insects.

It is recommended that all areas where expansive or collapsible soils are known to exist, a controlled method of water disposal from the roofs that will collect and discharge all roof drainage to the ground surface at least 5' from the foundation or to an approved drainage system.

*Specific Limitations:*

Note: Specific Limitations. The inspector is not required to:

(A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);

(B) determine area hydrology or the presence of underground water; or

(C) determine the efficiency or performance of underground or surface drainage systems.

During heavy rains, the accumulation of water on this lot may be unavoidable. An evaluation of soil stability is beyond the scope of this inspection. Client is advised to keep soil levels 6"-8" from top of slab and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil is a conducive condition to wood destroying insects.

*Townhome Grading:*

Townhome type home. Grading is shared between owners and is not the sole responsibility of the individual owner. Only the grading at inspected address was observed.

**1: Under-Exposure**

**Recommendation**

There were areas of insufficient exposure of the foundation wall. Preferably 6 to 8 inches of foundation exposure should be present around the perimeter of the home. The higher the soil level the more inviting it is for wood destroying insect activity and moisture intrusion.

Recommendation: Contact a qualified professional.



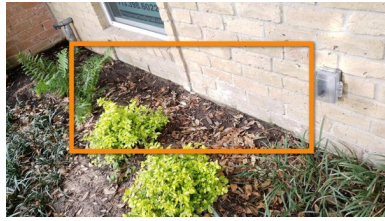
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Front



Front

**C. Roof Covering**

*Comments:*

*General Roof Photos:*



*Roof Viewed From:* N/A

*Weather Conditions:* Sunny, Overcast

*Roof Covering Materials:* Asphalt composition

*Specific Limitations:*

Note: Specific Limitations. The inspector is not required to:

(A) determine the remaining life expectancy of the roof covering;

(B) inspect the roof from the roof level if, in the inspector's 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;

(C) determine the number of layers of roof covering material;

(D) identify latent hail damage;

(E) exhaustively examine all fasteners and adhesion, or

(F) provide an exhaustive list of locations of deficiencies and water penetrations.

Roof materials have a limited service life and may require spot repairs should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report neither addresses future roof leaks nor does it certify the roof to be leak-free. A roofing specialist should be consulted about any concerns over roof covering life expectancy or the potential for future problems. Please note: Homeowners insurance companies use different standards and criteria for determining whether they will issue an insurance policy. These standards differ from each insurance company, as each has their own standards. Please be advised that this report does not certify nor guarantee that an insurance company will accept or reject an insurance policy based on the condition of this roof. This roof is not inspected for Insurability or Life Expectancy, and is inspected for function ONLY. As the purchaser, you may wish to have your insurance carrier inspect for insurance coverage.

*General Roof:*

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I NI NP D

The roofing inspection is a visual attempt to find major defects present at the time of inspection. If you have any concerns about the roof covering life expectancy, insurability or the potential for future problems, a roofing specialist should be consulted.

*Townhome Roof:*

Townhome type home. Roof covering is shared between owners and is not the sole responsibility of the individual owner. Only the roof covering at inspected address was observed.

**1: Tree Overhang**

**Recommendation**

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation: Contact a qualified tree service company.



**D. Roof Structure and Attic**

*Comments:*

*General Attic Photos:*



*General Infrared Photos:*



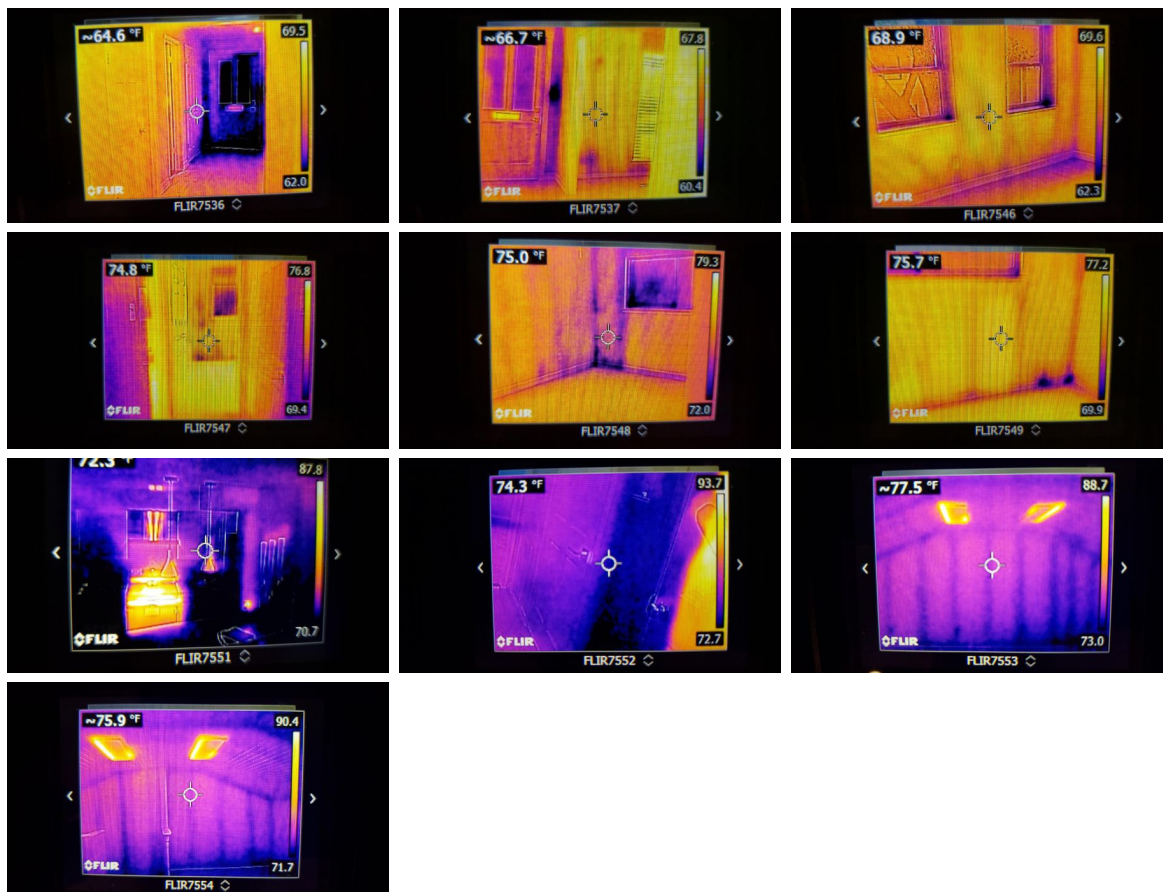
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Roof Decking Type: Plywood, Wood Plank  
 Framing Type: Conventional  
 Ventilation Type: Soffit, Ridge Vents  
 Attic Entry Point: Interior  
 Attic Inspected: Yes - Walked decked Safe Areas Only  
 Insulation Type: Fiberglass  
 Insulation Amount: 0 - 6 inches - Attic Floor  
 Attic Temperature (Approximate °F): 61-70  
 Attic Humidity (Approximate %): 51-60  
 Specific Limitations:

Note: Specific Limitations. The inspector is not required to:  
 (A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;  
 (B) operate powered ventilators; or  
 (C) provide an exhaustive list of locations of deficiencies and water penetrations.  
 The inspector cannot enter an attic with less than 5' (feet) of vertical clearance, or where he reasonably determines that conditions or materials may be unsafe. Insulation covering structural, mechanical, or electrical components may preclude inspection of these items. The inspector will report his/her attic inspection point.

Insulation improvements may be cost effective depending on the anticipated term of ownership. For your information the Department of Energy currently recommends an insulation value of R-30 to R-60 for the attic area. The R-Value is determined by the depth of the insulation, type of insulation used (bats, rolls, loose-fill, etc.) and the material the insulation is made of (fiberglass, rock wool, cellulose, etc.)

Attic:



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I NI NP D

Attic Space is Limited. Viewed from Accessible Areas Only. Insulation is not lifted, moved, or disturbed to observe for hidden defects or concerns.

*Attic - Safe Walkboards Only:*

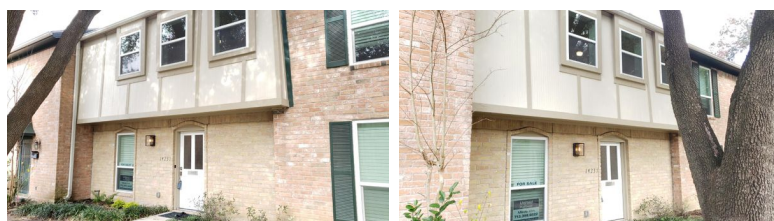
Attic observed from safe walk boards only. Entered attic and performed an incomplete limited visual inspection due to obstructions and inaccessible areas.

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

*Comments:*

**Exterior**

*Front Exterior Photos:*



*Rear Exterior Photos:*



*Exterior Wall Cladding Type:* Brick, Wood or Wood Like Product

*Specific Limitations:*

Note: Specific Limitations. The inspector is not required to:

(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops,

(B) provide an exhaustive list of locations of deficiencies and water penetrations, (C) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; or

(D) determine the cosmetic condition of paints, stains, or other surface coatings.

The inspector cannot determine the condition of wood or structural components hidden within wall cavities.

No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.

*Townhome - Exterior wall:*

Townhome type home. Exterior wall is shared between owners and is not the sole responsibility of the individual owner. Only the exterior wall at the inspected address was observed.

*Recently Painted - Exterior:*

Some of the exterior walls and trim appear to have been recently painted. This may hide some stains, mildew, or other damage that may exist.

**1: Lack of Sealed Penetrations**

**Recommendation**

It is recommended that all protrusions through the siding and fixtures mounted on the exterior be sealed in order to prevent moisture incursion. Using a quality exterior caulk type sealant around pipes, wires, light

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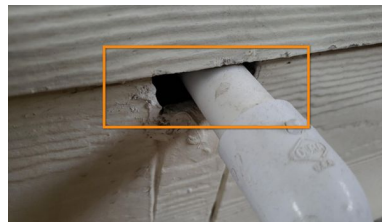
I NI NP D

fixtures etc. can prevent moisture related failure of electrical components and siding materials.

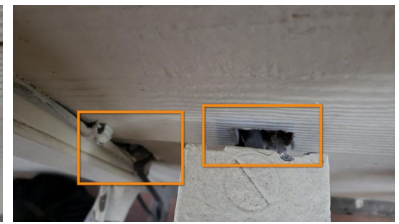
Recommendation: Contact a qualified professional.



Back



Back



Back

## 2: Caulking - Exterior wall joints

Recommendation

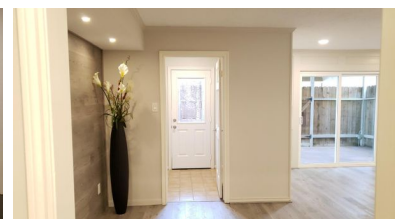
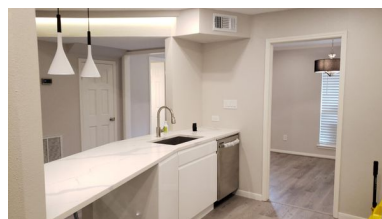
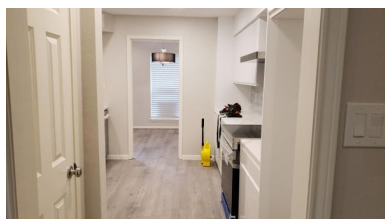
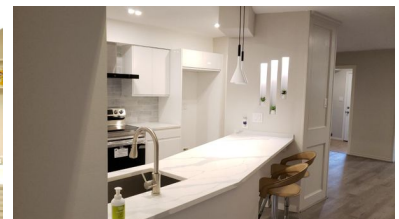
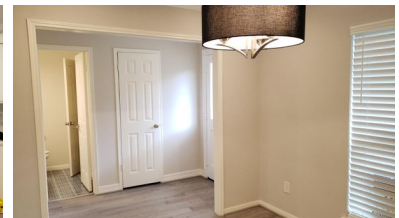
There was separated caulking at the exterior wall joints.



Front

☒ ☐ ☐ ☒ Interior

Interior Photos:



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



*Interior Wall Finishes: Sheet Rock  
Interior Walls Painted:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

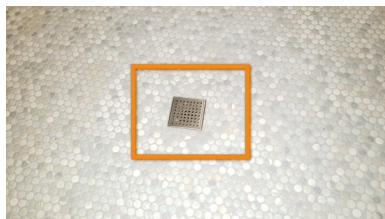
I NI NP D

Some of the walls appear to have been recently painted. This may hide some stains, mildew, or other damage that may exist.

**1: Caulking - Showers**

🟡 Recommendation

There were various areas of missing and damaged caulking and grout at the shower walls. All enclosures should be completely water tight and sealed.



Master Bathroom

**F. Ceilings and Floors**

*Comments:*

**Ceilings**

*Specific Limitations:*

Note: Specific Limitations. The inspector is not required to:

(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops,

(B) provide an exhaustive list of locations of deficiencies and water penetrations; or

(C) determine the cosmetic condition of paints, stains, or other surface coatings.

The inspector cannot determine the condition of structural components in hidden ceiling or floor cavities.

No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report.

*Ceilings - Painted:*

Some of the ceilings appear to have been recently painted. This may hide some stains, mildew, or other damage that may exist.

**Floors**

*Specific Limitations:*

Note: Specific Limitations. The inspector is not required to:

(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops,

(B) provide an exhaustive list of locations of deficiencies and water penetrations; or

(C) determine the cosmetic condition of paints, stains, or other surface coatings.

The inspector cannot determine the condition of structural components in hidden ceiling or floor cavities.

No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report.

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

*Comments:*

*Entry Door Type:* Wood w/ glass

*Overhead Garage Door Type:* N/A

*Specific Limitations:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

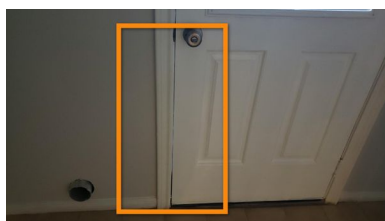
Note: Specific Limitations. The inspector is not required to: (A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; (B) determine the cosmetic condition of paints, stains, or other surface coatings; or; (C) operate a lock if the key is not available, (D) provide an exhaustive list of locations of deficiencies and water penetrations. The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report. We do NOT inspect for Safety Glass or Storm Doors.

1: Exterior Doors - Air and Light

Recommendation

Light and air gaps were present at the exterior doors.

Recommendation: Contact a qualified door repair/installation contractor.



Back Door

H. Windows

Comments:

Window Type: Vinyl - Double pane insulated

Specific Limitations:

Note: Specific Limitations. The inspector is not required to: (A) exhaustively inspect insulated windows for evidence of broken seals; (B) exhaustively inspect glazing for identifying labels; or (C) identify specific locations of damage.

The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed.

Visible signs of voided (lost thermal seal) insulated windows can fluctuate with changes in lighting, temperature and/or humidity. Only obvious seal failure (window fogging) is noted in this report. Windows can be constructed with multiple sashes and/or lites which could increase the number of actual voided glazed panels. Should this be a concern, our client should contact a glass window specialist to determine if any additional windows have broken seals. The inspector does not remove any screens or inspect windows which would require a ladder to inspect

Thermal Pane Windows:

As THERMAL PANE WINDOWS lose their vacuum, moisture may appear, and then disappear, depending on inside and outside temperature, barometric pressure and the relative humidity. Windows are listed as OBSERVED AT THE TIME OF THE INSPECTION ONLY, and NO WARRANTY IS EXPRESSED OR IMPLIED. If voided or damaged thermal panes are noted on the inspection report, we would strongly urge that a qualified glass company or glazier be contacted for a further evaluation and any estimates that might be needed.

I. Stairways (Interior and Exterior)

Comments:

Specific Limitations:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

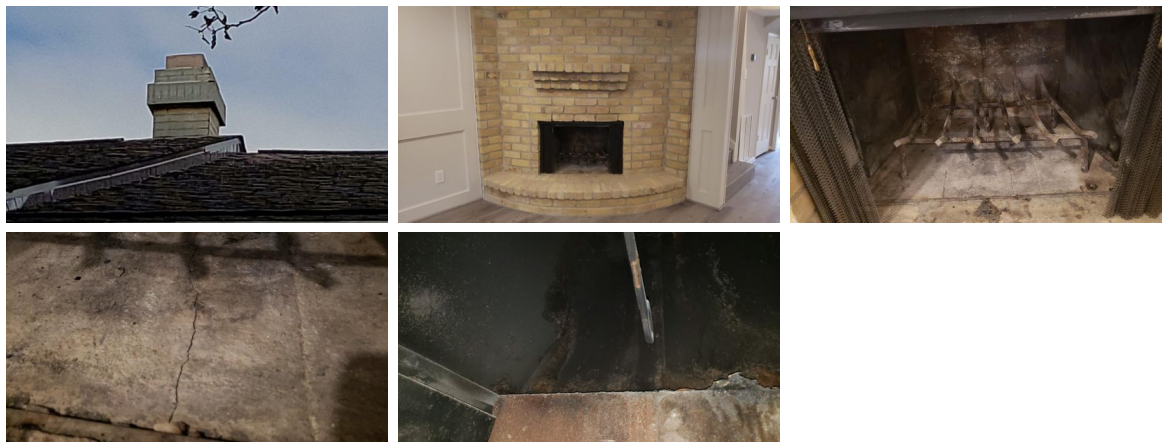
I NI NP D

Note: Specific Limitations. The inspector is not required to exhaustively measure every stairway component.

**J. Fireplaces and Chimneys**

Comments:

General Photos:



Fireplace Fuel Source: Wood Burning

Cclamp?: N/A

Damper: Operational

Chim Flue: Metal

Firestop?: Not Visible or Accessible

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) verify the integrity of the flue;
- (B) perform a chimney smoke test; or
- (C) determine the adequacy of the draft.

TREC Limitations. The inspector is not required to inspect or comment on chimney structures located more than 8' (feet) above roofline. Freestanding wood burning stoves are beyond the scope of this inspection

**1: Dirty Chimney - Need Sweeping**

🔴Recommendation

The fireplace chimney is dirty. The chimney should be cleaned and checked for blockage by a Chimney Sweep or other professional.

Recommendation: Contact a qualified chimney sweep.



**2: Rain Cap - Missing**

🔴Recommendation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The chimney does not have a chimney cap. A chimney cap should be considered because it restricts animals and moisture from the chimney that can cause future damage.

Recommendation: Contact a qualified fireplace contractor.



**3: Insert Panel - Cracking**

🔴 Recommendation

There were areas of cracking/damage at the interior fireplace insert panels. Repair/replacement of the affected areas is recommended.

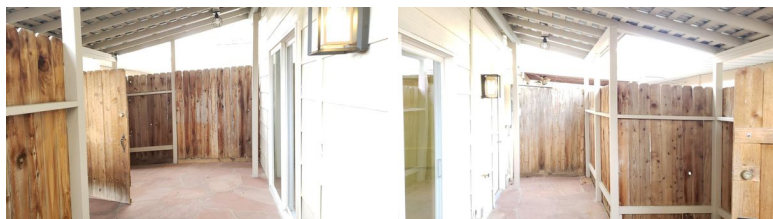
Recommendation: Contact a qualified fireplace contractor.



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

Comments:

General Photos:



Specific Limitations:

Note: Specific Limitations. The inspector is not required to:  
(A) exhaustively measure every porch, balcony, deck, or attached carport components; or  
(B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.



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

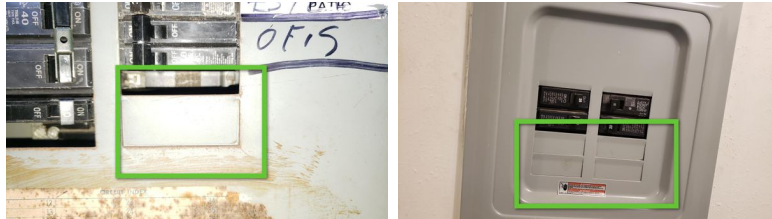
I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

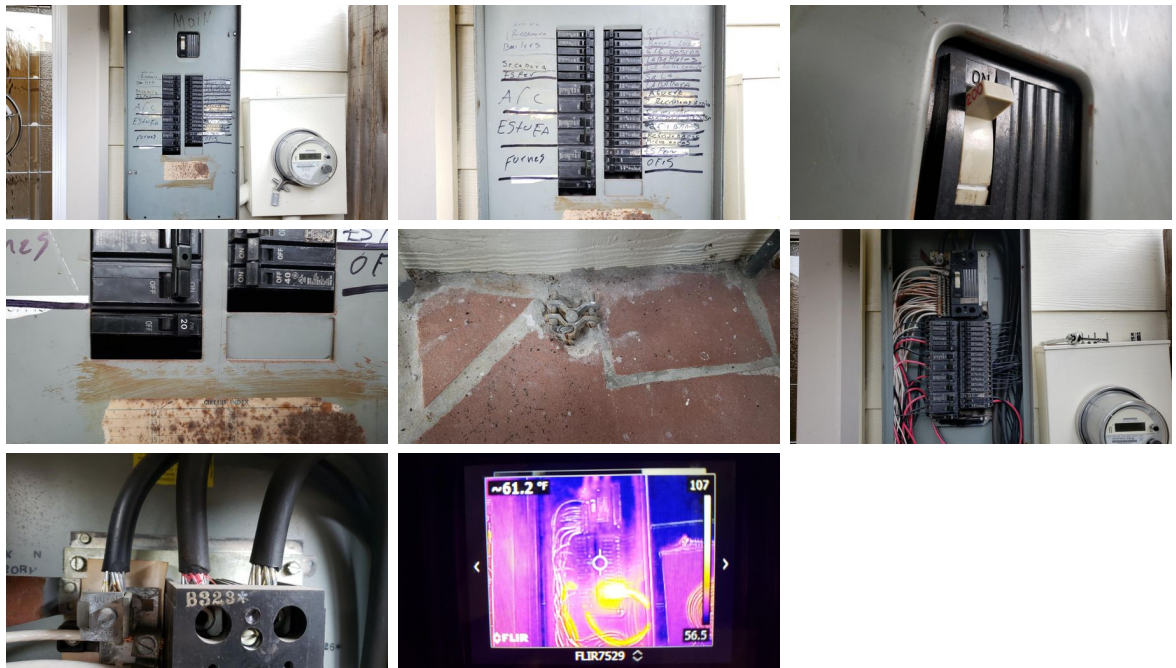
**A. Service Entrance and Panels**

*Comments:*

There is room to add an additional breaker in main panel and in the sub panel located in the attic - closet



*General Electrical Photos:*



*Electrical Service Entrance:* Underground

*Panel Location :* Exterior

*Panel Brand:* General Electric

*Main Conductor Wiring Type:* Aluminum

*Panel Labeled?:* Yes

*Panel Amps:* 200 Amps

*Over-Current Protection:* Breakers

*Sub-panel Location :* Attic

*Grounding Types:* Main Panel, Grounding Rod

*Specific Limitations:*

Note: Specific Limitations. The inspector is not required to:

(A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;

(B) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment;

(C) conduct voltage drop calculations;



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

- (D) determine the accuracy of overcurrent device labeling;
- (E) remove covers where hazardous as judged by the inspector;
- (F) verify the effectiveness of overcurrent devices; or
- (G) operate overcurrent devices.

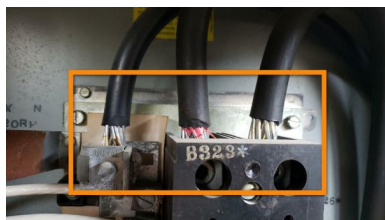
The inspector is not required to determine the insurability of the property. The inspector will inspect the service entrance cables and report any deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weather heads.

**1: Aluminum - Missing Anti Oxidants**

🔴Recommendation

Anti-oxidants were not observed on the aluminum conductor terminations within the panel.

Recommendation: Contact a qualified electrical contractor.

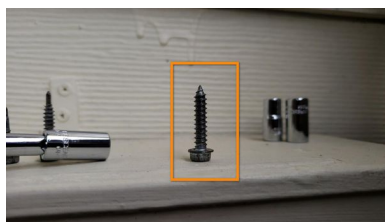


**2: Sharp Tipped Screws - Not Re-Installed**

🔴Recommendation

Due to safety concerns by the inspector, the sharp tipped screws found upon arrival at the inspection were not re-inserted into the panel cover. Replacement of these screws is highly recommended.

Recommendation: Contact a qualified electrical contractor.



**3: Missing Knockouts - Dead Front**

🔴Recommendation

There are knockouts missing on the dead front cover in the electrical panel.

Recommendation: Contact a qualified electrical contractor.



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

Comments:

Wiring Type: Copper

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Smoke Detectors Present: Hallways, All Bedrooms, Living Room

Smoke Detectors Hard Wired: Yes

Carbon Monoxide Detectors: Yes

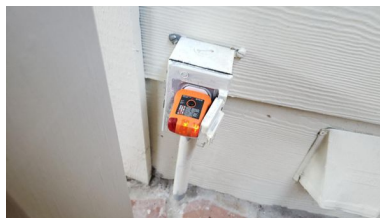
GFCI - Bathrooms: Present and Tripping

GFCI - Kitchen: Present and Tripping

GFCI - Exterior: Not Present



Patio



Patio

GFCI - Garage: N/A

GFCI - Laundry: N/A

GFCI - Detached Structure: N/A

GFCI - Bar Area: N/A

Dryer Outlet Tested: Yes

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) inspect low voltage wiring;

(B) disassemble mechanical appliances;

(C) verify the effectiveness of smoke alarms;

(D) verify interconnectivity of smoke alarms;

(E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes;

(F) verify that smoke alarms are suitable for the hearing-impaired;

(G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards

The inspector will report as in need of repair the lack of ground fault circuit protection where required.

\*\*Homes built prior to 1974 could have aluminum wiring present in the branch circuits. Inspector observes branch circuit wiring type within the service panel. Hidden wiring that is not present within the panel could not be observed by inspector.

**1: Not All TREC Required Areas Are GFCI Protected**

🚫 Recommendation

Not all TREC required areas were GFCI protected. Required areas include, but are not limited to the Kitchen, all Bathroom/Restrooms, Garage, Exterior, Crawlspace, Unfinished Basements, Laundry Rooms, and Bar areas.

Recommendation: Contact a qualified electrical contractor.

**2: Exposed Exterior Wiring - Not In Conduit**

🚫 Recommendation

There was exposed wiring present at the exterior of the home that was not contained in the exterior rated conduit.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Patio

**3: Hot/Neutral Reversed**

🚫 Recommendation

Hand held tester had an Hot and neutral reversed reading at the outlet. Repair is recommended.

Recommendation: Contact a qualified electrical contractor.



Living Room

**4: Lights Not Responding**

🚫 Recommendation

Some lights did not respond to testing.

Recommendation: Contact a qualified electrical contractor.



Patio

**C. Other**

Comments:

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

I   NI   NP   D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

*Comments:*

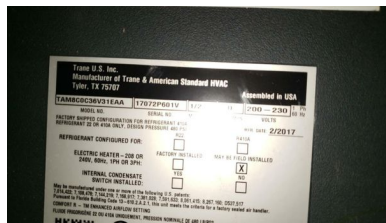
*Unit Information:*

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use.

That study noted that the expected life span (on average) of gas-fired heaters is about 18 years.

That study noted that the expected life span (on average) of electric heaters is about 15-20 years.

Take this into consideration when noting the manufacture date for the unit at this property. It is recommended that units of the above ages be further evaluated and cleaned to verify that the heat exchanger and/or heating elements are working properly.



2017

*General Mechanical Photos:*



*Furnace Energy Source:* Electric  
*Furnace Type:* Forced Air - Electric  
*Furnace Location:* Attic  
*Heating Temperatures:*

Location	
Kitchen	83
Living Room	115
Dining Room	86

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

I	NI	NP	D
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Master Bedroom      91

Bedroom 2      121

Bedroom 3      124

Bedroom 4

Family Room

Playroom

Media Room

Office

*Specific Limitations:*

Note: Specific Limitations

The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. Recommend annual cleaning and service by licensed HVAC technician. The inspector will describe the type of heating system and its energy sources and inspect each unit.

\*Manufacturer numbers are provided as additional information to the client. Appliances are not researched for recalls. If buyer has further concerns regarding recalls the appliance manufacturer should be contacted.

*Heat Exchanger:*

Determining the full integrity of the heat exchanger requires requires the dismantling of the heat exchanger and is beyond the scope of a visual inspection, as outlined in Title 535.229 (t) of the Standards and Practices.

Due to design, heat exchangers are viewed from the draft hood and / or burner opening only and are not fully inspected. We strongly urge you to have an industry accepted specialist fully inspect and report on the internal condition of the heat exchanger.

**1: Needs Servicing/Cleaning**

 Recommendation

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.

Recommendation: Contact a qualified HVAC professional.

**B. Cooling Equipment**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*Condensing Unit Information:*

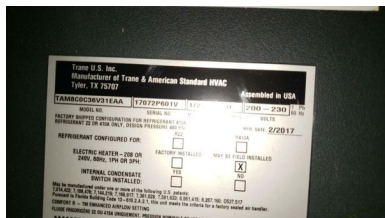
The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use. That study noted that the expected life span (on average) of air conditioners is about 10-15 years. Take this into consideration when noting the manufacture date listed for the unit at this property. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. The complete system will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical equipment is virtually impossible.



2017

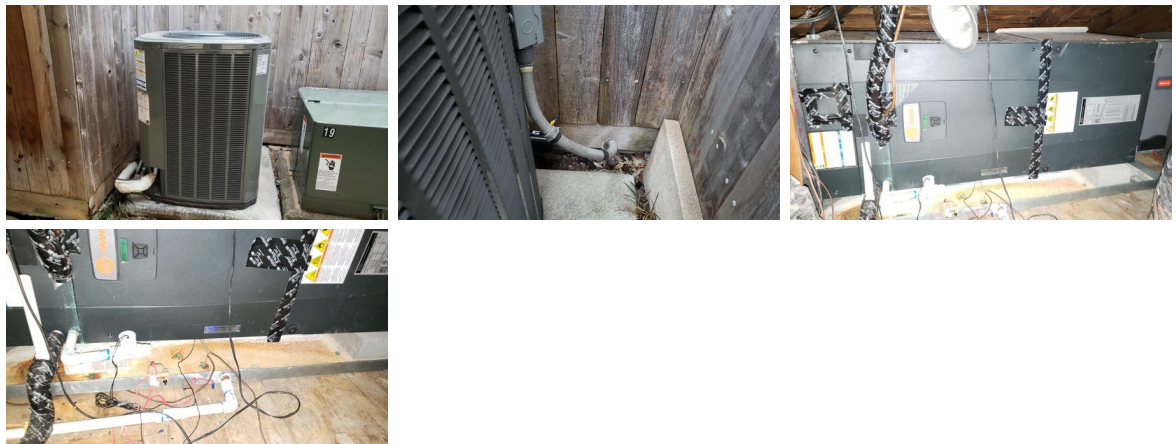
*Evaporative Coil Unit Information:*

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use. That study noted that the expected life span (on average) of air conditioners is about 10-15 years. Take this into consideration when noting the manufacture date listed for the unit at this property. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. The complete system will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical equipment is virtually impossible.



2017

*General Mechanical Photos:*





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

I	NI	NP	D
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*Outdoor Temp:* 50s - Cooling Equipment was not operated due to the ambient temperature being below 60°F.  
*Coolant Type:* 410A  
*Cooling Temperatures:*  
 A differential of 15 degrees Fahrenheit or higher is desired for optional efficiency.

Location	Return	Supply	Differential
Kitchen	69	55	14
Living Room	69	51	18
Dining Room	69	55	15
Master Bedroom	70	54	16
Bedroom 2	70	48	22
Bedroom 3	70	47	23
Bedroom 4			
Playroom	71	44	24
Office			
Bedroom 5			
Media Room			

*Specific Limitations:*  
 Note: Specific Limitations. The system fan and evaporative coil are not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician is required. Recommend annual cleaning and service by licensed HVAC technician. The inspector will not pressure test the system coolant or determine the presence of leaks; or operate setback features on thermostats or controls. We do not inspect for efficiency, capacity or adequacy of units, and the secondary drain lines are not traced for termination. Secondary drain lines are not tested for proper drainage. The inspector will describe the type of cooling system and its energy sources and inspect each unit.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The inspector does not determine the Seasonal Energy Efficiency Ratio (SEER) rating of the HVAC system. This equipment rating is published in the Air Conditioning and Refrigeration Institute ARI directory. The inspector does not determine if an air conditioning units condensing coils and evaporating coils are "matched" according to the manufacturer's specifications. If any concerns exist about the "matching" of evaporator coils with condensing coils, a qualified HVAC technician should evaluate the complete HVAC system.

*Evaporative Coil (s):*

The coils of the indoor portion of the HVAC system were not actually observed and are beyond the scope of this visual inspection. The "indoor" coils are enclosed within the actual cabinet which would require specialized tools / equipment to access. The HVAC unit's warranty could be voided if an unqualified non-Licensed HVAC technician were to cut into the plenum, damage sealant, remove support strapping mounted in the evaporator coil's access panel, remove flues and/or remove any of the ductwork. If documentation is unavailable on the maintenance history of the units or if any concerns exist about the condition of the coils, a qualified licensed HVAC technician should evaluate the complete HVAC system.

**1: Insufficient Differential**

**☹️Recommendation**

The temperature differentials indicate a problem with the cooling system or system ducting. A differential of 15°F or higher indicates proper cooling. This system should be inspected and repaired by a licensed H.V.A.C. professional.

Recommendation: Contact a qualified HVAC professional.

**2: Rust in Pan - Excessive**

**☹️Recommendation**

There was excessive rust in the secondary drain pan. Due to the rust in the drain pan, we would recommend that the evaporator coils be checked further for cleaning and service, AS NEEDED.

Recommendation: Contact a qualified HVAC professional.



**3: Service**

**☹️Recommendation**

Due to age of unit it is recommended to have systems evaluated by a Professional Technician

Recommendation: Contact a qualified professional.

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

*Comments:*

*General Ductwork Photos:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*Filter Type:* Disposable

*Filter Location:* At Unit(s) in Attic

*Filter Size:* 20X25X4

*Duct Location:* Attic

*Duct Type:* Flexible, Not able to confirm - Fur Down

*Specific Limitations:*

Note: Specific Limitations. The inspector will not determine the efficiency, adequacy, or capacity of the systems; determine the uniformity of the supply ducts; determine the types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring; operate venting systems unless ambient temperatures, or other circumstances, in the reasonable opinion of the inspector, are conducive to safe operation without damage to the equipment or operate a unit outside its normal operating range. Tip: Seal the plenum, duct hubs and evaporator coil seams with aluminum tape or HVAC ductwork mastic for a possible savings in energy consumption of as much as 35%.

*Duct Interior:*

The interior of the ducting system is not accessible for observation and inspection. Ducts are tested by air temperature at the rooms and inspected visually.

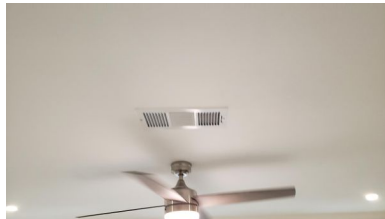
*Not Inspected - Limited Attic Access:*

Attic access was limited and ducts were not fully visible for inspection.

**1: Uneven Conditioning - Insufficient**

🔴 Recommendation

There was an insufficient temperature difference at some registers when ducts were in use. It is recommended that an HVAC technician further evaluate this temperature difference.



Master Bedroom



Kitchen



Dining Room

**D. Other**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

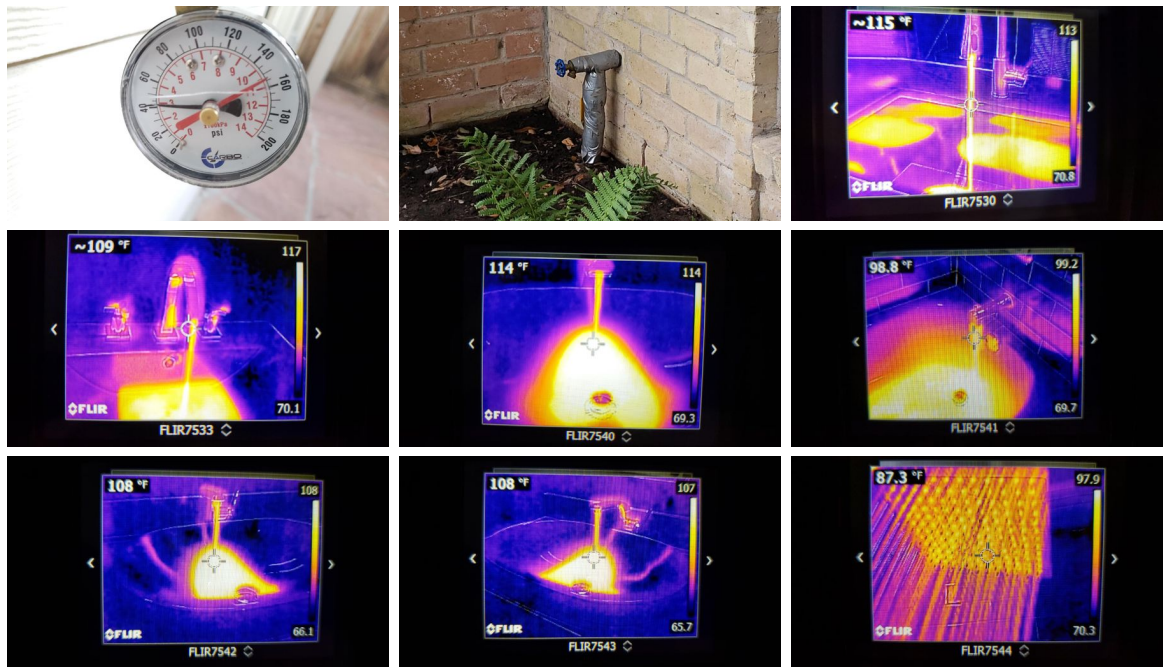
I NI NP D

### IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems and Fixtures**

*Comments:*

*General Plumbing Photos:*



*Water Meter Location:* Curb

*Main Water Shut off Location:* Front Yard

*Static Water Pressure Reading:* 40

*Type of Supply Piping Material:* Pex

*Specific Limitations:*

Note: Specific Limitations. The inspector is not required to:

- (A) operate any main, branch, or shut-off valves;
- (B) operate or inspect sump pumps or waste ejector pumps;
- (C) verify the performance of:
  - (i) the bathtub overflow;
  - (ii) clothes washing machine drains or hose bibs; or
  - (iii) floor drains;
- (D) inspect:
  - (i) any system that has been winterized, shut down or otherwise secured;
  - (ii) 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;
  - (iii) inaccessible gas supply system components for leaks;
  - (iv) for sewer clean-outs; or
  - (v) for the presence or performance of private sewage disposal systems; or
- (5) determine:
  - (A) quality, potability, or volume of the water supply; or
  - (B) effectiveness of backflow or anti-siphon devices.

*Plumbing - Visible Areas:*

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

I	NI	NP	D
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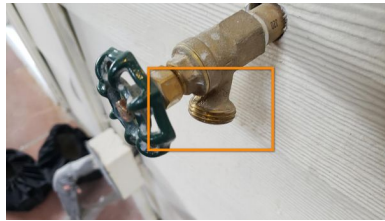
Plumbing Areas - Only Visible Plumbing Inspected

**1: Anti-Siphon Exterior Fixture**

🔴 Recommendation

For safety reasons, an anti-siphon valve should be added to the exterior faucets to prevent cross contamination of the water supply.

Recommendation: Contact a qualified plumbing contractor.



**B. Drains, Wastes, and Vents**

Comments:

Type of Drain Piping Material: PVC

Type of Drain Piping at Sinks: PVC

Overflows:

Tub and sink overflows, and extermination points were not inspected.

**C. Water Heating Equipment**

Comments:

Unit Information:

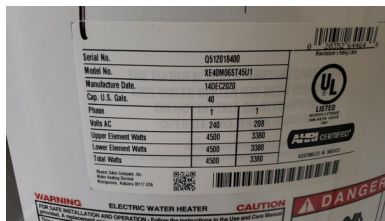
The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use.

That study noted that the expected life span (on average) of gas-fired heaters is about 18 years.

That study noted that the expected life span (on average) of electric heaters is about 15-20 years.

That study noted that the expected life span (on average) of gas-fired tankless water heaters (on average) is about 20-25 years.

Take this into consideration when noting the manufacture date for the unit at this property. It is recommended that units of the above ages be further evaluated and cleaned to verify that the heat exchanger and/or heating elements are working properly.



2020

General Mechanical Photos:



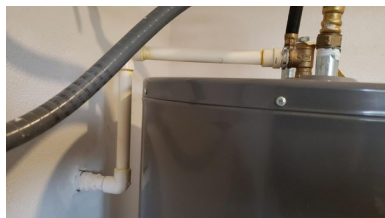
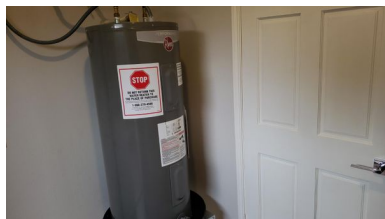
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Energy Source: Electric

WH Size: 40

WH Location: Laundry Room

TP Material: CPVC

WH Pan: Yes

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes;  
(B) 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

(C) determine the efficiency or adequacy of the unit.

FYI: Recommend draining and flushing unit once per year to reduce deposits/noise, and extend life of unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If problem persists contact a licensed plumber for further evaluation of the water heater.

\*Manufacturer numbers are provided as additional information to the client. Appliances are not researched for recalls. If buyer has further concerns regarding recalls the appliance manufacturer should be contacted.

Temperature and Pressure Valve:

Valve is not operated due to possibility of causing leaks.

**1: Service**

**➔Recommendation**

Due to age of unit it is recommended to have systems evaluated by a Professional Technician

Recommendation: Contact a qualified professional.

**D. Hydro-Massage Therapy Equipment**

Comments:

GFCI Present: N/A

Pump Access: N/A

Specific Limitations:

Note: FYI: Environmental testing of whirlpools is beyond the scope of this inspection. Health problems have been noted and directly linked to the bacterial growth in the distribution lines of the equipment.

Recommend that the manufacturer be consulted for further maintenance and cleaning instructions prior to use. For more information visit: [www.whirlpoolcouncil.com](http://www.whirlpoolcouncil.com)

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

I	NI	NP	D
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- |                          |                          |                                     |                          |   |
|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <b>E. Gas Distribution Systems and Gas Appliances</b><br><i>Location of Gas Meter: N/A</i><br><i>Type of Gas Distribution Piping Material: N/A</i><br><i>Areas of Rusting/Damage - Gas: N/A</i> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|---|

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### V. APPLIANCES

**A. Dishwashers**

Comments:



Appliance Information:



DW Back Flow: Not visible

Evidence of Leaks: No

**1: Not Properly Mounted**

🔴Recommendation

The dishwasher is not properly mounted or secured to the counter.



**2: Door is Restricted From Fully Opening**

🔴Recommendation

Recommendation: Contact a qualified professional.



**B. Food Waste Disposers**

Comments:

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Appliance Information:



C. Range Hood and Exhaust Systems

Comments:



Appliance Information:



RH Vent: Vents to Exterior

D. Ranges, Cooktops, and Ovens

Comments:

Appliance Information:

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I   NI   NP   D



Oven Type: Electric



Range Type: Electric



Gas Line Access: N/A

Oven Heating Within 25 Degrees of 350: Yes

- E. Microwave Ovens**  
Micro Heat: N/A

- F. Mechanical Exhaust Vents and Bathroom Heaters**  
Comments:  
Exhaust Fans In Bathroom: Yes  
Exhaust Fan In Laundry: Yes  
Exhaust Fan Term Vent to Exterior: Yes

**1: Missing Exhaust Fan - Laundry room**

**🔴 Recommendation**

An exhaust fan or operable window was not installed in the laundry room area. Current standards require an exhaust fan in the laundry room to control humidity and moisture.

- G. Garage Door Operators**  
Comments:  
Door Operated: N/A  
Sensors 6 Inches Or Less From Garage Floor: N/A  
Unit Operational: N/A  
Electric Eye Reverse Test Acceptable: N/A  
Auto Reverse Test:



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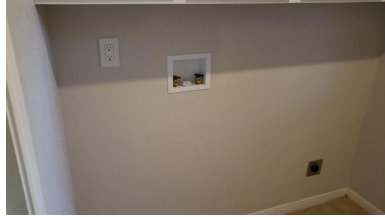
**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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Not Tested. The "Door Reversed When Obstructed Test" was not performed in order to avoid damage to door and operator.

**H. Dryer Exhaust Systems**

*Comments:*



*Termination Location:* Outside the structure

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## VI. OPTIONAL SYSTEMS

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

*Comments:*

*Sprinkler Panel Location:* N/A

*Full Yard Coverage:* N/A

*Sprinkler Heads Responding:* N/A

*Rain Sensor:* N/A

*Specific Limitations:*

Note: TREC Limitations. The inspector is not required to inspect:

(i) for effective coverage of the irrigation system;

(ii) the automatic function of the controller;

(iii) the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors; or

(iv) sizing and effectiveness of backflow prevention device.

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MISC.

Misc

*Pest Control:*

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture, or appliances are not moved during a routine inspection. Only a visual, non-invasive inspection is performed at the time of inspection. In conjunction with the inspection findings within this report, it is recommended that pest control service be utilized at the property for ongoing and/or preventative measures.

*Comments:*

*Items Beyond the Inspection Scope:*

- Refrigerators Are Not Inspected.
- Expansion tanks and recirculating pumps are not inspected.
- Water filtration or softening systems are not inspected.
- Instant hot water dispensers are not inspected.
- Icemakers are not inspected.
- Solar panels and systems are not inspected.
- Ponds, streams, or other water areas are not inspected.

- Whole house fans are not inspected or tested.
- Whole house vacuum systems are not tested or inspected.

Saunas or steam rooms are not inspected.

Any landscape lighting, patio storage buildings, hot tubs, misting systems, security systems, surround sound systems/wiring, internet connections, and satellite systems that could be present are beyond the scope of this home inspection, and were not inspected.

**Purpose:** This is a one-time inspection of the subject property to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of inspection only. Our comments are meant to educate and to provide our Client(s) with information about the areas in which the building or home may be deficient. Our intent is not to require every item below to be corrected by the seller. The buyer, seller, and their agents should use this report merely as a tool toward negotiation of a purchase and sell agreement. Homes do not "Pass" or "Fail" an inspection.

This inspection is not to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property.

**Scope & Exclusions:** This is a visual inspection only. We cannot see into, or behind, walls and we will not attempt to report on systems, items, or conditions that are not readily accessible. We do not disassemble anything. We do not inspect for any environmental issues such as RADON GAS, LEAD PAINT, FORMALDEHYDE, UREA, MOLDS, ASBESTOS, FUNGUS, SOIL CONTAMINATION, MICROWAVE RADIATION, or any other types of contaminants or microbiological organisms.

We do not inspect for building code compliance, building value, appraisal or cost estimates, soil analysis, adequacy of design, underground pipes or drains, capacity, efficiency, size, value, flood plain location, termite, pest or other real property destroying organisms, or habitability. Detached structures are not included in the inspection unless specifically agreed upon by both the inspector and the client. The above list of exclusions is not all inclusive. The Inspection report may comment on the exclusions noted above in a general fashion without incurring responsibility for the exclusions noted above in whole or part.

We do not move furniture, rugs, paintings, or other furniture. There is no responsibility expressed or implied

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for latent defects, or for defects not reasonably observable at the time of inspection, or for defects that would require the removal of major or permanent coverings for observation. No representation is made as to the future performance of any item. Inspection of water wells, septic systems, security systems, or fire protection equipment (other than smoke detectors) will not be inspected where state /city / county codes, special training, or certification may be additionally required.

We do not hold ourselves to be specialists for any particular item; nor are we engineers. We are a general real estate inspection company.

**PLEASE NOTE:** GreenWorks does not inspect for MOLD, MILDEW, FUNGUS and / or SPORES as a part of the standard Texas Real Estate Commission Inspection, UNLESS a separate mold inspection has been ordered PRIOR to date of Standard Home Inspection. If conditions of water penetration and / or migration are reported, it is assumed that conditions can and may exist that would support MOLD, MILDEW, FUNGUS and / or SPORES. While the condition of water penetration and / or migration, if visible and accessible, would be reported to the consumer, the condition of MOLD, MILDEW, FUNGUS and / or SPORES would not be tested, or inspected for. Mold inspections are separate inspections, and require a licensed Mold specialist to comment on, and test for, and report on the presence/absence of Mold, Mildew, Fungus, and spores.

**1: No Access to Storage Room**

🔴 Recommendation

Recommendation: Contact a qualified professional.



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## FINAL CHECKLIST

*Oven/Range Turned Off: Yes*

*Lights Turned Off: Yes*

*Exterior Doors Locked: Yes*

*Thermostat Initial Setting: 65 Degrees Fahrenheit*

*Thermostat Leaving Setting: 65 Degrees Fahrenheit*

*Sprinkler System Initial Setting: N/A*

*Sprinkler System Departure Setting: N/A*