



MAGNOLIA HOME INSPECTION SERVICES

832-303-8048

info@mhis1.com

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



TREC REI 7-6

2742 Triway Ln
Houston, TX 77043



Inspector

William Wood

713-922-7869

william@mhis1.com



Agent

Roxanne Kahn

512-994-8254

roxanne@austinrealestate.com



PROPERTY INSPECTION REPORT FORM

Alejandro Nava <i>Name of Client</i>	08/03/2023 8:00 am <i>Date of Inspection</i>
2742 Triway Ln, Houston, TX 77043 <i>Address of Inspected Property</i>	
William Wood <i>Name of Inspector</i>	TREC License # 25730
<i>Name of Sponsor (if applicable)</i>	TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Type of Building: Single Family

Occupancy: Vacant

In Attendance: No attendance

Temperature (approximate): 83 Fahrenheit (F)

Weather Conditions: Clear, Hot, Humid

Check Boxes:

Home Inspectors are regulated by the Texas Real Estate Commission Standards of Practice which dictate which systems must be inspected, the minimum standards of for the inspection, and allowable inspector limitations such as inspectors are not required to walk a roof if, in their opinion, it is not safe to do so.

In the report, each system or unit has four checkboxes. The following is an explanation of these checkboxes.

I - Inspected

NI - Not Inspected or partially inspected which may occur when full access to the system or unit is not available. For example, an inspector may not be able to inspect an entire roof because of a large amount of debris, snow, or height.

NP - System or unit is not present

D - system or unit has a deficiency. This does not necessarily mean the system or unit is deficient. For example, an AC unit may have a deficiency of dirty air filters. It does not mean the AC unit is deficient and needs to be replaced.

Every system or unit should be marked either I or NI.

I & D - system or unit was inspected and deficiencies found. If D is not checked, no deficiencies were found.

NI & NP - system or unit was not inspected because it was not present. NP by itself is also sufficient and means the same thing.

NI & D - system or unit was not inspected and deficiencies exist. For example, the inspector was able to inspect a portion of the roof and found deficiencies, but he was not able to inspect the entire roof.

NI & NP & D - system or unit was not inspected because it was not present and a deficiency exists. For example, the deficiency could be smoke detectors, which are required, are not installed.

Water Off:

Water was turned off at time of inspection. Unable to test plumbing.

New homes/Remodeled :

Homes that have been recently constructed, remodeled or painted may prevent the inspector from identifying preexisting issues. Some issues may not become percent until routine operation.

Homes vacant :

Homes that have been vacant for an extend period of time may have new found issues that may become noticed after move in and systems are routinely operated. Due to the lack of routine operations some issues may not be detectable at time of inspections.

Recent utilities turned on.:

Utilities have recently been turned on, this may prevent identification of small plumbing/gas leaks.

Video:

Video

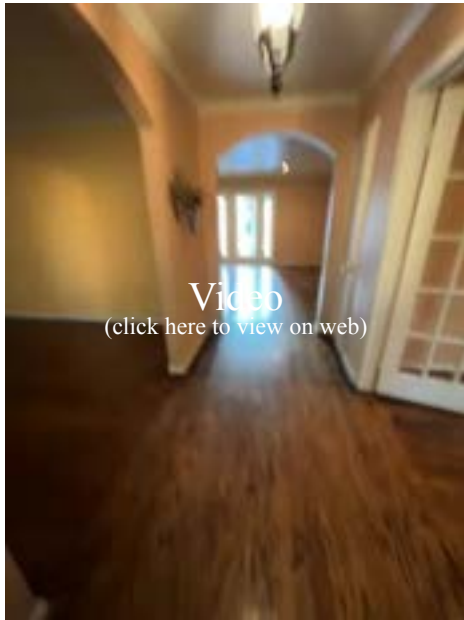


Videos :

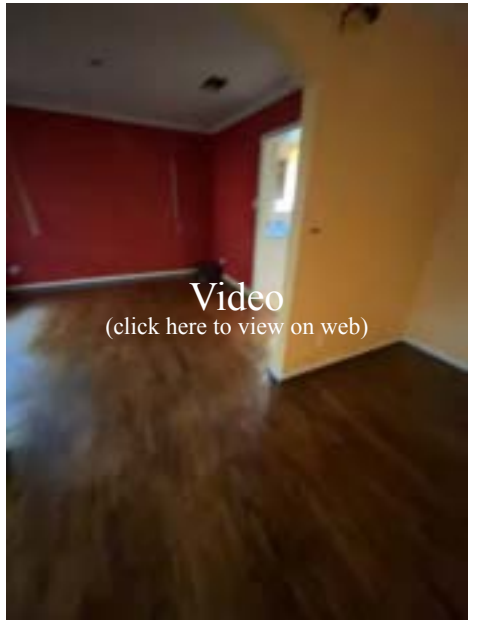
Videos



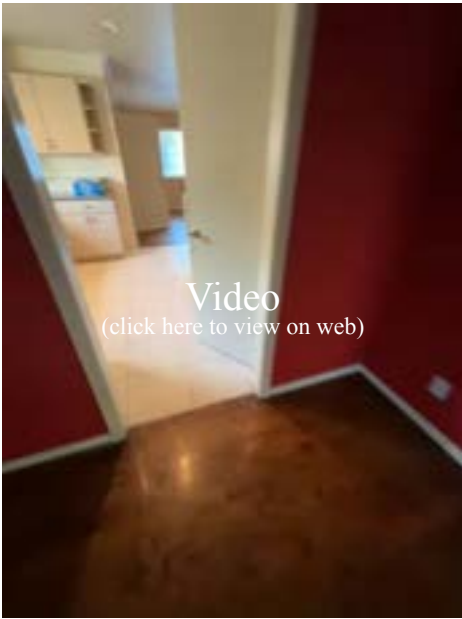
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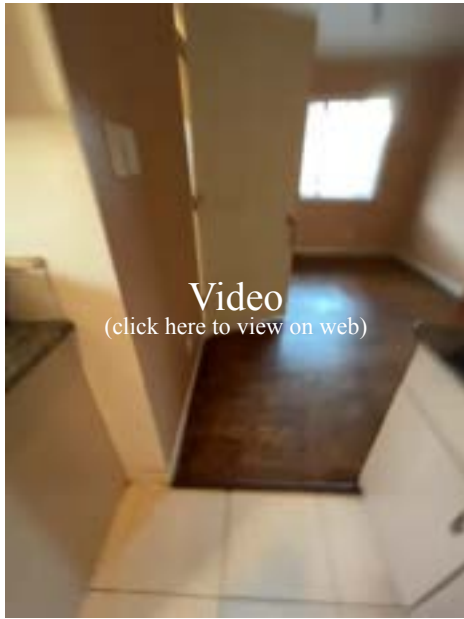
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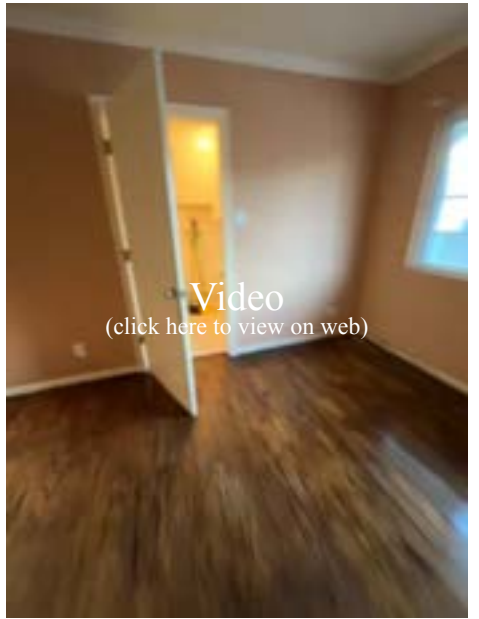
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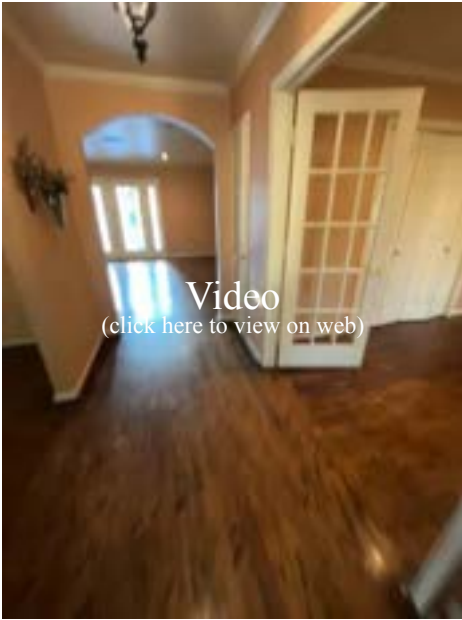
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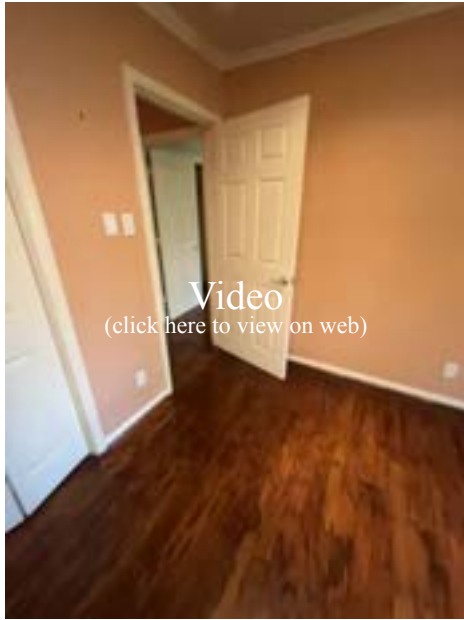
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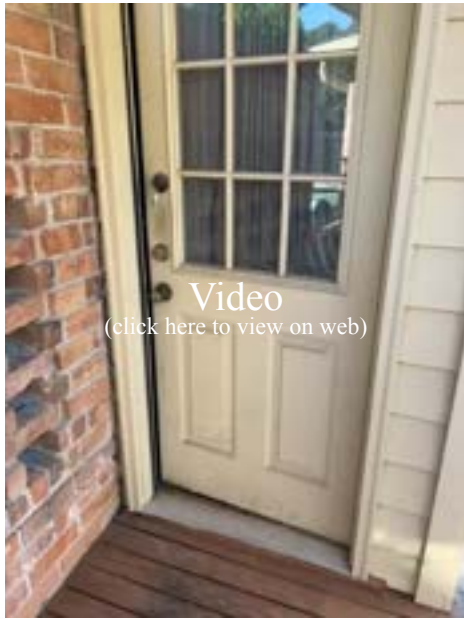
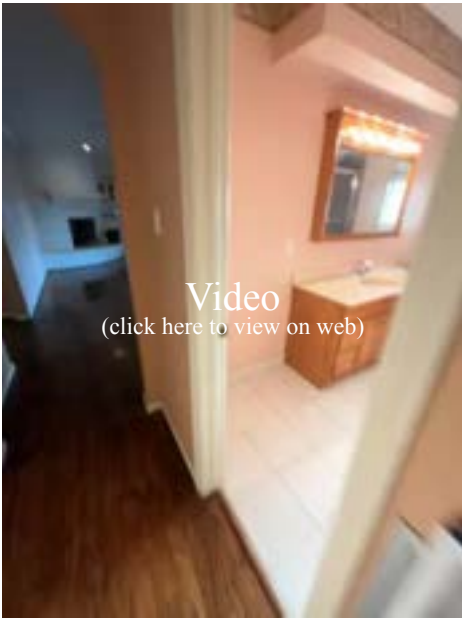
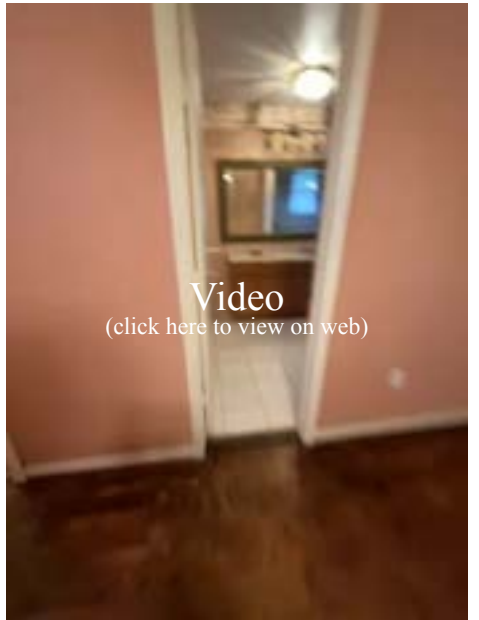
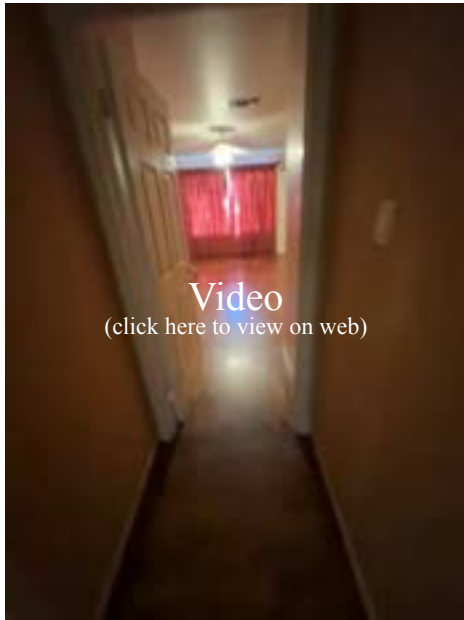
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Video
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Check List Photos:
Forms


HOME INSPECTION CHECKLIST
 William Lamb
 3742 Spring, Malton

This checklist is intended to be used by a home inspector to provide a general overview of the condition of a property. It is not intended to be used as a substitute for a professional inspection. The inspector is responsible for determining the scope of the inspection and for providing a written report of the results of the inspection.

The inspector shall inspect the following items, unless otherwise noted:

- Exterior walls, including masonry, stucco, and siding.
- Windows and doors, including operation, condition, and finish.
- Roofing, including condition, materials, and workmanship.
- Attic, including structure, insulation, ventilation, and signs of water damage or pest infestation.
- Foundation, including visible cracks and signs of water damage.
- Plumbing, including visible pipes, faucets, toilets, showers, and water heaters.
- Electrical, including visible wiring, outlets, switches, and the main service panel.
- Heating, ventilation, and air conditioning (HVAC) systems, including filters, ductwork, and outdoor units.
- Fireplaces, including masonry, hearth, and chimney.
- Stairways, including handrails and balustrades.
- Garage, including structure, floor, and door.
- Pool, spa, or hot tub, including structure, equipment, and safety.
- Other features, including decks, patios, and fences.

The inspector shall provide a written report of the results of the inspection, including a description of the condition of the property and any defects observed. The report shall also include recommendations for repairs and maintenance.

Date: 04/27/21
 Inspector: William Lamb

Photos & Videos Check List

Item	Inspected	Notes
Exterior	<input checked="" type="checkbox"/>	
Roof	<input checked="" type="checkbox"/>	
Attic	<input checked="" type="checkbox"/>	
Foundation	<input checked="" type="checkbox"/>	
Plumbing	<input checked="" type="checkbox"/>	
Electrical	<input checked="" type="checkbox"/>	
HVAC	<input checked="" type="checkbox"/>	
Fireplace	<input checked="" type="checkbox"/>	
Stairways	<input checked="" type="checkbox"/>	
Garage	<input checked="" type="checkbox"/>	
Pool/Spa	<input checked="" type="checkbox"/>	
Other	<input checked="" type="checkbox"/>	

Date: 04/27/21
 Inspector: William Lamb

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Concrete, Slab on Grade

Comments:

The Client Declined Elevation Plot:

The client declined the sewer elevation plot. The client has been made aware that we are limited to visual inspection only.

Foundation is not performing as intended :

Foundation is not performing as intended. Further evaluation is needed with by a Foundation company or a structural engineer.

Limitation:

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.

Foundation limitation:

Magnolia Home Inspection Inspectors are not licensed foundation engineers. An elevation plot tool is used to determine the deflection of the foundation from a central point. Once deflection is determined, Magnolia Home Inspectors can render an opinion as to whether further assessment of the foundation by a foundation engineer is warranted. We cannot make any claim as to the whether the foundation is or is not performing as intended based upon a single elevation survey.

Ideally, several elevation plots would be taken over time to determine how the foundation is performing. We do not have access to prior elevation surveys if any were taken. This is a single measurement and cannot be used to indicate that the foundation has failed without further assessment by a foundation engineer.

Cosmetic issues (dry wall cracks, cracks in brick and mortar in brick veneer, will occur before structural issues occur. These are precursors to structural damage and should be taken seriously.

The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". The client should understand that inspectors are not professional engineers. This inspection is neither an engineering report or evaluation, nor should it be considered one. Our inspection is based on general observation of the foundation, the inspector's personal experience with similar structures and is performed without the use of specialized tools or procedures. If any cause for concern is noted in the report, or if you want further evaluation, you should consider contracting a structural engineer of your choice.

Expansive clay soils are common in Texas. The soil can expand in volume (swell) when wet and decrease in volume (shrink) when dry. This change in volume in the supporting soil can cause a corresponding reaction to a home's foundation. Ensuring a consistent moisture level in the soil should help in maintaining stability of the foundation.

I=Inspected

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I NI NP D



1: Foundation has settled.

🔴Repair/Replace

Cracks in the exterior walls, flooring, interior walls and ceiling can be indications that the foundation has settled. Due to issues noted at time of the inspection it is recommended to monitor.



2: Recommended foundation company or engineer

🔴Repair/Replace

Due to the issues noted with the foundation a foundation company or engineer should further evaluate foundation. Evaluation Should include structural framing components such as piers, beams, walls and attic framing.

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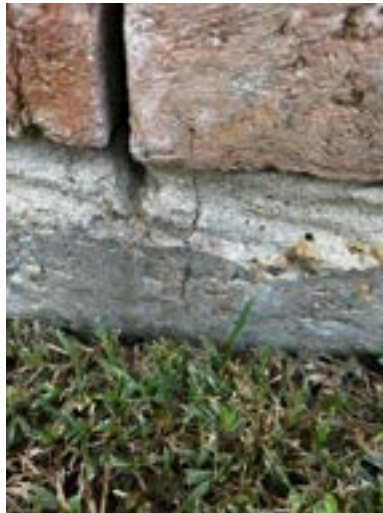
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3: Cracks noted in beam

🔴Repair/Replace

Cracks noted in beam. Recommend to seal cracks and monitor.



Example right exterior wall



Example right exterior wall



Example right exterior wall

I=Inspected

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D=Deficient

I NI NP D



B. Grading and Drainage

GRADING and DRAINAGE::

It is advisable to maintain at least 6 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

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: Damaged fence (post,pickets, framing,gates)

 Repair/Replace

General damaged was found to the fence or the operation of the gate. Recommend to have repaired.

I=Inspected

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D=Deficient

I	NI	NP	D
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Example, Gate

2: Driveway/sidewalk/porch/garage cracks

 Repair/Replace

ICracks noted in driveway/sidewalk/porch/garage recommeupohnd to iIseal cracks and monitor.



Front Exterior Wall Example



Example



3: Remove Debris Next To Structure

 Repair/Replace

Debris against structure needs to be removed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Example left exterior wall

- C. Roof Covering Materials**
Types of Roof Covering: Asphalt
Viewed From: Ground, Ladder, Roof



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Drip Edge is installed:
Inspector has determined that drip edge has been installed.



Roof Repair:
All Repairs Listed should be performed by a professional roof company. If repairs are made, we recommend that the professional roof company evaluate the entire roof system.

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.

Limited access :
The inspector is not required to walk 2 story roofs, roofs with steep slopes or roofs with biological growth/debris. When these conditions occur the inspector may use any of the following process to examine the roof. (ladder,ground, binoculars) Due to the nature of this type of visuals inspection some conditions may not be identified. When these conditions occur it is advisable to have the roof further evaluated by a roofing company.

Roof:
The inspector does not speculate on the remaining life expectancy of the roof covering. Inspection of the fastening system at shingle tabs are not inspected as lifting shingles or tiles could damage the covering. Inspection of the roof surface, attic and interior spaces should not be interpreted as a certification that the roof is or will be free of leaks or of it's insurability.

1: Chimney cricket missing / needs improvement

➡Repair/Replace

chimney cricket is a small peaked roof which is installed on the back side of your chimney to deflect water and debris from your chimney.

I=Inspected

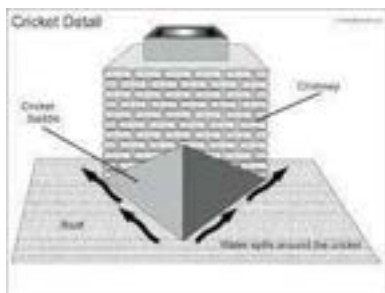
NI=Not Inspected

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D=Deficient

I NI NP D

When your chimney is located on a downward slope of your roof, you most likely are experiencing water pooling around the base of your exterior chimney where it meets the roof. Similarly, your chimney may have a width of over 30 inches, which can also cause water to accumulate around the chimney's base.



Example

2: Flashing General Damage / Lifted

🔴Repair/Replace

The Flashing has general damage, holes, rusting, loose, lifted, etc. Damaged flashing can lead to water intrusions. Recommend to have flashing evaluated and repaired by a roofer.



Example guest house right exterior wall

3: Gutters General Damaged

🔴Repair/Replace

The gutters have signs of general damage. General damage to gutters can prevent proper operation. recommend to have repaired.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example rear exterior wall

4: Gutter - Downspouts Discharge Next To Building

🔧Repair/Replace

The downspout(s) should discharge water at least (2) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. The downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least (2) feet from the building. Foundation leakage adjacent to a downspout is an indication of a problem below grade.



Example Rear Exterior Wall

5: Gutters - Remove Debris

🔧Repair/Replace

The gutters require cleaning to avoid spilling roof runoff around the building a potential source of water entry or water damage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Front Exterior Wall Example



Front Exterior Wall Example

6: Flashing- at chimney incomplete or damaged

🔴Repair/Replace

Flashing- at chimney incomplete or damaged. Recommend to have repaired by a qualified contractor.



Example

7: Roof - Soft spots

🔴Repair/Replace

Soft spots noted on the roof when walking across the decking. Recommend to have evaluated by professional.



Example

8: Roof - Prior Repairs

🔵Informational/Monitor

I=Inspected

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D=Deficient

I NI NP D

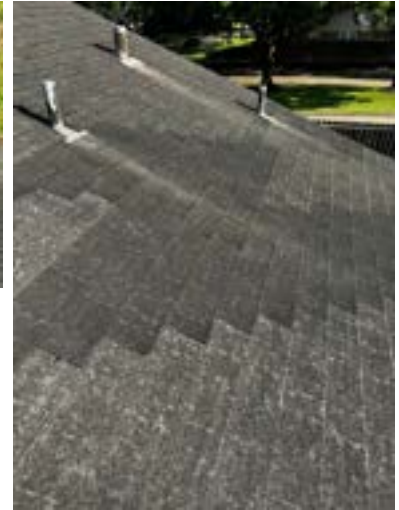
Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored. (repairs may be required if leaks noted)



Exempl



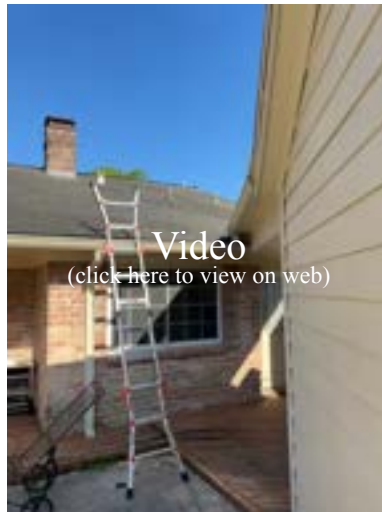
Example



Example



Example



Video
(click here to view on web)

9: Roof Worn/damaged shingles

🔧 Repair/Replace

Worn/damaged shingles. Recommend a qualified roofer to evaluate and repair.

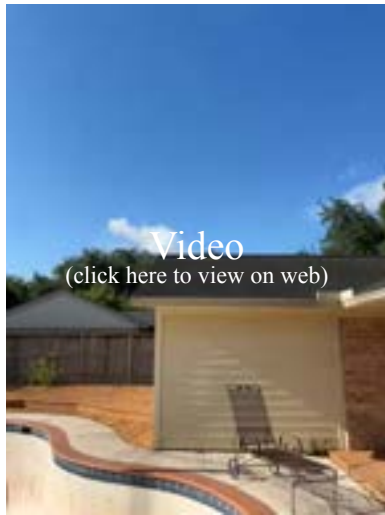
I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



10: Roof - Older, Requires Maintenance

 Informational/Monitor

Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair.

11: Further evaluation

 Repair/Replace

Due to the conditions of the roof. We recommend to have the roof further evaluated by a professional contractor.

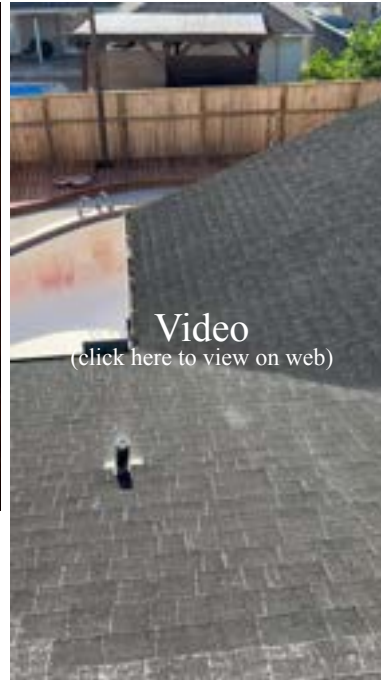
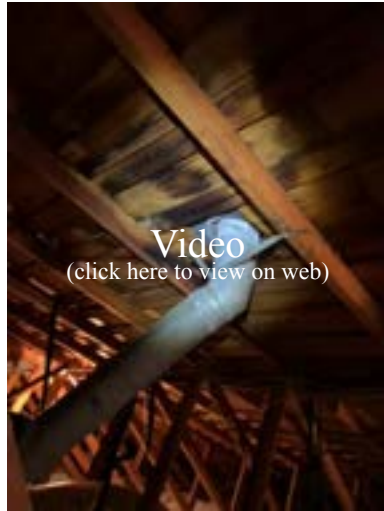
I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



12: Improper installation of satellite dish.

🔧 Repair/Replace

It is not recommended to have satellite dishes installed on roofs. Satellite dishes are prone to wind damage and moisture intrusions. Recommend to relocate Satellite dish and seal any penetration holes.



13: Bi-Annual inspection

📄 Informational/Monitor

In general, you need to have your roof inspected at least 2 times per year. You can do self-checks on your roof to see if there is anything you notice in addition to hiring a professional to check it out for you. Once during the spring and once during the fall are perfect times to have this done.

I=Inspected

NI=Not Inspected

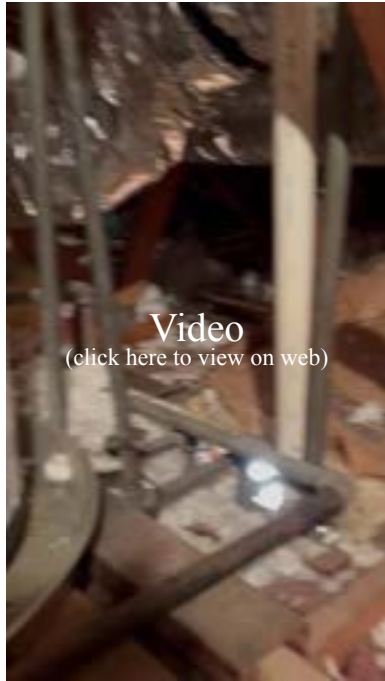
NP=Not Present

D=Deficient

I	NI	NP	D
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D. Roof Structures and Attics

Viewed From: Attic, Roof -
k.

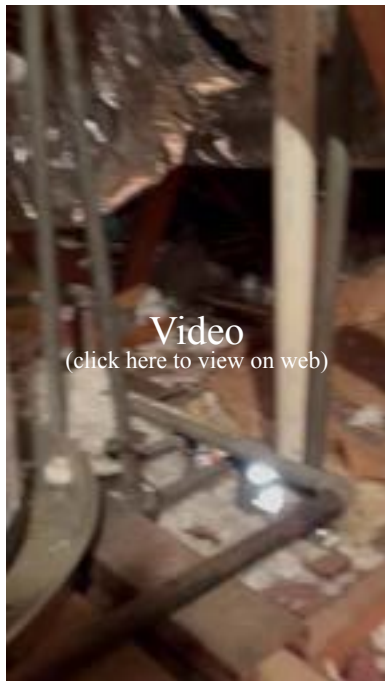


Approximate Average Depth of Insulation: 10 Inches

Comments:

Safety Hazard:

This area was unsafe to inspect. If you are interested in having this area inspected, please contact me about a follow-up inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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.

Storage:

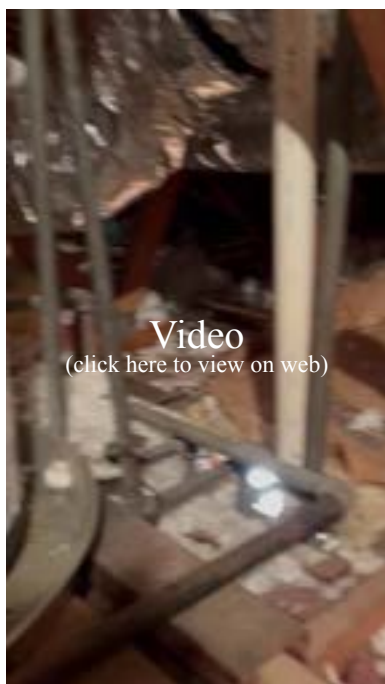
If the house is occupied storage items in the attic may prevent full examination of the attic space. Once storage items are removed it would be advisable to perform a visual inspection of the area.

Insulation:

Insulation in attic can prevent identification of structural issues, leaks, etc. This becomes more so with spray foam insulation that is applied directly to gable walls and roof structure.

Not Accessible:

Some of the attic spaces were not safely accessible at the time of inspection. Only areas of the attic determined accessible by the inspector are inspected.



1: Attic Hatch Door Not Closing Properly

🔧 Repair/Replace

The attic hatch door is not closing shut properly. Repair and adjust as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example



Example guesthouse

2: 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



Example guest house

3: Canister Light Insulation

🔧Repair/Replace

Insulation needs to be removed from around canister lights.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Example



Example guest house

4: Damaged framing

🔧 Repair/Replace

Damaged or unusual framing practices need to be further evaluated and repaired by a professional carpenter.



Example



Example



Example

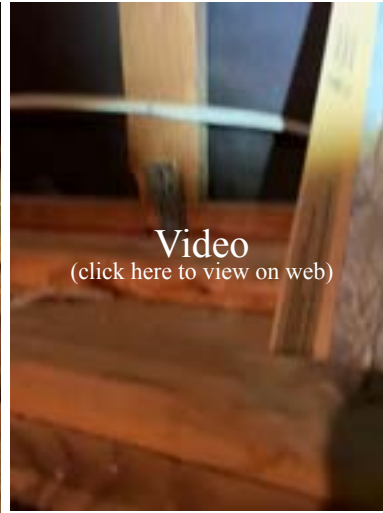
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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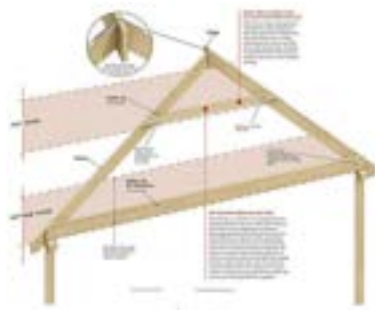


Example guesthouse

5: General Damage found to soffits / fascia

🔧 Repair/Replace

Damaged soffit / fascia noted. Recommend to replace damaged soffit as needed.



Example Right Exterior Wall

6: Insufficient Insulation

🔧 Repair/Replace

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

7: Decking Stains

🔴Repair/Replace

Stains on the roof decking were observed as evidence of active/prior roof leakage. Continue should be further investigated by a roofer.



Example



Example

8: Moisture damage in attic

🔴Repair/Replace

Moisture damage was found in the attic. This is most likely due to penetration in the roof. Treat mold and repair as needed. See our blog on mold for more information.

What To Know About Mold



Example



Example



Video
(click here to view on web)

I=Inspected

NI=Not Inspected

NP=Not Present

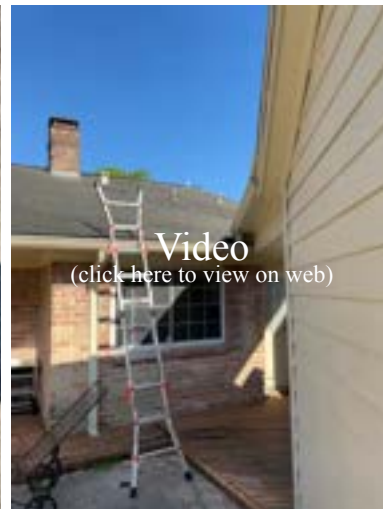
D=Deficient

I NI NP D

9: Prior repairs to roof structure - consult owner

[Informational/Monitor](#)

Prior repairs to the roof structure are evident. It may be wise to consult the current owner regarding their knowledge of the roof structure and/or any repairs that became necessary. Recommend monitoring.



10: Roof Deck H Clips Missing

[Repair/Replace](#)

Roof decking spacing H clips missing. The 1/8 inch gap is not present between sheets of roof decking. This can cause damage to the roofing system during climate change. Recommend to repair.



Example

11: vermiculite

[Informational/Monitor](#)

Many homes built before 1980 may contain asbestos, vermiculite attic insulation contaminated with asbestos. If your home was built before 1980 its is advisable to have further evaluation for possible asbestos.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

12: Stains on walkway

 Informational/Monitor

Stains on walkway. Dry at time of inspection. Recommended to monitor



Example

13: Damaged roof decking

 Repair/Replace

Recommended to repair damaged roof decking as needed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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14: Attic Ladder damaged

Attic Ladder damaged



Example guest house

15: Attic hatch weather stripping is missing or damaged.

🔴Repair/Replace

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Example



Example guest house

E. Walls (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 exhaustive list of locations of water penetrations.

Walls:

Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include cosmetic damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding, the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspector's visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that EIFS stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. The inspection does not cover any issues that are considered to be environmental. Such as, but not limited to, lead based paint, asbestos, radon, mold, mildew, fungus, etc.

1: Caulking repairs needed

🔴Repair/Replace

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

International Residential Code IRC R703.10.2 requires lap siding to have:

1. A minimum vertical overlap of 1 ¼ inch (31.75 mm), and
2. One of the following butt joint treatments:
 - a) Joint Flashing,
 - b). Caulking, or
 - c). "H" jointer covers

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

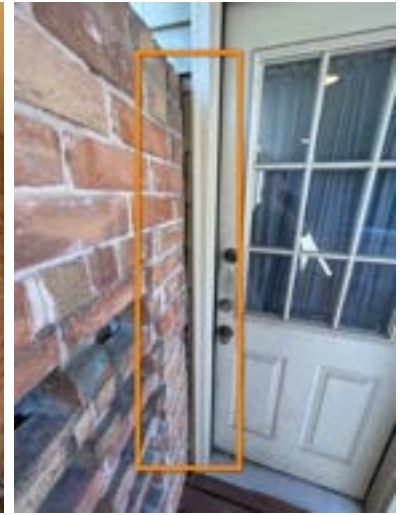
I NI NP D



Rear exterior wall



Example Rear Exterior Wall



Example



2: Cracks in brick\stone

🔴Repair/Replace

Cracks found in bricks\ stone. Recommend to repair as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

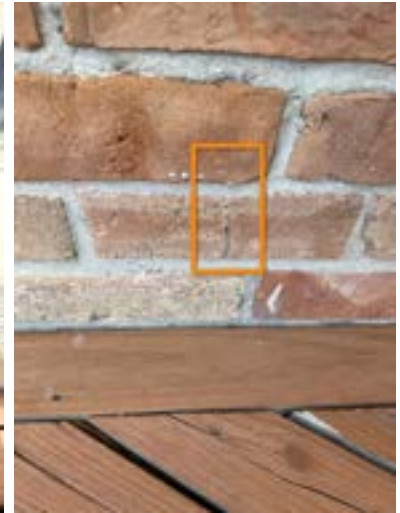
I NI NP D



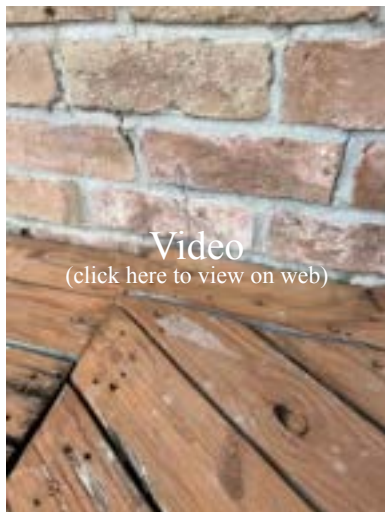
Example Rear Exterior Wall



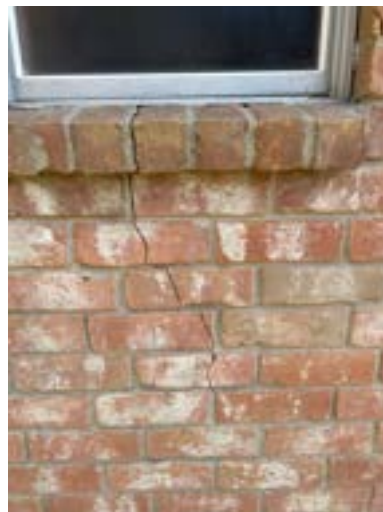
Example rear exterior wall



Read exterior wall example



Video
(click here to view on web)



Example right exterior wall

3: Cracks in mortar.

🔴Repair/Replace

Recommend to repair cracks in mortar.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

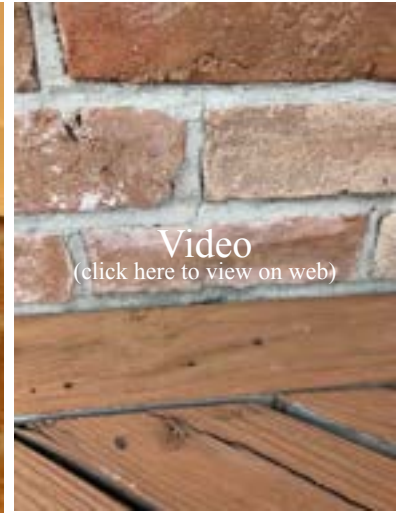
I NI NP D



Example rear exterior



Rear exterior wall



4: Cracks - Minor

🔧 Repair/Replace

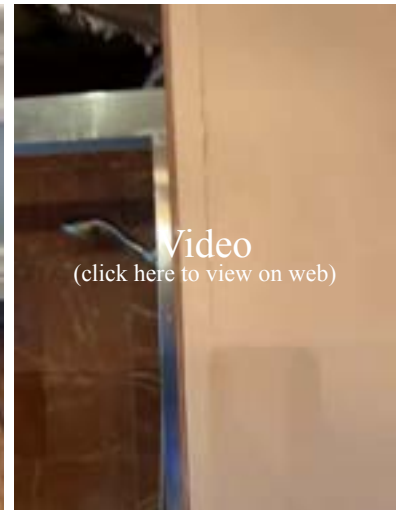
Minor cracking was observed in wall structure. This is common in homes this age. Recommend to seal cracks and monitor.



Example primary bathroom



Front right guest bedroom



5: Cracks in stucco

🔧 Repair/Replace

Cracks noted in stucco finish. Recommend to repair. This should be evaluated and repaired to prevent further damage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Example fireplace



Example fireplace

6: General Damage found to Sheetrock

 Repair/Replace

General damage found to Sheetrock. Recommend to repair as needed.



Example guesthouse



Example guest house



Dining room to

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



7: General Damage found to Siding and Trim

🔴Repair/Replace

General damaged was found to siding and trim. Recommend to repair as needed.



Example Front Exterior Wall



Example right exterior wall

8: Penetration points

🔴Repair/Replace

Recommend to seal all penetration points.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

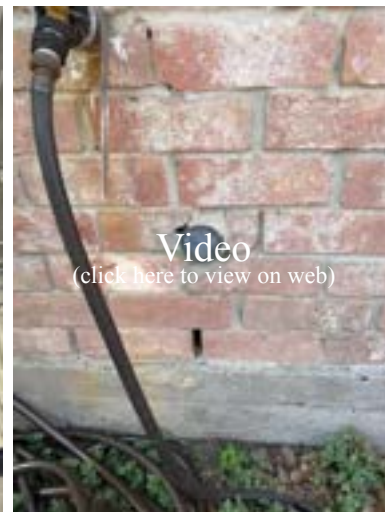
I NI NP D



Rear exterior wall



Example left exterior wall



9: Asbestos

[Informational/Monitor](#)

Many homes built before 1980 may contain asbestos in old floor tiles, ceiling tiles, roof shingles and flashing, siding, insulation (around boilers, ducts, pipes, sheeting, fireplaces), pipe cement, and joint compound used on seams between pieces of sheetrock. Some newer houses may also contain asbestos. If your home was built before 1980 it is recommended to have further evaluated.

10: Lead paint.

[Informational/Monitor](#)

If your home was built before 1978, there is a good chance it has **lead-based paint**. In 1978, the federal government banned consumer uses of **lead-containing paint**, but some states banned it even earlier. Recommended to have further evaluated if your home was built before 1979.

11: Gaps in mortar

[Repair/Replace](#)

Recommend to repair gaps in mortar.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Example right exterior wall



Example right exterior wall

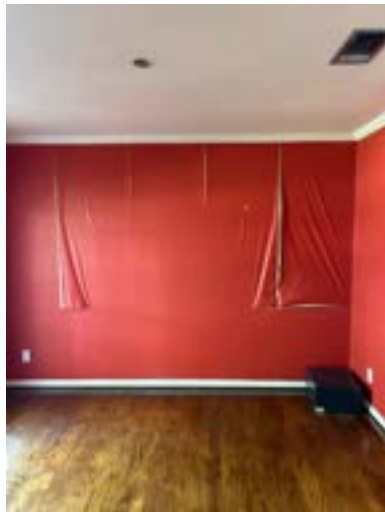


Example right exterior wall

12: Damage to wallpaper

Repair/Replace

General damage to wallpaper recommend repair or replace as needed



Example dining room one

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.

Floors:

FLOORS:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Observation of floors are related to structural performance and water penetration only. The inspection does not include obvious damage to carpets, tiles, wood, laminate or vinyl flooring.

1: Ceiling Cracks Minor

🔴Repair/Replace

Minor cracks were found in the ceiling. Recommended that they be repaired as needed.



Example front exterior wall



Example, guest hallway



Example living



2: Ceiling - Severe Damage

🔴Repair/Replace

Severe ceiling damage observed. Recommend a qualified drywall or structural engineer evaluate and advise.

I=Inspected

NI=Not Inspected

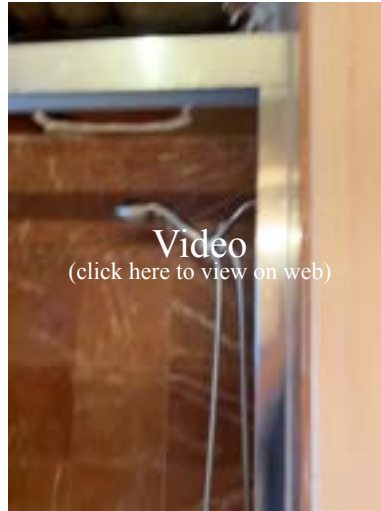
NP=Not Present

D=Deficient

I NI NP D



Example middle hall bathroom



3: Flooring - Damaged

🔴Repair/Replace

The home flooring had general moderate damage visible at the time of the inspection.



Example breakfast area

4: Grout Missing/Damaged

🔴Repair/Replace

The grout was missing or damaged. Recommend repair to prevent further deterioration.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example primary bathroom



Example of primary bathroom

5: Loose carpet

🔴Repair/Replace

Loose carpet. Recommend to have carpet stretched.



Example guest hous



Example guest house

6: ceiling missing

🔴Repair/Replace

ceiling is missing and provides direct air contact to attic which could allow carbon monoxide fumes to enter house.

I=Inspected

NI=Not Inspected

NP=Not Present

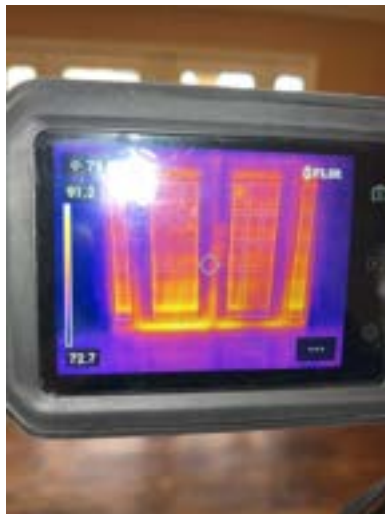
D=Deficient

I	NI	NP	D
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Example middle guest bathroom

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 exhaustive list of locations of water penetrations.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Doors:
DOORS:

Cosmetic items and obvious holes are not included in this report. It is common in the course of seasonal climate change that doors may bind mildly or the latches may need adjustment.

1: Caulking repairs

🔧Repair/Replace

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



Rear exterior wall



Example rear exterior wall



Example rear exterior wall

2: General Damaged Door(s)

🔧Repair/Replace

General damaged or non-functioning doors should be repaired.



Example Rear Exterior Wall



Example of laundry room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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3: Damaged door trim

🔴Repair/Replace

Damaged door trim



Example back door



Example Living Room

4: Damaged / Missing weather stripping or door sweep

🔴Repair/Replace

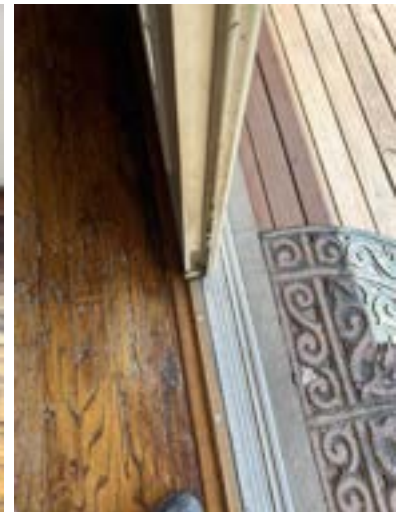
Recommend to repair damaged / missing weather stripping or sweep as needed.



Example front door



Example back door



Example back door

5: Door Doesn't Latch

🔴Repair/Replace

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

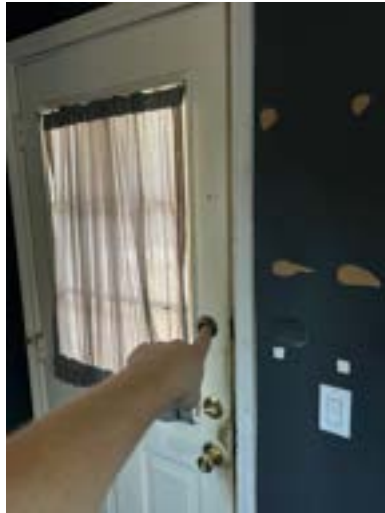
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example guest house

6: General loose, missing or damage to door hardware / Knob

🔧Repair/Replace

Damaged, loose, missing or non-functional door hardware/knob should be repaired.



Example front door



Example guest house

7: Door is not making a thermal seal

🔧Repair/Replace

Original Findings:

Thermal seal indicates the loose or entry of air from the seal around the door. Adjustments to the door or weather stripping replacement may be required to improve the thermal seal.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example

8: Double cylinder lock

 Repair/Replace

Double cylinder locks can prevent people from escaping the building in case of an emergency if a key is not present. Recommend replacing locks with thumb latch style locks for safety.



Rear exterior wall



Example back door



Example front door

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Guesthouse

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.

WINDOWS::

All accessible windows are operated normally to determine functionality. Windows that are blocked by occupant storage / furnishings are not lifted. Double pane window seals may be broken or have failed without having a visible amount of condensation build up between the panes. Obviously, fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection.

1: Caulking repairs needed

 Repair/Replace

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Example kitchen window



Example dining room to



2: Damaged balance

 Repair/Replace

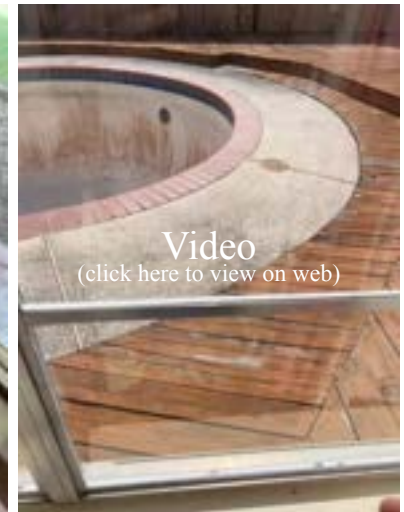
Damaged balances on windows. Recommend to repair as needed.



Example office



Example office



3: Damaged Glazing

 Repair/Replace

Damaged glazing noted. Recommend to repair as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Rear Exterior Wall Example



Rear Exterior Wall Example



Rear Exterior Wall Example



4: Damaged pane of glass

🔴Repair/Replace

Damaged pane of glass observed. Recommend repair or replacement.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Example left exterior wall



Example guesthouse

5: Damaged window seals

🔴Repair/Replace

Seals starting to cracks. They are not leaking at this point in time. Recommend to repair and replace as needed



Kitchen



Kitchen

6: Exterior caulking

🔴Repair/Replace

Caulking repairs needed to the exterior of windows.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Example exterior wall



Rear exterior wall



Rear exterior wall



7: Window sill rotting

🔴Repair/Replace

Window sill rotting. Repair as needed.



Example dining room



Dining room two Example

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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8: Window difficult to open

🔴Repair/Replace

Windows found to be difficult to open. This can be an indication of improper installation, settling issues or dirty tracks. Recommend to repair.



Example, laundry, room window

9: Further evaluation

🔴Repair/Replace

Due to the number of defects noted with the windows-Recommended to have further evaluated.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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10: Older units windows

[Informational/Monitor](#)

Older unit such as windows require regular maintenance through its life. Recommend monitor through time.



- 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:

Anytime the fireplace is repaired the entire fireplace and chimney should be evaluated.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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.

Chimney cap:

The chimney cap may not be inspected due to one of the following reasons (height of roof, pitch of roof, unsafe access) it is advisable to have further evaluated. If the roof is unwalkable, the height prevented examination at time of inspection or if the buyer is aware of any known issues.

Gas is off:

Gas is off to house preventing further inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Flue:

By nature the design and height can prevent the examination of the interior of the flue pipe. The inspector is able to only report on the condition of the flue for areas that are visible at time of inspection. This can be limited to the firebox and the cap, if the cap was accessible.

FIREPLACES:

The inspection does not include the adequacy of draft or condition of flue tiles. Fireplaces are only ignited if there is an electronic ignition source with no open flame being applied to the gas source for safety reasons / concerns

Unable to examine interior of fireplace:

Gas fire places may have sealed glass front and back panels. In these situations the inspector is unable examine interior of fireplace due to unremovable glass doors.

1: Annual service

[Informational/Monitor](#)

Gas fireplaces and stoves should be serviced and inspected every year for proper operation by a qualified repair man.

2: Fireplace Glass Doors Are Recommended

▲Safety Hazard

Glass doors are recommended to be installed on fireplace to prevent sparks from entering the room and as a safety precaution for small children. (and some grown men).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Example

3: Fire Place Inoperable

🔧 Repair/Replace

The fireplace was not operable at time of inspection. Recommend to have repaired



4: Chimney Cap Rust

🔧 Repair/Replace

Cap has some surface rust. Recommended to treat for rust and repaint.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Example

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.

PORCHES, BALCONIES, DECKS::

The inspector does not determine the existence or adequacy of flashing at the attachment to the house. Monitor the condition of all deck railings and ensure they remain safe and secure. Verification or determination of load carrying capability of the deck is not included with the inspection.

No visibility underneath :

The deck has been planked down the sides. The framing underneath was not accessible for inspection.

1: General Damaged noted on deck

🔴Repair/Replace

General damaged noted on deck. This can effect the over all performance. Recommend to have repaired by a qualified contractor.



Example



Example



Example

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Example

2: Wood To Soil Contact

 Repair/Replace

Wood/soil contact. This condition can lead to wood rot. Recommend repair.



3: Damaged boards on decking

 Repair/Replace

Recommended to repair damaged boards on decking as needed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example



Example



Example

4: Further evaluation

 Repair/Replace

Due to deficiencies noted on deck, recommending further evaluation for repair or replace as



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

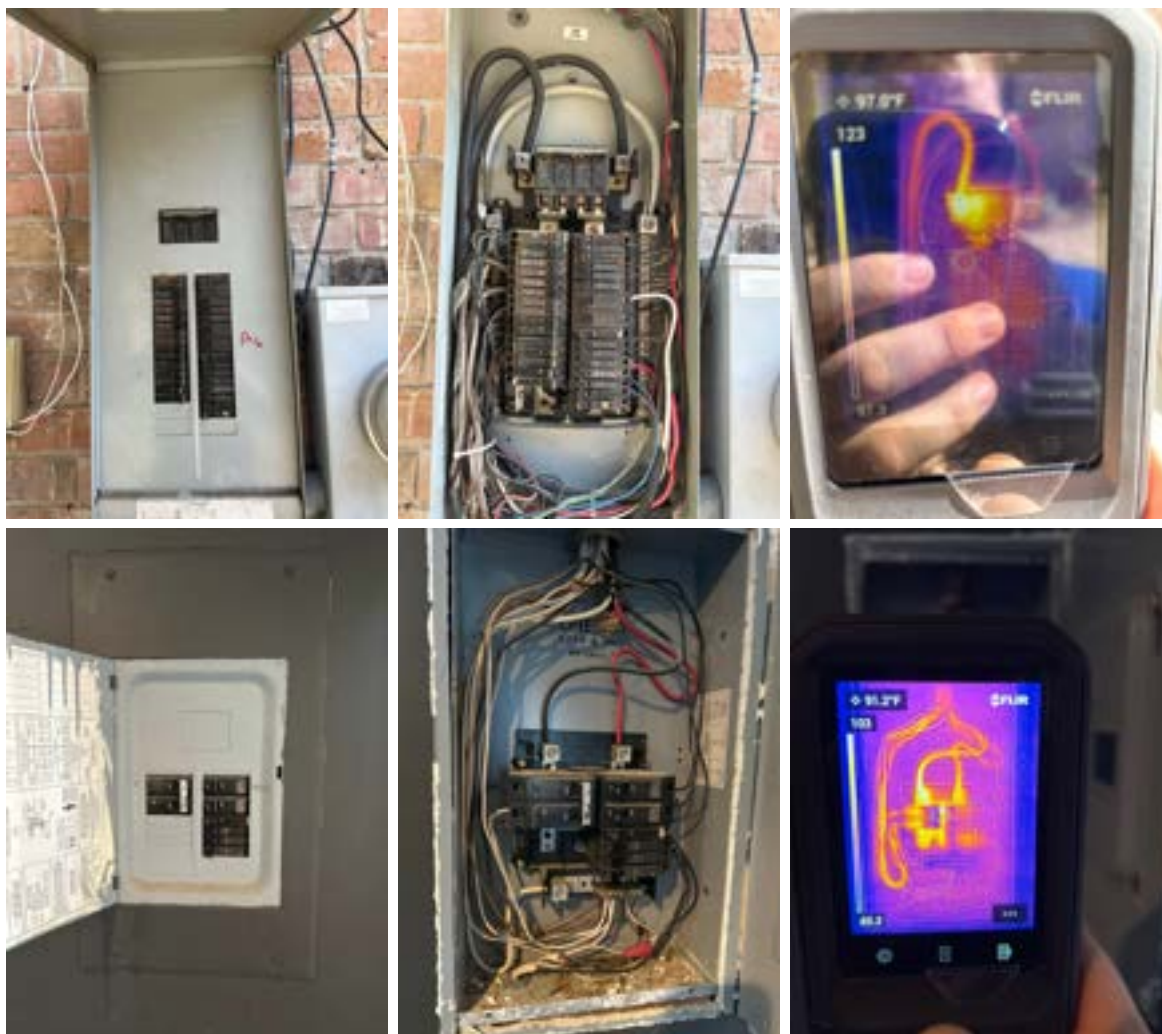
I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.



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.

Breaker in off position:

The inspector is not responsible for turning on breakers that are in the off position at the time of the inspection or reporting the operations of said breakers. The buyer is advised to inquire about any breakers that may be off with the builder/home owner.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Abandoned Supply lines

 Safety Hazard

Abandoned supply lines need to be further investigated by a licensed electrician to determine if they are live. If live they need to be capped and sealed in a junction box. If no longer in use recommend to remove



Example

2: Breakers Rusting

 Repair/Replace

Rusted breakers are more susceptible to overheating. Recommend to repair as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Example



Example



Example

3: Double-tapping on Neutral Bus Bar

🔧 Repair/Replace

Double-tapping was found on neutral bus bar. In 2002, the National Electrical Code changed the standards to discontinue this practice. Houses built prior to 2002 were not required to change their panels; however, if any electrical work is done on the panel, it must be brought up to current code.



Example guesthouse

4: Electrical Panel Rusting

🔍 Informational/Monitor

The main distribution panel shows evidence of rusting, suggesting the presence of moisture. This area should be monitored. If rusting continues, or if moisture is evident in the vicinity of the panel, an electrician should be consulted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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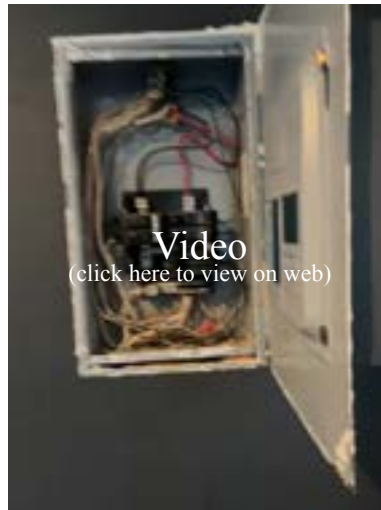


Example

5: Further evaluation and repair

 Repair/Replace

The electrical panel needs to be further evaluated and repaired by a license electrician.



6: Panel Missing Labels

 Repair/Replace

Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Example



Example guest house

7: Panel Screws Pointed

🔧Repair/Replace

Panel screws should be flat tipped instead of pointing to prevent accidental puncture of electrical wires by screws. Replace as needed.



Example guest house

8: White hot wire leads not marked

🔧Repair/Replace

Traditionally a white wiring used to provide a hot lead wire to an breaker should have an identifying marker, such as a black mark, tape etc. It is most common to see white wire leads providing power to appliances and HVAC system. Recommend to create an identifying mark on any white wire leads providing hot. Any services or repairs to the electrical system should be performed by a licensed electrician.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example

9: Dielectric Grease

[Informational/Monitor](#)

Circuit breaker contacts should be lubricated: a. every six months.

Dielectric grease stops conductivity, opposite of what you want. but you should not need any grease in a residential panelboard or a circuit breaker other than what came with it inside breaker. Conductive grease is fine but problematic, especially if you use too much, you could bridge a gap and create a short circuit.

10: Buzzing in the panel

[Repair/Replace](#)

Buzzing noise in the panel. Could be an indication of a bad breaker. Recommend evaluation by a licensed professional



11: Antioxidant paste

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Repair/Replace

Conductor termination compounds are for use on splice and termination connections of aluminum, copper-clad aluminum and copper conductors where used to retard oxidation at the conductor/connector interface. These compounds do not have a deleterious effect on the conductor metal, insulation or equipment when used in accordance with the manufacturer's installation instructions. Reference should be made to the product label located on the smallest unit container for specific instructions as to the proper use of the compound.



Example

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Romex, Copper, Aluminum

Comments:

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.

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.

Unable to test sideways (20A) plugs:

The plugs with the sideways leg could not be tested because we do not carry this style tester.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

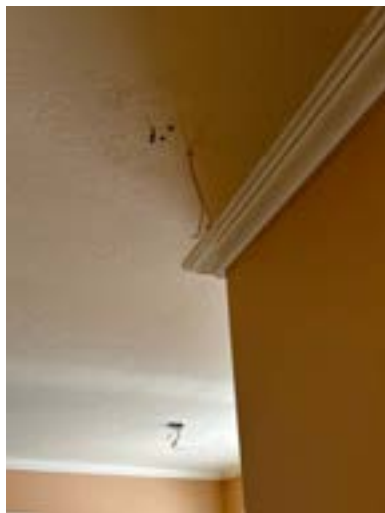
I	NI	NP	D
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1: Abandoned Wiring

🔧 Repair/Replace

Abandoned wiring should be removed or appropriately terminated.



Example living room



Example living room



Example breakfast area

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example dining room one

2: Aluminum Wiring Found

🔧 Repair/Replace

Aluminum wiring is being used in branch circuits. Electrician should evaluate all light switches, wall sockets, and breakers to verify that installation of ALUCOP connectors have been installed.



Example

3: Cover Plates Missing

⚠️ Safety Hazard

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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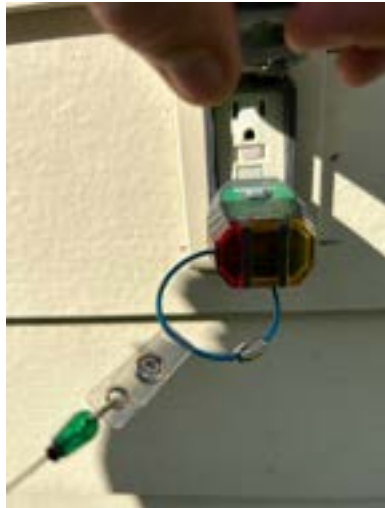


Example

4: GFCI has no power

🔴Repair/Replace

A ground fault circuit interrupter (GFCI) outlet is inoperative. This circuit should be investigated and/or replaced.



Example guesthouse left exterior wall

5: Not GFCI Protected

🔴Repair/Replace

No GFCI protection present. Upgrading to GFCIs is not required until a major remodel is done which requires electrical work. GFCI code was not grandfathered in. Where GFCIs Are Required. GFCI protection is required for 125-volt to 250-volt receptacles supplied by single-phase branch circuits rated 150 volts or less to the ground. GFCI receptacles are required in bathrooms, garages, crawl spaces, basements, laundry rooms, kitchen's , and areas where a water source is present.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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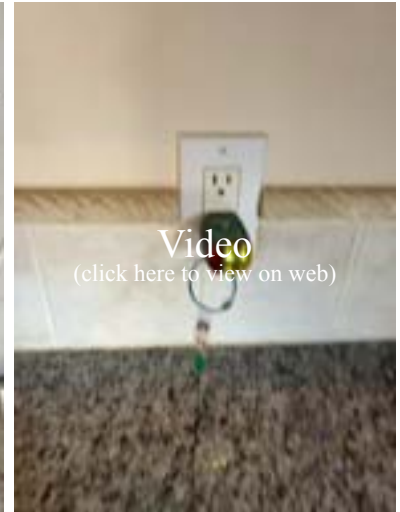
[Here is a link](#) to read about how GFCI receptacles keep you safe.



Example



Example front exterior wall



6: Homes built from 1920's to the 1970's

[Informational/Monitor](#)

If the home you are purchasing was built from 1920's to the 1970's it can have multiple generations of wiring. Due to limited access of crawl spaces, attics, etc. it is recommended to have further evaluated by a licensed electrician.

7: Missing junction box

[Repair/Replace](#)

Electrical wires are required to terminate inside a enclosed electrical box. Recommend to repair.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Example low-voltage

8: Outlet has no power

 Repair/Replace

Outlet does not have power. Repair by electrician.



Example, laundry room



Example dining room



9: Recessed lighting in insulated ceilings

 Safety Hazard

Recessed light fixtures that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated for this application. Unfortunately, it is difficult to verify that the installation has been made safely, during a home inspection. It is recommended that a licensed electrician be engaged to verify the safety of the system.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example guest house



Example main house

10: Smoke/Carbon Monoxide Detector - Replace Batteries

 Informational/Monitor

Replace the batteries at least once every year. Replace the entire smoke alarm every 10 years.

11: Missing fixtures

 Repair/Replace

Recommended to install missing fixtures



Breakfast room



Dining room one

12: Scorched receptacle

 Safety Hazard

A receptacle had signs of burns/scorching. This is a fire hazard. Recommend immediate evaluation and repair/replacement by qualified electrical professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Example primary bedroom

C. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Air, Gas-Fired Heat, Forced Air

Energy Sources: Natural Gas

Manufacturer Info: Goodman.amana -

Photos of manufacturer labels containing model and serial number will be provided if the label is visible and accessible.

Comments:

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.

Unit 1 Register Temp: 80



Unit 2 Register Temp: 97

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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 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.

I=Inspected

NI=Not Inspected

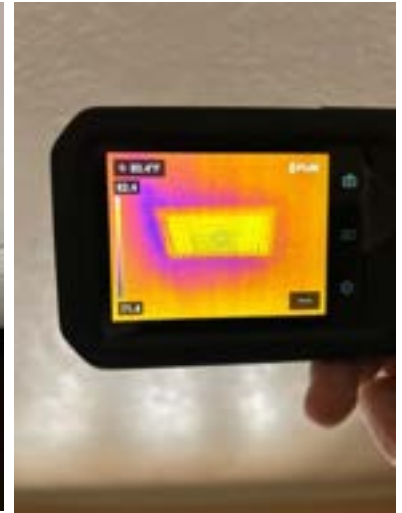
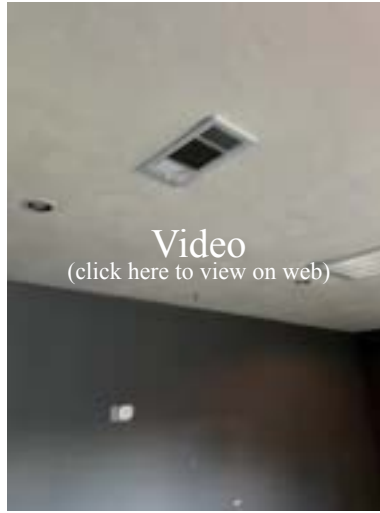
NP=Not Present

D=Deficient

I NI NP D



Example guesthouse



Example main house



2: Missing Sediment trap

🔴Repair/Replace

Recommend to install a sediment trap on the gas line.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example main house

3: Older Furnace

 Informational/Monitor

As is not uncommon for homes of this age and location, the furnace system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.



Example guesthouse

4: Further evaluation

 Repair/Replace

Further evaluation and repairs is needed by a licensed HVAC technician

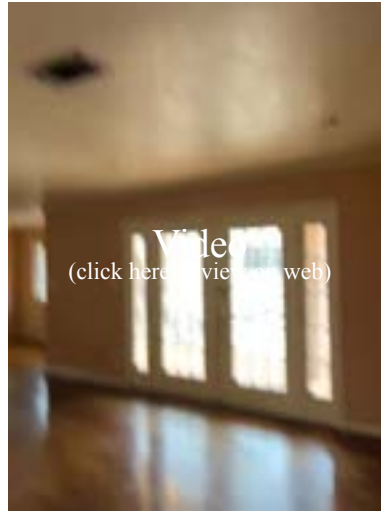
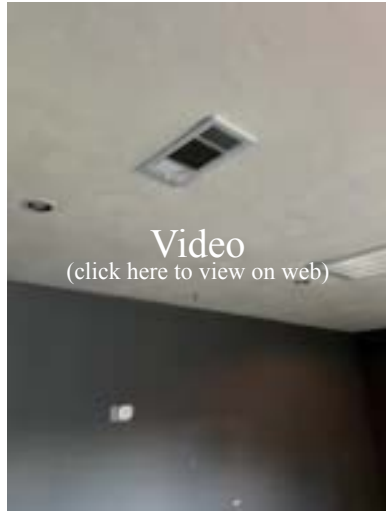
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



B. Cooling Equipment

Type of Systems: Central Air Conditioner - 3+

Manufacturer Info: Goodman.amana -

Photos of manufacturer labels containing model and serial number will be provided if the label is visible and accessible.

Comments:

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.

Unit 1 Register/Return Air Temps: 53/72



Start hallway

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



End

Unit 1 AC Differential Test: 19

Unit 2 Register/Return Air Temps: 76/83



Start guest house

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



End

Unit 2 AC Differential Test: 7

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 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.

Dampners Not Tested:

If HVAC duct dampners are installed, they were not tested because, when they fail, they will fail in the open position.

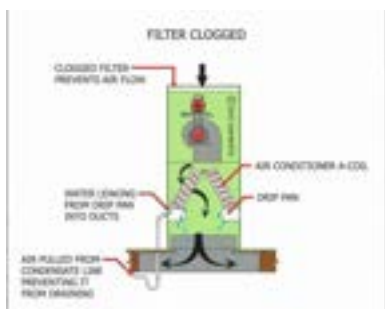
Evaporative unit drain lines:

Evaporative unit drain lines are not part of the home inspection. If the buyer would like to have the drain lines inspected and tested a licensed HVAC technician should be hired.

1: Air filters

➔Repair/Replace

Prior to moving in it is recommended to replace air filters. As a general rule, you'll want to replace pleated air filters and furnace filters in your home every 90 days. The longer the filter is in place, the more dirt, dust and allergens are trapped clogging the filter and decreasing their efficiency.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Hallway

2: Bi-Annual service

[Informational/Monitor](#)

You should have a regular HVAC tune up (one AC tune up, one furnace tune up) twice a year, typically at the beginning of each heating and cooling season, to ensure that your system is working efficiently before the weather gets too hot or too cold. However, maintenance may be scheduled at any time. When maintenance is performed the technician should perform a complete system evaluation and cleaning of the HVAC system. If the system has not been cleaned or serviced in the last 6 months servicing is recommended. Recommend to inquire on maintenance history from existing homeowner.

3: Damaged insulation on lines

[Informational/Monitor](#)

Insulation on condensing unit lines and evaporative unit drain lines break down over time. We recommend that the home owner replace any damaged, missing or degrading insulation on the HVAC lines prior to move in.



Example units to

I=Inspected

NI=Not Inspected

NP=Not Present

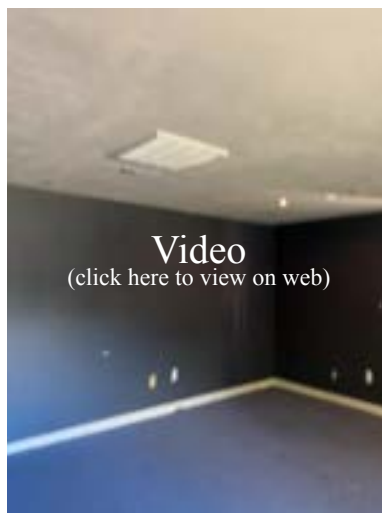
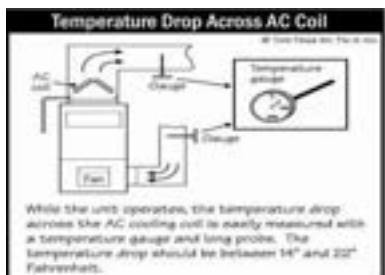
D=Deficient

I NI NP D

4: Did Not Pass Balance Test

🔴Repair/Replace

The difference in air temperature at the AC register and the return air should be 14 to 22 degrees F. A difference that is too high or too low indicates a possible problem with the cooling system and should be evaluated further by a HVAC technician.



5: Failed to Produce Cold Air

🔴Repair/Replace

The air conditioner was functional but did not produce cold air. Recommend licensed HVAC contractor evaluate.



6: Flush drain pipes

🔵Informational/Monitor

Recommend to flush drain pipes to kill any harmful bacteria or buildup and make sure your system continues to operate at peak performance by cleaning your drain line every 30 days.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



7: Further Evaluation

 Repair/Replace

Further evaluation and repairs is needed by a licensed HVAC technician.



8: Older System Requires Maintenance

 Informational/Monitor

As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Example Rear Exterior Wall

9: Remove vegetation near outdoor unit

🔧Repair/Replace

Vegetation in the vicinity of the outdoor unit of the air conditioning system should be cut back.



10: Rusted evaporative drain pan.

🔧Repair/Replace

Rusted drain pans can be an indication of the primary line being clogged or a system not operating efficiently. Recommend to have evaluated and repaired by a licence HVAC technician. Replacement of the drain pan and flushing of the lines may be required.



Example Attic



Example guesthouse

11: Locking caps required

🔧Repair/Replace

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Residential, multifamily, and townhouse developments may be subject to significant fines stemming from the lack of enforcement of the 2009 changes to the International Residential Code (IRC) M1411.6 and International Mechanical Code (IMC) 1101.10 of the International Code Council (ICC), which require that all accessible access HVAC ports to be secured with tamper-resistant caps.



Example Right Exterior Wall

12: Evaporative Drain Pan Debris

Informational/Monitor

It is not uncommon for insulation or other debris to enter into the drain pan. We recommend to clean drain pan upon move in and then reinspect annually.

C. Duct Systems, Chases, and Vents

Comments:

All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.

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 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 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.

Plenum- No access:

The plenum could not be inspected in its entirety. This can be due to location, storage etc. See attached video

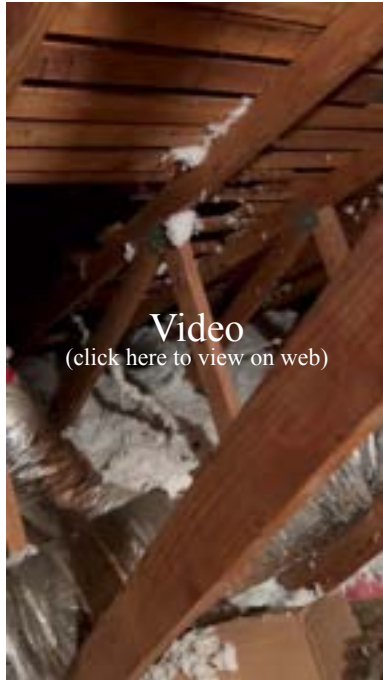
I=Inspected

NI=Not Inspected

NP=Not Present

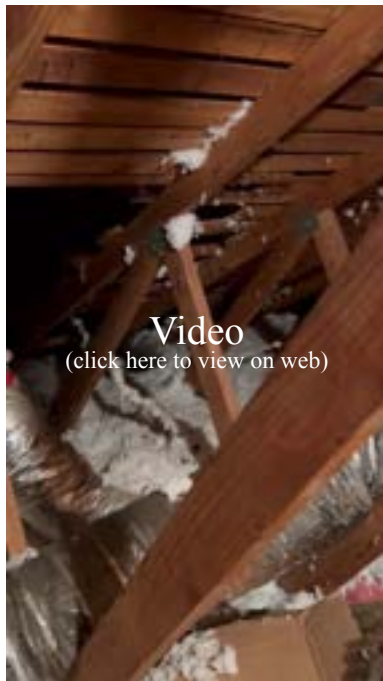
D=Deficient

I	NI	NP	D
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Ductwork-No access:

The ductwork could not be inspected in its entirety, this could be due to access, storage etc. See attached video



1: Ductwork Life Expectancy

[Informational/Monitor](#)

The ductwork in most homes lasts between 10 and 15 years before problems arise. If your ducts are more than 15 years old, have them replaced before major issues such as pests, gaps, or even collapsed sections of ducts

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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appear.

2: Clean Ductwork

 Informational/Monitor

Duct cleaning is recommended. Mold is always present in your buildings and your HVAC system to the extent that it is present in your building's environment. There will be more mold in humid weather and less in dry weather. Just like any other HVAC system, air ducts require regular maintenance to ensure maximum efficiency. As a general rule of thumb, the National Air Duct Cleaners Association (NADCA) recommends air duct cleaning every 3 to 5 years. If registers appear dirty or if the existing duct system has not been serviced in the last 3 years cleaning is recommended. Recommend to inquire on maintenance history from existing homeowner.

3: Duct Damaged

 Repair/Replace

Air supply duct was damaged. Recommend a qualified HVAC contractor repair.



Example



Example

4: Ducts Not Properly Sealed

 Repair/Replace

Air supply ducts were not properly sealed. Recommend a qualified HVAC contractor seal supply and return ducts for maximum efficiency.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Example



Example



Example



5: Ducts touching

🔴Repair/Replace

Ducts touching can lead to condensation. Recommend to separate ducts as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example

6: 4% Duct leakage is the Goal

 Informational/Monitor

Duct work tend to have leaks where unions occur, at register boxes and at the plenum. The goal is to have 4% or lower leakage from your duct system. By sealing your ducts you will probably see lower energy bills – noticeably lower in many cases! You may also experience better air distribution throughout your home and, if you had a lot of leakage at the return, better indoor air quality. This will also help prevent mold/mildew from occurring both in the ducts and at the connections. It is not in the realm of a home inspection to test the seals in the duct system and mildew/mold may not be visible at time of inspection. If you have concerns with the duct work we recommend to reach out to an HVAC lichened technician to have a blaster test and a pressure test.

PERFORM A DUCT BLASTER TEST.

A blaster test is the interdiction of smoke into the ducts and then the HVAC technician looks for areas where the smoke leaks out of the ducts.

PERFORM A PRESSURE TEST

Is a pressure test to measure actual duct leakage.

7: Improper installation of filter

 Repair/Replace

Improper installation of filter, recommend properly installing

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example hallway

-

D. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

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

Location of Water Meter: Within 5 ft from street, Front Yard



Location of Main Water Supply Valve : Right exterior wall



Static Water Pressure Reading: 0



Type of Supply Piping Material: Galvanized

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Types of Piping: PVC, Galvanized Steel -

PEX looks like hard plastic piping and comes in red, blue, and white. It is very flexible and expands when water freezes. It does not burst when other types of frozen pipes would.

CPVC is similar to PVC except it is rated to withstand high temperatures. Typically used for drain valves from Temperature Pressure Reducing Valves (TPRV).

Flexible piping should not be used for sink drains.

Polybutylene (PB) pipe is a gray plastic tubing that was commonly used as water-supply plumbing pipe in the years between 1978 and 1995, at which time it was discontinued due to reports of pipes rupturing and causing water damage.

Galvanized, cast iron, and lead pipes are not longer used. Some insurance companies will not provide insurance if they are in use.

The older steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.

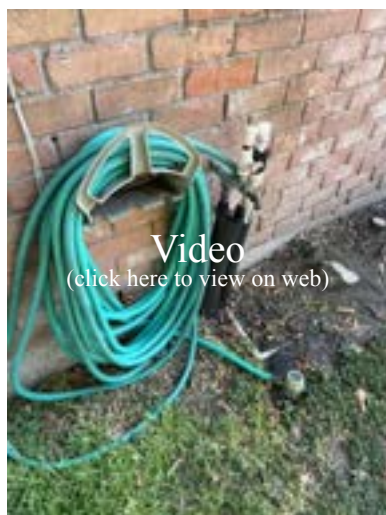
DISCLAIMER:

Inspectors will mark the report only if they can visually see the presence of galvanized or lead pipes. Plumbing repairs can replace piping near a fixture but pipe back into galvanized or other pipes which may be hidden behind walls or under insulation. The fact that the report was not marked being present does not guarantee that galvanized or lead pipes do not exist in the home. We do not accept any liability on our part if functioning or non-functioning galvanized or lead pipes are discovered after the inspection.

Comments:

All Repairs Listed should be performed by a licence plumber. Home inspectors are not licence plumbers, for this reason when repairs are performed the plumber should evaluate the entire plumbing system.

The house has been recently painted. This can prevent identification of leaks. Recommend to monitor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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, portability, 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.



Hidden Pipes Limitation:

Inspectors are not able to inspect piping behind walls or under insulation in the attic. Plumbing repairs can disguise and hide the existence of galvanized or lead pipe. If plumbing has been replaced, the old plumbing may have not been removed making it difficult to determine if the old pipe is still in use. If the inspector did not report galvanized piping does not guarantee that galvanized or lead pipes do not exist. We do not accept any liability for the presence of galvanized or lead pipes regardless of what is on the report.

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.

Heavy storage under cabinets:

heavy storage under cabinets can prevent identification of leaks, mildew/mold and other deficiencies. Recommend to re-examine cabinet spaces once emptied.

Shower pan:

The inspector will perform a visual inspection of the shower pan. Recent repairs such as grout, caulking, sheetrock and painting can prevent identification of a leak. Vacant homes or shower's that are not routinely operated may have leaks at time of inspection that are not identifiable. The buyer has been advised that we are not liable for leaks detected after move in. If the buyer suspects a problem or would like to have the shower pan further evaluated a licensed plumber can perform a pressure test on the shower pan to check for leaks.

1: Caulk around toilet

🔴Repair/Replace

Recommend sealing toilet to the floor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Is Apple primary bathroom?



Example middle hall bathroom



Example laundry room bathroom

2: Drain stopper for sink

🔧Repair/Replace

Recommend to replace missing drain stopper.



Middle hall bathroom

3: Galvanized supply lines

🔧Repair/Replace

Galvanized supply lines are prone to leaks. Recommend to replace.

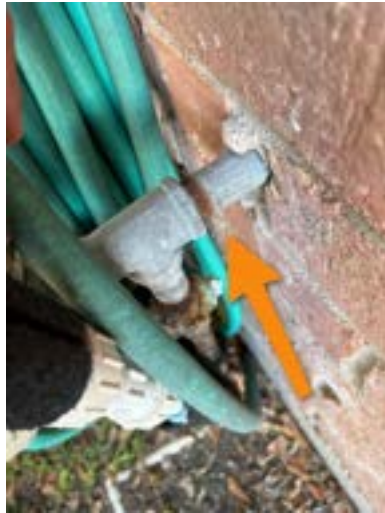
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example right exterior wall

4: Insulate exterior pipes

🔴Repair/Replace

A exterior plumbing pipes need to be insulated.



Example right exterior wall

5: Main shutoff handle damaged

🔴Repair/Replace

Recommended to replace handle to main water supply shutoff

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

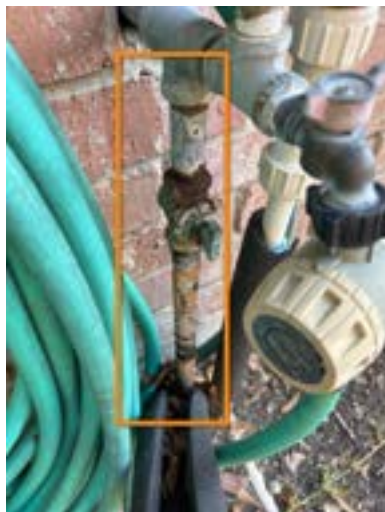


Example

6: Rust/Corrosion on Pipes / Fittings

 Repair/Replace

Recommend repair or replace as needed by qualified professional.



Example right exterior wall

-
-
-
-

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments:

All Repairs Listed should be performed by a licence plumber. Home inspectors are not licence plumbers, for this reason when repairs are performed the plumber should evaluate the entire plumbing system.

Decline sewer scope inspection:

The client declined the sewer scope inspection. The client has been made aware that we can not report the condition of the lateral lines.

Location of sewer drain cleanout: Not Visible

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Material at Sewer Cleanout: Not visible -

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.

Main drains:

The technician only performs a flow test at time of inspection. The technician is not able to see or test the main drains, issues may not be detected at time of inspection. If the buyer has any concerns regarding the main drain then either a hydrostatic test should be performed.

Sewer Scope Inspection:

This is a lateral line inspection only.

The inspector will not observe every square inch of the sewer lateral lines and may fail to see or note a defect.

Defects may exist that cannot be detected by visual inspection or sewer scope inspection only.

The inspection and the inspection report in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future.

The inspector and the inspection company is not responsible for claims relating to conditions that may be altered or repaired without notice or inspection.

Sewer Scopes are not designed to identify water leaks, we can not see water leaking out of the pipe or what is happening on the other side of the pipe.

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 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.

1: Every 18 to 22 months

 Informational/Monitor

A good general rule is to have your home's sewer lines cleaned out every 18 to 22 months. That may be difficult to remember, but think of it as a year and a half to slightly less than two years.

2: Cast iron pipes

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Informational/Monitor

In residential use, cast-iron pipes should last 50-75 years. There are factors that can speed up deterioration, but the typical cast-iron sewer should reach this age before it needs replacing

3: Hydrostatic test\Sewer scope

Informational/Monitor

Hydrostatic testing is recommended for homes built before 1970 most homes built after 1970 use PVC which has a life span of 100 years. This is to confirm the condition of the drain.

A sewer scope is recommended If the home is more than 10 years old. It's fairly common for tree roots to clog up main drains.

C. Water Heating Equipment

Energy Source: Gas

Capacity: 40 Gallons -

Unit 1:

Unit 2:

Unit 3:

Manufacturer Info: Envior-temp

Comments:

All Repairs Listed should be performed by a licence plumber. Home inspectors are not licence plumbers, for this reason when repairs are performed the plumber should evaluate the entire plumbing system.



I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



TREC LIMITATIONS:

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.

TPRV Not Tested:

Due to condition or improper installation of the Temperature Pressure Release Valve (TPRV), this valve was not tested.

Insulated pipes and blankets :

The inspector is limited to areas that are visually accessible at the time of the inspection. Inspectors do not remove insulation from the pipes or the tanks during the inspections. Leaks in tank and areas covered by insulation may not be observed by the inspector. It is recommended upon move in to remove the foam and insulated blankets to perform a visual inspection. If leaks are found repairs will be required.

1: Annual Maintenance Flush Needed

 Informational/Monitor

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency.

[Here is a DIY link to help.](#)

2: Rust/Corrosion on Pipes / Fittings

 Repair/Replace

Recommend repair or replace as needed by qualified professional.

I=Inspected

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I	NI	NP	D
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Example

3: Older Water Heater

 Informational/Monitor

Water heaters have a typical life expectancy of 6 to 13 years. One cannot predict with certainty when replacement will become necessary. Annual inspection and repair should be anticipated. In addition older water heaters should be monitored. In some cases a failed component or components can result in expensive repairs. As a rule of thumb, replacement of the entire water heater may be logical.



4: Flue in contact with combustible materials

 Safety Hazard

Furnace flue does not have adequate clearance from combustible material. Recommend at least 1 to 3 inch from all combustibles to reduce risk of fire hazard.

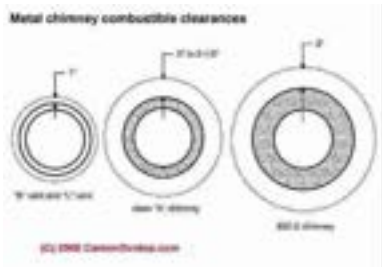
I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Example

5: Walkway missing or needs improvement

🔧 Repair/Replace

Walkway missing or needs improvement.



Example

6: Water Heater Drain Pan Debris

📄 Informational/Monitor

It is not uncommon for insulation or other debris to enter into the drain pan. We recommend to clean drain pan upon move in and then reinspect annually.

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

Comments:

All Repairs Listed should be performed by a licence plumber. Home inspectors are not licence plumbers, for this reason when repairs are performed the plumber should evaluate the entire plumbing system.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



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.

Access:

Access to the mechanical areas of hydro static tubs is often limited or inaccessible. The inspector can not remove caulk or make modifications to the structure for examinations. The inspector is not liable for any deficiencies that can not be readily identified from the access points provided during the time of inspection.

Limited Use:

Hydro therapy tubs tend to have limited use. Issues may not be apparent without routine operations. It is recommended that the hydro therapy tub be operated weekly to help identify underlying issues. If any issues become apparent a qualified plumber should evaluate and perform repairs.

F. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Rear exterior wall

Type of Gas Distribution Piping Material: Black Iron, Black Steel

Comments:



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Inspector Limitations:

Per TREC Standards of Procedure inspectors are not required to

- (A) inspect sacrificial anode bonding or for its existence;
- (B) pressurize or test gas system, drip legs or shutoff valves;
- (C) operate gas line shutoff valves; or
- (D) light or ignite pilot flames.

1: Lack of visible bonding on gas distribution system.

🔧Repair/Replace

Lack of visible bonding on gas distribution system. Recommend repair by a licensed plumber.



Rear Exterior Wall Example

I=Inspected

NI=Not Inspected

NP=Not Present

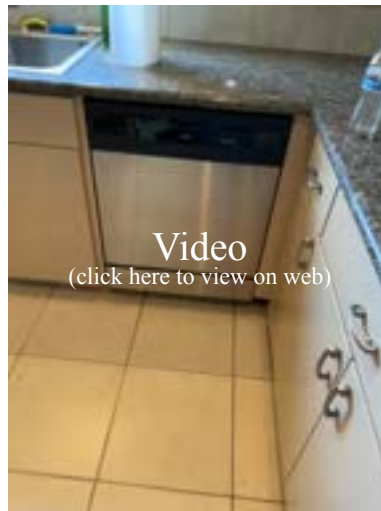
D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:



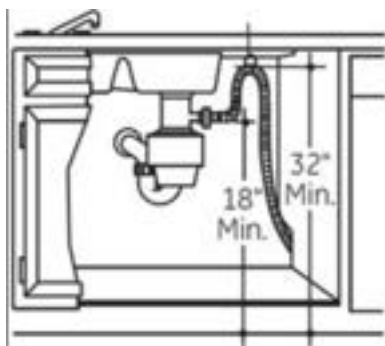
TREC LIMITATIONS:

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; turning water or gas valves on test trash compactor ram pressure; or determine the adequacy of venting systems.

1: High Loop missing or improperly Installed.

🔴Repair/Replace

Code (section 4715.1250). A high loop shall be installed as high as possible under the countertop. An alternative to installing a high loop is to install an air gap at the kitchen sink.



Example

2: Dishwasher Inoperative

🔴Repair/Replace

I=Inspected

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NP=Not Present

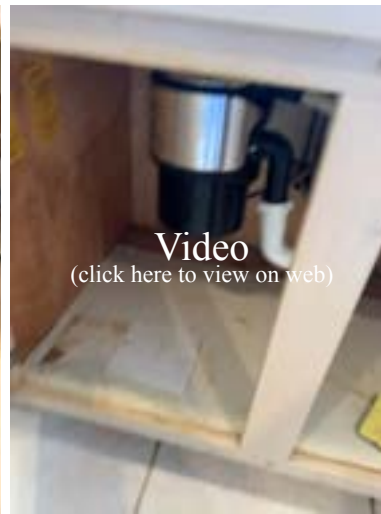
D=Deficient

I	NI	NP	D
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The dishwasher is inoperative and should be repaired or replaced.



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:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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.

1: Exhaust System Missing

🔴Repair/Replace

No exhaust system present to prevent moisture and grease in kitchen area. Recommend qualified contractor install range hood or exhaust system.

[Here is a resource on choosing a range hood.](#)



D. Ranges, Cooktops, and Ovens

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Overview of rangetop burners. :



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.

1: Range Not Secured

▲Safety Hazard

Range was not fastened to the floor. While the code doesn't specifically say that anti-tip brackets are required, it says you need to follow the manufacturer's installation instructions. If a manufacturer requires something as part of their installation instructions, it becomes a code requirement by extension. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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.

1: Clean vent

🔴Repair/Replace

Experts say dryer exhaust vents should be inspected and cleaned at least once a year. Depending on the size of the household and dryer usage more frequent cleaning may be required. We recommend to clean and remove any debris from vents before move in.



Example left exterior

☒ ☐ ☐ ☒

Refrigerators

Temperature Readings:

Refrigerator Section: 54

Freezer Section: 3

I=Inspected

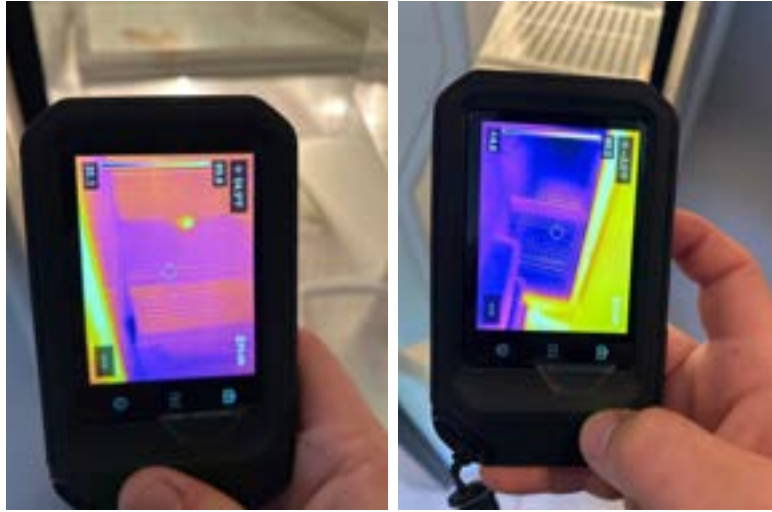
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommended settings are 38-42 degrees for the refrigerator and 0 - 5 degrees for the freezer section. Temperature readings may be due to the refrigerator settings. If out of range, recommend contacting owner.



Temperature Settings Photo:

Photo of temperature settings of refrigerator and freezer. Many settings are not set digitally making it impossible to tell what the actual temperature setting for the refrigerator and freezer sections are set to. We do not check for error code o efficiency.



Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Ice or water dispenser not working

🔧Repair/Replace

Recommended to repair.



Example

2: Temperature out of range

🔧Repair/Replace

Recommended to have further evaluated and repaired as needed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Example

3: Older units refrigerator

 Informational/Monitor

Older units such as refrigerators require regular maintenance throughout life. Recommend monitoring overtime.

4: Door doesn't close

 Repair/Replace

Refrigerator door does not seem to want to stay closed. Recommend further evaluation and repair or replace as needed.



Example

5: Further evaluation

 Repair/Replace

Recommend further evaluation and repair or replace as needed

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NP=Not Present

D=Deficient

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

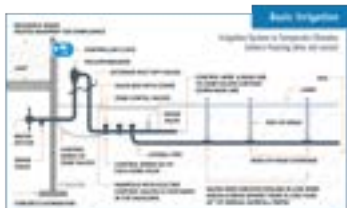
I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

All Repairs Listed should be performed by a license irrigation company. Inspectors are not licensed in irrigation, for this reason when repairs are performed the license irrigation company should evaluate the entire irrigation system.



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.

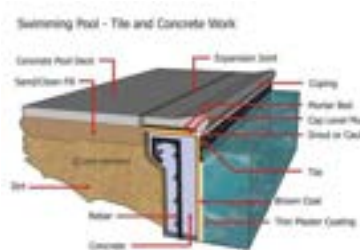
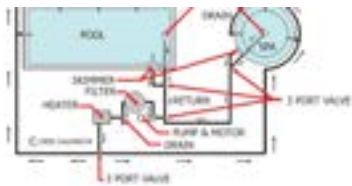
Backflow Device:

We do not perform a pressure test on the Backflow device.

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

Comments:

All Repairs Listed should be performed by a licence pool company. Home inspectors are not licence for pool repairs and service, for this reason when repairs are performed the licence pool company should evaluate the entire pool system.



TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to dismantle or otherwise open any components or lines; operate valves; uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks; fill the pool, spa, or hot tub with water; inspect any system that has been winterized, shut down, or otherwise secured; determine the presence of sub-surface water tables; or inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

Inspection Limitations:

The following items are not included in this inspection: underground or concealed piping, motorized covers, Ozone Generators, Ultraviolet light systems, pool light niche.

I=Inspected

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D=Deficient

I NI NP D

Note that the inspector does not disassemble filters, remove pool covers, nor determine if swimming pool bodies, filters or skimmers leak, nor determine if swimming pool bodies are level. The inspector also does not operate valves to turn on water features, bubbler, etc.

Pool Leak Test Not Performed:

Our Inspection Company did not perform a leak test or was requested to schedule this inspection. If you have concerns about a leak we recommend to schedule a pool leak inspection prior to your inspection deadline.

C. Outbuildings

Comments:

D. Private Water Wells (A coliform analysis is recommended.)

Comments:

All Repairs Listed should be performed by a licensed well company. Home inspectors are not licensed for well repairs and service, for this reason when repairs are performed the licensed well company should evaluate the entire well system.

TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to excavate or uncover the system or its components; determine the reliability of the water supply or source; or locate or verify underground water leaks.

1: Recommend coliform\e.coli testing

 [Informational/Monitor](#)

Water wells are a potential source of coliform and other bacteria which enter the well through drain water which may contain insecticides, fertilizer, and animal excrement. We recommend coliform\e.coli testing to make sure the drinking water is safe.

One lab is North Water District Lab Services (NWDLS) at 866-415-1819

E. Private Sewage Disposal Systems

Comments:

All Repairs Listed should be performed by a licensed septic company. Home inspectors are not licensed for septic repairs and service, for this reason when repairs are performed the licensed septic company should evaluate the entire septic system.

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.

Leech Field Functionality:

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

I	NI	NP	D
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Inspectors cannot determine whether a leech field is functioning properly because leech field lines are buried underground. Some septic systems do not provide ability to test spray heads. The amount of liquids in the tank also determines whether spray heads can actually be tested.

PH and C12 Levels Not Tested:

Testing PH and C12 levels in septic tanks is beyond the scope of our septic inspection. If these tests are needed, we recommend contacting a septic company to perform these tests.

F. Other Built-in Appliances
Comments:

G. Other
Comments:

H. Elevator
Comments:

All Repairs Listed should be performed by a licence elevator company. Home inspectors are not licence for elevator repairs and service, for this reason when repairs are performed the licence elevator company should evaluate the entire well system.

Elevator :

The interior shaft and motor are not visible at time of operation. The inspector will not operate the emergency stop nor the emergency call feature at time inspection.

I. Bulkhead Inspection
Comments:

All Repairs Listed should be performed by a company specializing in bulkhead repairs. The technician needs to eventuate the system for any other concerns at time of repairs.

Restricted Visibility:

In the in water inspections of docks, bulkheads, and piers may be restricted by visibility. Not all defects may be visible to the inspector. Inspections will not be performed in areas conducive to habitation of snakes or in unsafe conditions.

J. Docks and Piers Inspection
Comments:

All Repairs Listed should be performed by a company specializing in dock repairs. The technician needs to eventuate the system for any other concerns at time of repairs.

Restricted visibility:

In the in water inspections of docks, bulkheads, and piers may be restricted by visibility. Not all defects may be visible to the inspector. Inspections will not be performed in areas conducive to habitation of snakes or in unsafe conditions.

K. Boat Lift
Comments:

All Repairs Listed should be performed by a company specializing in boat lifts and boat lift repairs. The technician needs to eventuate the system for any other concerns at time of repairs.

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NP=Not Present

D=Deficient

I	NI	NP	D
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L. Jet Ski Lift

Comments:

All Repairs Listed should be performed by a company specializing in jet ski lifts and jet ski lift repairs. The technician needs to eventuate the system for any other concerns at time of repairs.

M. Outdoor Kitchen Inspection

Comments: