WELL

Wiley Water Well Service, LLC.
151 Las Flores Dr. Ste. 4B
Wimberley, TX 78676 US
+1 7372848033
wileywaterwell@gmail.com
www.wileywaterwellservice.com

INVOICE

BILL TO
Mark Grimes
1110 Water Park Rd.
Wimberley, Texas 78676

INVOICE 1299
DATE 12/27/2022

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Service Charge 06-10 Miles	Service Charge: 06-10 Miles	1	95.00	95.00T
Submersible- 7 gpm 2 Hp	7 gpm 2 Hp Submersible Pump and Motor w/ 5 yr. Manufacturer warranty Motor S/N: 22J14-20-00503C Pump S/N: 22H23-03-00270H Pump Set: 600'	1	2,998.76	2,998.76T
Control Box- 2 Hp Deluxe	2 Hp Deluxe Control Box w/ 3 yr. Manufacturer warranty	1	514.00	514.00T
Pump Protection- 3	Pump Protection 233PS-3p w/ Enclosure	1	409.00	409.00T
S.S. Tee and Nipple- 1 1/4"	1 1/4" Stainless Steel Tee and (2) 1 1/4" x 6" Nipples	1	72.66	72.66T
Well Seal- 4"	4" Steel Well Seal	1	58.36	58.36T
Wire #8/3	Wire #8/3 with ground and double jacket	500	4.58	2,290.00T
Check Valve- 1 1/4"	1 1/4" Brass Check Valve	2	69.74	139.48T
Pipe- 1.25" Sch. 80	1.25" Sch. 80 TBE Drop Pipe	40	3.98	159.20T

NOT RESPONSIBLE for damage occurred due to freezing or other weather-related damage.

Terms: Finance Charges will be assessed on past due unpaid balances at the rate of 1.5% every 30 days. after 60 days unpaid balances are subject to collections at our discretion

Coupling- 1 1/4"	1 1/4" Stainless Steel Drop Pipe Coupling	2	15.20	30.40T
Installation Kit- 500-600'	Installation Kit (500-600') Includes splice, pipe sealant, and pipe tape w/ safety rope	1	160.00	160.00T
Labor- Water Well Pump Pull and Replace	Pumping Unit Labor by the Hour	7	185.00	1,295.00
Call- Jacob	Call Jacob at 737-284-8033 for any question you might have. TDLR License # 60677 KP TCEQ License# WT0006752	1	0.00	0.00

SUBTOTAL	8,221.86
TAX	571.47
TOTAL	8,793.33
PAYMENT	8,793.33
BALANCE DUE	**$0.00**

PAID

NOT RESPONSIBLE for damage occurred due to freezing or other weather-related damage.

Terms: Finance Charges will be assessed on past due unpaid balances at the rate of 1.5% every 30 days. after 60 days unpaid balances are subject to collections at our discretion

You paid $8793.33

to **Wiley Water Well Service, LLC.** on 12/30/2022

Payment details

Invoice no.	1299
Invoice amount	$8793.33
Total amount	**$8793.33**

No additional transfer fees or taxes apply.

Status	Paid
Payment method	Personal checking ******8608
Authorization ID	ARB98ALJ

Please don't reply to this email, if you need any help regarding this message, please contact the business directly.

Thank you,

Wiley Water Well Service, LLC.
737-284-8033
www.wileywaterwellservice.com | wileywaterwell@gmail.com
151 Las Flores Dr. Ste. 4B, Wimberley, TX, 78676, US

Water Heater

Invoice 7221

Wimberley Plumbing Services, LLC
M-42595
P.O. Box 3
Wimberley, TX 78676
+1 (512) 626-9076
jdwimberleyplumbing@icloud.com

WIMBERLEY PLUMBING 512-626-9076

BILL TO
Kimmie Dunlay
1110 Water Park Dr.
Wimberley, TX 78676

DATE	PLEASE PAY	DUE DATE
11/23/2022	$0.00	12/23/2022

Water heater + water heater vent pipe

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service	Replaced leaking temperature and pressure relief valve on left water heater in attic	1	145.00	145.00
	Long Shank Pop Off Valve		1	62.50	62.50
	12" Galvanized Nipple		1	10.50	10.50
	3/4" Galvanized Coupling		1	3.50	3.50
	3/4" CPVC Fitting		1	2.00	2.00

PAID

PAYMENT	223.50
TOTAL DUE	$0.00

THANK YOU.

TEXAS STATE BOARD OF PLUMBING EXAMINERS
(512)936-5200
P.O. Box 4200
Austin, TX 78765-4200

Pool

From: QuickBooks Payments quickbooks@notification.intuit.com
Subject: Payment confirmation: Invoice #2084-(CT Pool Care)
Date: Nov 7, 2022 at 1:50:33 PM
To: grimesmag@aol.com

intuit quickbooks

Manage payment

You paid $2227.06

to CT Pool Care on 11/07/2022

Payment details

Invoice no.	2084
Invoice amount	$2227.06
Total amount	**$2227.06**

No additional transfer fees or taxes apply.

Status	Paid
Payment method	MASTERCARD****8666
Authorization ID	MU0122660957

Please don't reply to this email, if you need any help regarding this message, please contact the business directly.

Thank you,

CT Pool Care

210-740-9599

hello@ctpoolcare.com

130 Valley Verde Ct, Wimberley, TX, 78676, US

Payment services brought by:

Intuit Payments Inc.

2700 Coast Avenue, Mountain View, CA 94043

Phone number 1-888-536-4801

NMLS #1098819

For more information about Intuit Payments' money transmission licenses, please visit Payment Licenses page.

Security | Privacy statement | Terms of Service

2800 E. Commerce Center Place, Tucson, AZ 85706

intuit powering prosperity turbotax quickbooks proconnect mint

River Rock Pools, Inc
P.O. Box 2238
Wimberley, TX 78676 US
(512)847-1800
Sandy@riverrockpools.com
www.riverrockpools.com

POOL

INVOICE

BILL TO
Mark Grimes
1110 Waterpark Rd
Wimberley, TX 78676

INVOICE # 12556
DATE 10/16/2023
DUE DATE 10/16/2023

DESCRIPTION	AMOUNT
Service call 10/11/2023: Replaced water temp sensor. Tech: RD	150.00T
TEMPERATURE SENSOR KIT (GLD-451-0102)	88.99T

SUBTOTAL	238.99
TAX	19.72
TOTAL	258.71
BALANCE DUE	**$258.71**

Wimberley Plumbing Services, LLC
M-42595
P.O. Box 3
Wimberley, TX 78676
+1 (512) 626-9076
jdwimberleyplumbing@icloud.com

Invoice 7609

Pool Repair

WIMBERLEY PLUMBING 512-626-9076

BILL TO
Kimmie Dunlay
1110 Water Park Dr.
Wimberley, TX 78676

DATE	PLEASE PAY	DUE DATE
01/18/2023	$0.00	02/17/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service	Replaced Paul Phil timer that froze and broke Pool Fill timer	1	145.00	145.00
	Orbit Watering Timer		1	35.50	35.50

PAID

PAYMENT 180.50

TOTAL DUE $0.00

THANK YOU.

TEXAS STATE BOARD OF PLUMBING EXAMINERS
(512)936-5200
P.O. Box 4200
Austin, TX 78765-4200

Septic

JMA Wastewater Services, Inc.
P.O. Box 1101
Dripping Springs, TX 78620

Phone: (512) 801-8594
Fax: (512) 829-4407

Receipt

Date: 8/25/2022
Invoice No: 16010
Date Due: 8/25/2022 **Net:** 0
Customer ID No: 3726
PO:
Work Order 22062
Customer Phone: (512) 788-2230
Invoice Type: Work Order
Entered By:

To: Killion, Byron and Jenna
1110 Water Park Road
Wimberley TX 78676

Site:

INVOICE PAID IN FULL

Invoiced Line Items	Qty	Unit Prices	Subtotals	Taxed / Taxed Amt	Line Totals
Alarm issue repair					
REPLACED THE LIGHT BULB	1	$15.000	$15.000	$0.00	$15.00

Column Totals:	Qty Total	Subtotal	Line Totals
	1	$15.00	$15.00

Paid $15 by Credit Card on 8/29/2022.
Thank you!

Invoice Total: **$15.00**

- Amount Received: **$15.00**

Remaining Balance

$0.00

Foster's Septic Cleaning & Inspections

Real Estate Septic Inspections
Sheila Foster
N.A.W.T. Certified Septic Inspector ID# 12831ITC
T.C.E.Q. License # MT0001063

Onsite Wastewater Treatment System Inspection Report

Ordered by: Kimmie Dunlay

Date Scheduled: August 19, 2022
Email: kimmiedunlay@gmail.com

Site Address: 1110 Water Park
Wimberley, Tx

GENERAL INFO:

Date the treatment tank was last pumped 8-19-2022 By: Foster's Septic 512-738-0582
System Type: Clear Stream. 600 gallon per day, Three Series Concrete Tank. Pre-treatment, Aerator/Clarifier & Pump Tank spray field application with (2) spray heads.
Water Well: Yes. Proper distance from septic system.
Regulatory Agency: Hays County
System layout/location: The system components are all at proper setback distances from structures and property lines.

EVALATION / SUMMARY:

Is the Sewer Cleanout visible? Not visible but is located under stone steps.
Can water infiltrate into the tank? No, all risers and lids were secure.
Ran hydraulic load operation test? I ran the water pump and observed no problems with system performance. Pump was operated off of timer and override settings.
Condition of treatment tanks: No roots, cracks, or deterioration were observed with any of the three compartments.
Condition of Inlet and Outlet Tee Baffles: The baffle tees were in good operating condition.
Chlorinator: Liquid chlorinator, operational.
Soil Treatment Area: I ran the water pump into the spray field and experienced no problems with pressure and flow from the water pump. Both spray heads were operational and NSF approved.
Alarms: The audible & visual light were not functional. Floats or control panel will need to be checked. Repaired see invoice
Aerator: Operational.
Note: Texas requires all aerobic systems to be under a maintenance contract with a maintenance provider.

SUMMARY:

Treatment Tank is: **ACCEPTABLE (see underlined for repair)**
Soil Treatment Area is: **ACCEPTABLE**
Electrical/Controller: **NOT ACCEPTABLE**

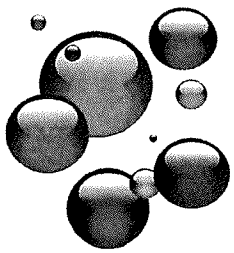
Repairs: Charlie Threet with Texas Septic Services is a licensed maintenance provider. 512-247-1406

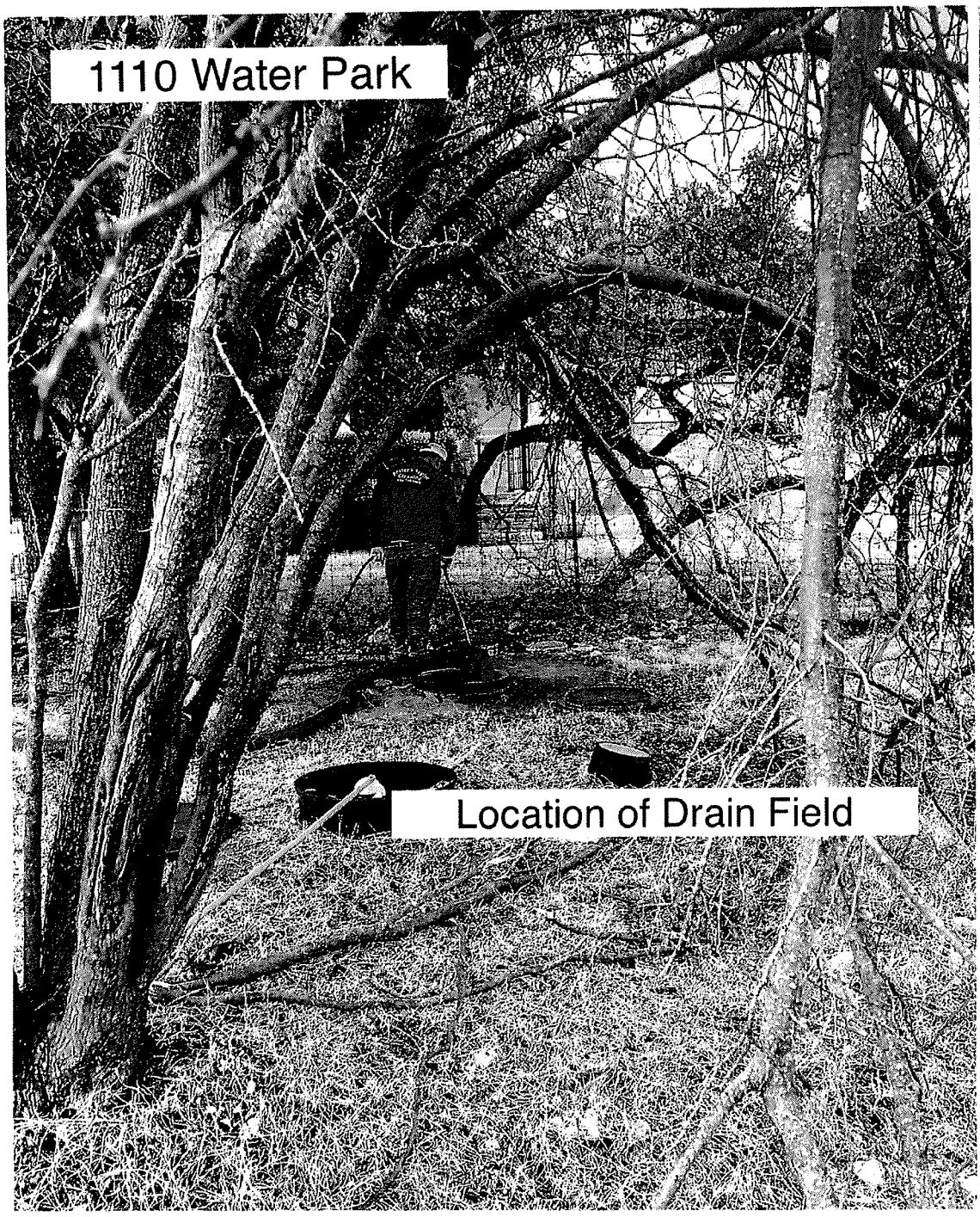
Recommendation: I recommend having any septic tank pumped out every three to five years to keep the system operating at peak performance and to protect the spray field and spray heads from clogging up from excessive sludge buildup. Do not put fats, oils and grease or non-bio-degradable items into the septic tank as it will surely clog the spray field. Minimize the use of garbage disposals as much as possible.

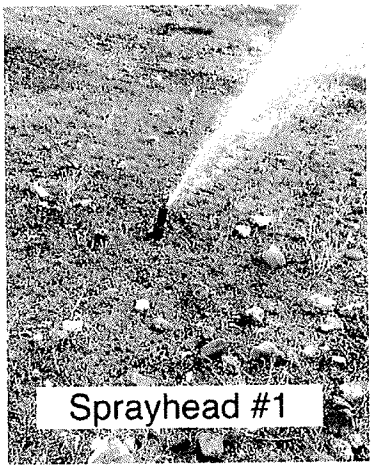
Based on what I was able to observe and my experience with onsite wastewater technology, I submit the National Association of Wastewater Technicians Onsite Wastewater Treatment System Inspection Report based on the present condition of the onsite wastewater treatment system. The Septic Inspector/ Foster's Septic has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may affect the proper operation of the wastewater treatment system, this report shall not be construed as warranty by our company that the system will function properly for any particular buyer. The Septic Inspector DISCLAIM ANY WARRANTY, expressed or implied, arising from the inspection of the wastewater treatment system or this report. The Septic Inspector do not ascertain the impact this system is having on the environment.

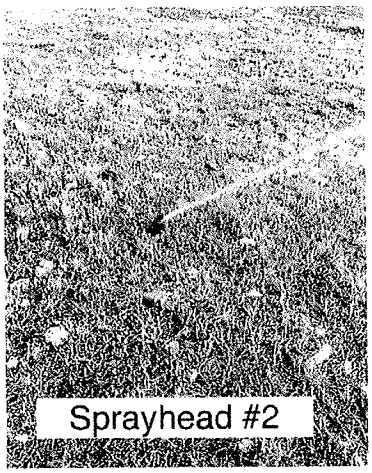
Sheila Foster — August 19, 2022

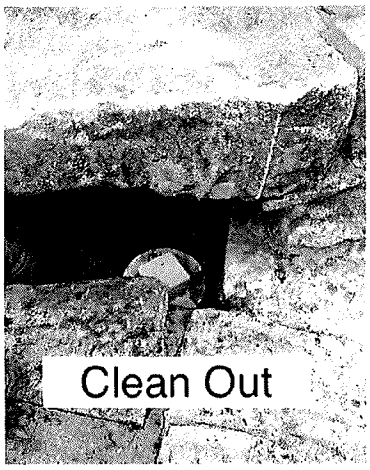
Sheila Foster — Date
N.A.W.T. Certified Septic Inspector ID# 12831 ITC
TCEQ License Number: MT0001063
John Foster
N.A.W.T. Certified Septic Inspector ID# 12824 ITC
TCEQ License Number: MP0002229
Jordan Keresztury
TCEQ License Number: MT0002045
N.A.W.T. Certified Septic Inspector ID# 16003 ITC

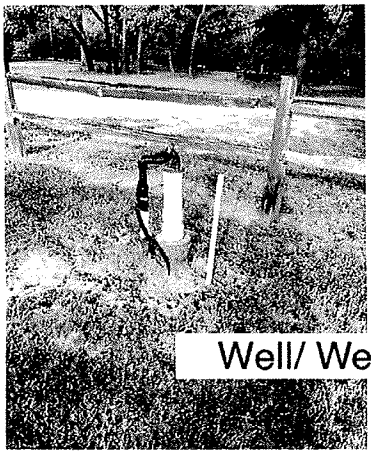


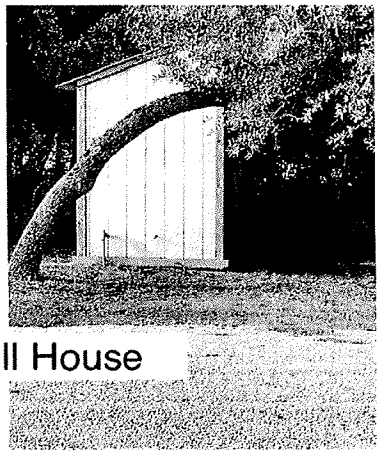

1110 Water Park
Location of Drain Field


Sprayhead #1

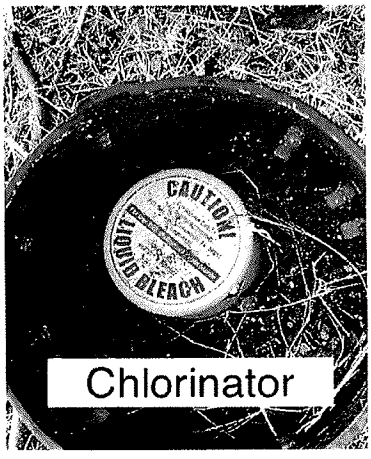

Sprayhead #2


Clean Out


Well/ Well House




CLEARSTREAM
Aerator


CAUTION!
LIQUID BLEACH
Chlorinator

Fosters Septic Cleaning & Septic Inspections, LLC
105 Foster Blvd
Maxwell, TX 78656 US
+1 5127380582
fosterssepticcleaning@yahoo.com

Invoice

512-738-0582

BILL TO
Dunlay Kimmie

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
4011	08/19/2022	$0.00	08/19/2022	On Receipt	

ACTIVITY	QTY	RATE	AMOUNT
Contracted Services Contracted Services- N.A.W.T Onsite Wastewater Treatment System Inspection for the Property located at 1110 Water Park Wimberly	1	300.00	300.00
Convenience Fee Credit Card Convenience Fee	1	11.00	11.00
		PAYMENT	311.00
		BALANCE DUE	**$0.00**

PAID

SUPER INSPECTOR AUSTIN-SAT
512-640-9796
Assistant@yoursuperinspector.com
http://yoursuperinspector.com/

TREC REI 7-6 SUPER INSPECTOR RESIDENTIAL INSPECTION

1110 Water Park Rd
Wimberley, TX 78676

Inspector
Charlie Averett
TREC license # 23492
713-594-3271
charlie@yoursuperinspector.com

Agent
Debbie Donaldson
Keller Williams
(512) 665-9588
debbie.donaldson79@gmail.com

PROPERTY INSPECTION REPORT FORM

Kimmie Dunlay & Mark Grimes	08/17/2022 9:00 am
Name of Client	*Date of Inspection*
1110 Water Park Rd, Wimberley, TX 78676	
Address of Inspected Property	
Charlie Averett	TREC license # 23492
Name of Inspector	*TREC License #*
Blake Williams Trec Lic #	6810
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Occupancy: Furnished, Vacant

In Attendance: Buyer, Buyer Agent

Temperature : 90 to 100

Weather Conditions: Clear

Type of Building: Single Family

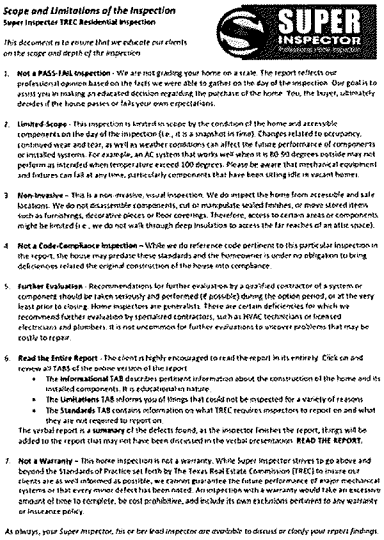
The direction the building faces for orientation purposes.: West

Vacant home limitations:

This house was vacant / unoccupied at the time of inspection. Vacant and unoccupied houses present unique challenges for home inspection, especially the piping and wiring systems which have not be subject to regular use prior to the inspection. While these systems can be tested during inspection, this one-time test is quite different than regular use and it is difficult to know how these systems will respond to regular use after the inspection. For example, septic systems may initially function and then fail under regular daily use. Plumbing traps may operate with no signs of leaks and then let go when being actively used for a few days. Shower pans may only leak when someone is standing in the shower and taking a shower. Seals for plumbing fixtures can dry up and leak when not is use. Sewer lines with roots may allow water flow, but then fail when waste and tissue are flushed; it can take a few days for that to backup. Please understand we are trying our best to look for clues of past or existing problems to paint a realistic best-guess as to the reliability of these systems during inspection, our testing procedures are as comprehensive as possible but cannot predict the future performance of a fully occupied home.

Inaccessible / obstructed components areas:

Important Scope And Limitations:



Scope and Limitations of the Inspection
Super Inspector TREC Residential Inspection

SUPER INSPECTOR
Following Your Inspector

This document is to ensure that we educate our clients on the scope and depth of the inspection

1. **Not a PASS-FAIL Inspection** - We are not grading your home on a scale. The report reflects our professional opinion based on the facts we were able to gather on the day of the inspection. Our goal is to assist you in making an educated decision regarding the purchase of the home. You, the buyer, ultimately decides if the home passes or fails your own expectations.

2. **Limited Scope** - This inspection is limited in scope by the condition of the home and accessible components on the day of the inspection (i.e., it is a snapshot in time). Changes related to occupancy, continued wear and tear, as well as weather conditions can affect the future performance of components or installed systems. For example, an AC system that works well when it is 80-90 degrees outside may not perform as intended when temperature exceed 100 degrees. Please be aware that mechanical equipment and fixtures can fail at anytime, particularly components that have been sitting idle in vacant homes.

3. **Non-Invasive** – This is a non-invasive, visual inspection. We do inspect the home from accessible and safe locations. We do not disassemble components, cut or manipulate sealed finishes, or move stored items such as furnishings, decorative pieces or floor coverings. Therefore, access to certain areas or components might be limited (i.e., we do not walk through deep insulation to access the far reaches of an attic space).

4. **Not a Code-Compliance Inspection** – While we do reference code pertinent to this particular inspection in the report, the house may predate these standards and the homeowner is under no obligation to bring deficiencies related the original construction of the house into compliance.

5. **Further Evaluation** - Recommendations for further evaluation by a qualified contractor of a system or component should be taken seriously and performed (if possible) during the option period, or at the very least prior to closing. Home inspectors are generalists. There are certain deficiencies for which we recommend further evaluation by specialized contractors, such as HVAC technicians or licensed electricians and plumbers. It is not uncommon for further evaluations to uncover problems that may be costly to repair.

6. **Read the Entire Report** - The client is highly encouraged to read the report in its entirety. Click on and review all TABS of the online version of the report
   - The **Informational TAB** describes pertinent information about the construction of the home and its installed components. It is educational in nature.
   - The **Limitations TAB** informs you of things that could not be inspected for a variety of reasons
   - The **Standards TAB** contains information on what TREC requires inspectors to report on and what they are not required to report on.

   The verbal report is a **summary** of the defects found, as the inspector finishes the report, things will be added to the report that may not have been discussed in the verbal presentation. **READ THE REPORT.**

7. **Not a Warranty** - This home inspection is not a warranty. While Super Inspector strives to go above and beyond the Standards of Practice set forth by the Texas Real Estate Commission (TREC) to insure our clients are as well informed as possible, we cannot guarantee the future performance of major mechanical systems or that every minor defect has been noted. An inspection with a warranty would take an excessive amount of time to complete, be cost prohibitive, and include its own exclusions pertinent to any warranty or insurance policy.

As always, your Super Inspector, his or her lead inspector are available to discuss or clarify your report findings.

Repair Cost Guide:

A **Repair Cost Guide** is provided as a courtesy to our clients and their real estate agents at **www.yoursuperinspector.com**. The dollar values reflect our partner contractor recommendations and/or national averages for the region.

Estimating repair costs are often limited by the non-invasive scope of the inspection itself as outlined by the standards of practice and your inspection agreement. Purchasers of real property are encouraged to seek further onsite evaluation by qualified professionals when recommended in the report. The onsite costs of work to be completed by qualified contractors may vary based on the actual scope of work and materials needed.

Super Team Services, a partner of Super Inspector, is available if you need help prioritizing repairs or producing cost estimations. Once you take possession of the home, **STS Handyman and Renovations** is available for all your repair and make ready needs.

Call or text 817-**MYSUPER** (817-697-8737) or visit **www.SuperTeamServices.com** to learn more.

Spectora Report Tools:

Your Spectora report software is equipped with a "Report Tools" feature. There are two tools which can assist in the preparation of repair request lists, priority cost estimations, and/or TREC contract addenda. The "Report Tools" feature is located at the top right hand corner of the online report view. The following tools are available:

- **Observations Copy-and-Paste Text** - This feature allows you to view the report deficiencies as plain text without pictures. The deficiencies can be sorted by category, and you can cut and paste selected remarks for use in other documentation.
- **Repair Builder Tool** - This feature allows you to build a PDF document utilizing the remarks and pictures related to specific deficiencies. You have the option of requesting a credit for specific items, making specific comments regarding the repair or replacement of specific items, or both.

Click HERE to watch a brief video overview of how to use the **Spectora Report Tools**. Also, feel free to call our *Super Team Services* office at 817-697-8737 and we will walk you through how to utilize the Report Tool features.

The Report Tools can be used in conjunction with the **Repair Cost Guide** below to make cost estimations for requested repairs and/or treatments.

Further Evaluation:

It is highly recommended that clients seek the opinion of a qualified contractor when the report advises "further evaluation," especially involving major mechanical systems and potential water penetration. The typical rates for contractors to perform further evaluation are listed below. In some cases the fee can be applied to the cost of repairs. The majority of agents work with a team of preferred contractors. If the client or agent needs assistance in connecting a qualified contractor, Super Concierge is happy to help. Call 817-697-8737.

- Foundation Engineered Report: $500 - $1,000
- Foundation Contractor Report: $150 - $300
- Roofing Contractor: $100 - $300
- Licensed Electrician: $200 - $700
- Licensed Plumber: $150 - $400
- HVAC Technician: $125 - $300
- Qualified Contractors: Free to $150

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Type of Foundation: Post-Tension Cable

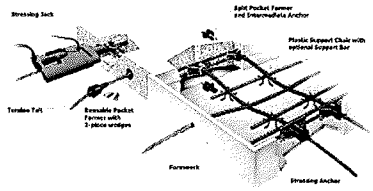
Comments:

(An opinion on performance is mandatory.): This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concerns exists about the potential for future movement.

For more information concerning foundation maintenance click this link
http://yoursuperinspector.com/foundation-problems/

Post tension slab description:

Bonded post-tensioned concrete is the descriptive term for a method of applying compression after pouring concrete and during the curing process. The concrete is cast around a plastic, steel, or aluminum curved duct, to follow the area where otherwise tension would occur in the concrete element.
A set of tendons is fished through the duct and the concrete is poured. Once the concrete has hardened, the tendons are tensioned by hydraulic jacks that react (push) against the concrete member itself.
When the tendons have stretched sufficiently, according to the design specifications, they are wedged in position and maintain tension after the jacks are removed, transferring pressure to the concrete. The duct is then grouted to protect the tendons from corrosion.
This method is commonly used to create monolithic slabs for house construction in locations where expansive soils create problems for the typical perimeter foundation. All stresses from seasonal expansion and contraction of the underlying soil are taken into the entire tensioned slab, which supports the building without significant flexure.



Foundation Performance Opinion: Performing as intended: In my opinion the foundation appeared to be providing adequate support for this dwelling based on a limited visual observation today. At this time I did not observe any evidence that would indicate the presence of significant deflections in the foundation; there were no notable functional problems resulting from foundation movement; the interior and exterior stress indicators showed little affects of movement and I perceived the foundation to contain no significant unlevelness after walking the floors. -

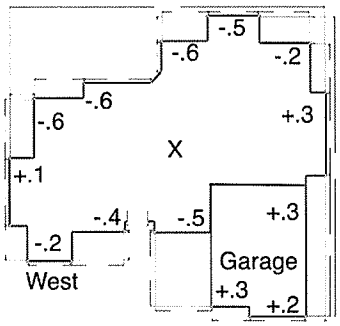
Foundation Measurements:

Random 1st story floor surface measurements were taken with a Zip Level. Allowances were made for the difference in floor covering. Zero reference is rechecked for repeatability. The measurements are reported in the diagram below. It should be noted that foundations may reveal some unevenness due to workmanship (as built). Therefore, measurements do not necessarily represent the actual degree of deflection from differential movement of the foundation. Although deviations/slopes in the foundation can assist the inspector in evaluating the foundation performance as to the direction and degree of possible movement, these deviations/slopes are not, by themselves, a measurement of foundation movement.

Foundation Elevation Measurements
Elevation Measurements are Expressed in Inches
X = Zero Reference Point

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

I	NI	NP	D



Note: Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.:

1: Shrinkage Cracks

Maintenance/Recommendation

Common cracks were observed in the exposed areas of the slab. This commonly occurs as the result of settling and/or surface checking. Surface checking occurs when concrete is poured in a dry state, which increases tensile strength. The dry state results in differential curing causing the surface areas to fracture. This is normal with concrete slabs. Cracks should be monitored for disjointing and/or separations and evaluated if adverse conditions are observed.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

The inspector will report on drainage around the foundation that is not performing; deficiencies in grade levels around the foundation; and deficiencies in installed gutter and downspout systems.

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet is appropriate slope.

For more information on proper grading and drainage click this link.

Partial roof gutters:

The building is partially equipped with roof gutters. These are not required in every situation, but are recommended to divert roof runoff away from entry areas and mechanical equipment. The absence of gutters and/or diverters above the entry areas can result in roof drainage hitting the porch slab and splashing back onto the doors, windows, and wall coverings. Installing roof gutters and/or diverters may help prevent water penetration in those areas. Additionally, roof gutters can help to manage soil moisture content near the foundation. This is important where expansive or collapsible clay soils exist. This is reflected in the 2012 International Residential Code as follows: R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an approved drainage system.

Dry weather conditions:
If dry weather conditions existed at the time of this inspection, yard drainage was not observed firsthand.

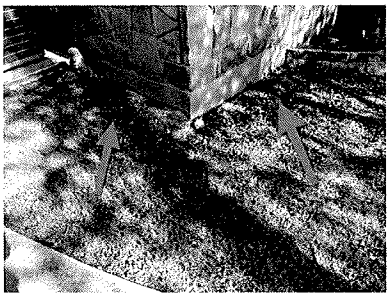
1: Areas of pooling or possible pooling water
Maintenance/Recommendation
There are areas of pooling or possible pooling water near the foundation at one or more locations. The grading may need to be improved to ensure proper moisture runoff in those areas.

Frank Garcia leveled flower bed

2: Soil erosion
Maintenance/Recommendation
The soil erosion near the foundation needs repair and monitoring.

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

I	NI	NP	D



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

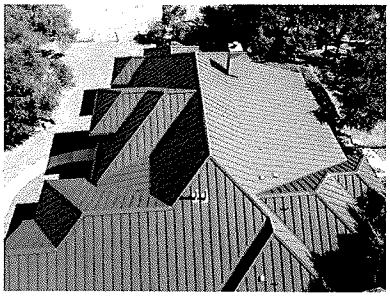
Types of Roof Covering: Metal\Galvanized Steel

Viewed From: Edge of Roof, Drone

Comments:

This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. The home inspector is not responsible for insurability of the roof covering materials.

Photos: Average Condition of Roof Covering:



Roof condition: Good condition

Drone veiwed:

The roof surface was too tall to be safely accessible and was viewed using a drone. This makes certain deficiencies difficult to see due to not being physically present on the roof. The roof should be evaluated by a qualified professional with proper equipment to safely view and access the roof.

1: Missing kickout flashing

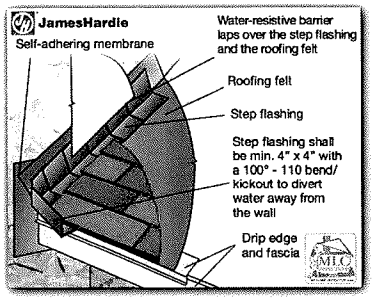
Maintenance/Recommendation

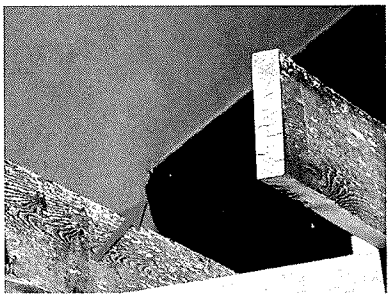
There is missing kickout flashing at one or more vertical wall intersections. This may allow roof runoff to drain onto the wall and/or behind the siding. Kickout flashing should be installed to help divert roof runoff away from the wall. R905.2.8.3 Sidewall flashing.

Base flashing against a vertical sidewall shall be continuous or step flashing and shall be a minimum of 4 inches (102 mm) in height and 4 inches (102 mm) in width and shall direct water away from the vertical sidewall onto the roof and/or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and counter flashing shall be provided in accordance with Section R703.7.2.2. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and Section R703.6.3.

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

I	NI	NP	D

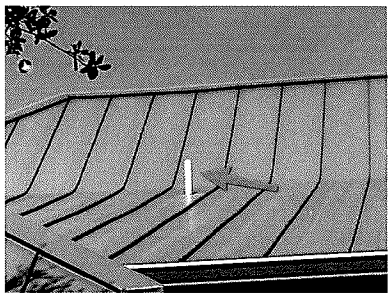




2: Paint sewer vent pipes

Maintenance/Recommendation

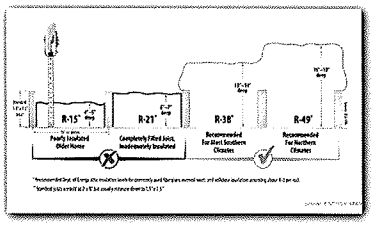
One or more unpainted sewer vent pipes were observed on the roof. PVC and neoprene will deteriorate where exposed to ultraviolet rays. Painting the vent pipe and neoprene auto caulk can help prevent deterioration caused by exposure to ultraviolet rays.

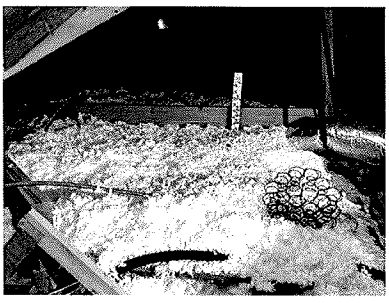


☒ ☐ ☐ ☐ **D. Roof Structures and Attics**

Viewed From: Entered the Attic

Approximate Average Depth of Insulation:: 12 to 14 inches blown fiberglass insulation, and radiant barrier on the roof decking. -
Find out more about how much insulation you need. Click Here.



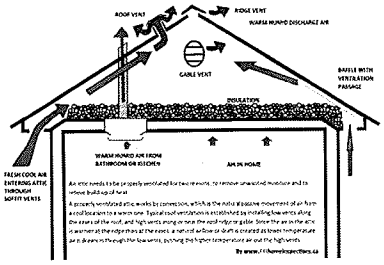


Comments:
This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

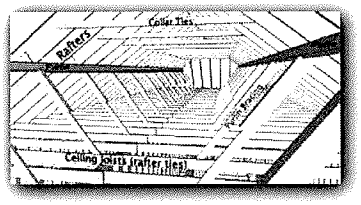
Attic Ventilation: Soffit Vents, Ridge Vents -
For information concerning proper attic ventilation Click Here.

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

I	NI	NP	D



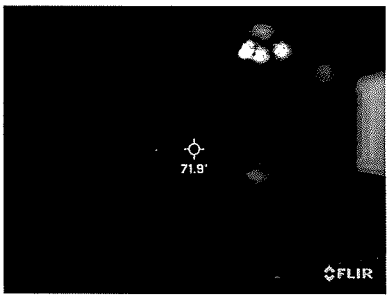
Roof Structure Description - Stick Framing: The roof structure is framed using conventional stick framing. Stick framing utilizes lumber constructed on site by contractors.

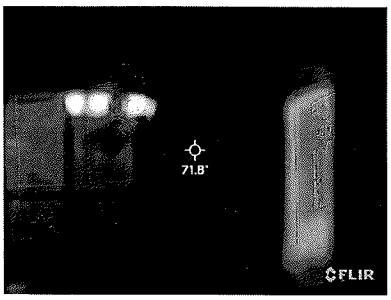


☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Comments:
This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Photos - Interior Walls Thermal Image Samples:
The interior walls were scanned with a FLIR thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. The thermal pictures below are a sample of random interior walls in this house at the time of this inspection.



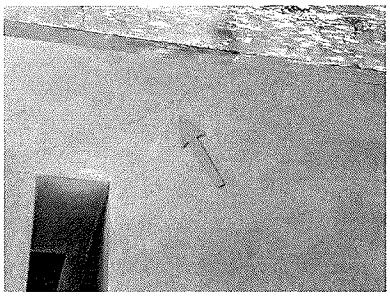


Wall construction: Wood Stick Framing
Siding Material: Stone, Stucco
Interior wall materials: Textured Drywall Finished With Paint
Possible hidden damage:
Note: if water stains are noted on ceilings or walls it should be assumed that moisture penetration has occurred and that some hidden damage may exist.

1: Fractured stucco/EIFS
Further Evaluation Required

The stucco/EIFS is fractured at one or more locations on the side of the house. This is an occurrence usually related to seasonal or structural movement. It is recommended that fractures be repaired to help prevent

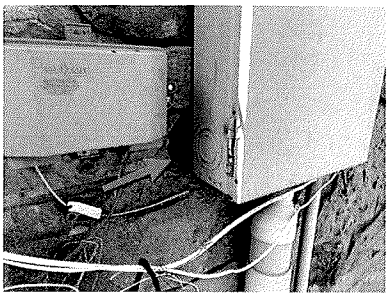
moisture penetration.



2: Wall penetrations not sealed

Maintenance/Recommendation

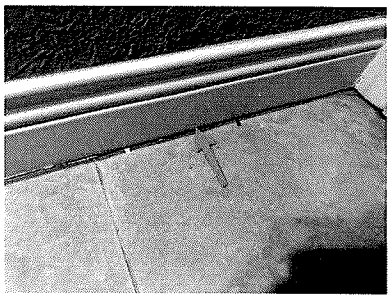
There are one or more exterior wall penetrations that are not sealed. The penetrations should be sealed to help prevent moisture and/or pest intrusion in those areas.



3: Separations at baseboards

Maintenance/Recommendation

There are separations at the baseboards at one or more locations about the house. This normally occurs with seasonal temperature and humidity changes that cause the wood to expand and contract. Repair as necessary.



☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

This inspection covers deficiencies of the ceilings and floors related to structural performance or water penetration.

Photos - Ceilings with Thermal Image Samples:

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

I	NI	NP	D

The ceilings were scanned with a FLIR thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects.

No deficiencies observed on the ceilings :

No deficiencies observed on the floors :

Ceilings - Previous repairs:

Previous repairs were observed on the ceiling. The cause or reason for repairs are unknown and the quality of the repairs are beyond the scope of this inspection. Contact sellers for more information.

From HVAC
Previous Owner
repaired

Possible hidden damage:

Note: if water stains are noted on ceilings or walls is should be assumed that moisture penetration has occurred and that some hidden damage may exist.

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

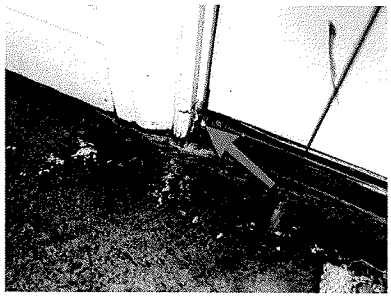
Comments:

Note: Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

1: Moisture damage door casing

Maintenance/Recommendation

Moisture damage was observed on one or more door casings. Repair or replace as necessary.



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

I	NI	NP	D

2: Garage door not self closing

⚠Code/Safety Concerns

The door between the house and garage is not self closing. Garage to house doors should be self closing as reflected in the International Residential Code section R302.5.1 where it reads:

R302.5.1 Opening Protection

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, **equipped with a self-closing device.**

Remediation is recommended.

3: Loose or missing door hardware

🔧Maintenance/Recommendation

One or more doors have loose or missing hardware. Repair or replace as required.

4: Evidence of water intrusion

⛔Further Evaluation Required

There appears to be moisture penetration at the back door in the master bedroom. Recommend further evaluation.

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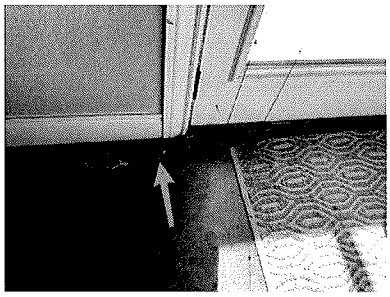
I	NI	NP	D

☒ ☐ ☐ ☒ **H. Windows**

Comments:
This inspection covers the presence and condition of windows and screens.

Type of Windows: double pane thermal windows

Note to client:
Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

1: Missing Screen(s)
Maintenance/Recommendation

One or more windows are missing a screen. Recommend replacement.

2: Missing safety glass in hazardous location
Code/Safety Concerns

The house does not appear to be equipped with safety glass in the required areas. Tempered glass should be installed in windows adjacent doors and in bathtub and shower enclosures for safety.
SECTION R308 GLAZING R308.1 Identification.
Except as indicated in Section R308.1.1 each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturers designation specifying who applied the designation, designating the type of glass and the safety glazing standard with which it complies, which is visible in the final installation. The designation shall be acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type which once applied cannot be removed without being destroyed. A label shall be permitted in lieu of the manufacturers designation.
R308.4.5 Glazing and wet surfaces.
Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered a hazardous location. This shall apply to single glazing and all panes in multiple glazing.

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

I	NI	NP	D

3: Exterior window deteriorated caulk joint

Maintenance/Recommendation

There are separated caulk joints around the exterior window frames at one or more locations. This may indicate settling and/or seasonal movement in those areas. The caulk should be touched up or replaced to exclude pests and moisture from those areas. Where deteriorating caulk is noted it should be assumed that some moisture penetration has occurred and that some hidden damage may be present.

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

Comments:

This inspection will note deficiencies in steps, stairways, landings, guardrails, and handrails and for proper spacing between balusters, spindles, or rails for steps stairways, guards and railings.

Stair construction meets standards: Yes

No deficiencies observed:

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

Comments:

This inspection covers the visible components and structure of the fireplace and chimney.

Location: Living Area

Type of fire place: wood burning, with gas starter pipe

Type of fire box: Metal W/ Refractory Panels

Type of chimney: Metal

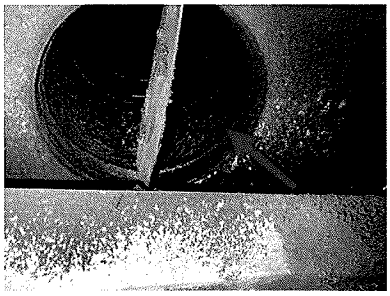
Chimney viewed from: Roof Level

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

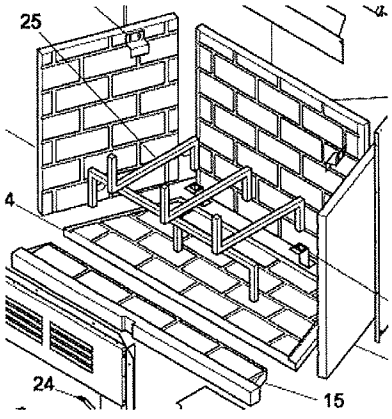
I	NI	NP	D

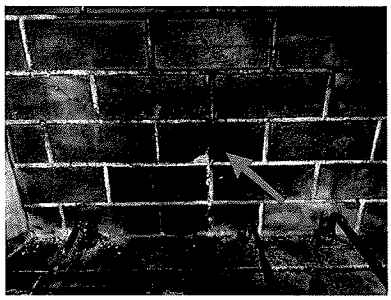
Attic fire stop: Not accessible
Chimney cap installed: Yes
Combustion Air Vent: Yes
Gas Valve/Logs: Yes

1: Buildup of soot and creosote
⚠Code/Safety Concerns
There was a buildup of soot and creosote in the firebox and chimney at the time of the inspection. It is recommended that they be professionally cleaned prior to the next use.



2: Deteriorated/Cracked refractory panels
🔧Maintenance/Recommendation
The refractory panel at the back of the firebox is deteriorated and/or cracked. The panel should be replaced to ensure heat is properly deflected out of the firebox. Further evaluation and/or repair is advised.





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I	NI	NP	D
☒	☐	☐	☒

K. Porches, Balconies, Decks, and Carports

Comments:

This inspection covers any attached porches, decks, steps, balconies, and carports for structural performance.

1: Sidewalk/driveway heaved

⚠Code/Safety Concerns

The sidewalk/drive way is heaved up at one or more locations. This presents a trip hazard. There are new processes, such as Mudd Jacking, that are low cost and effective methods of leveling driveways and side walks.

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

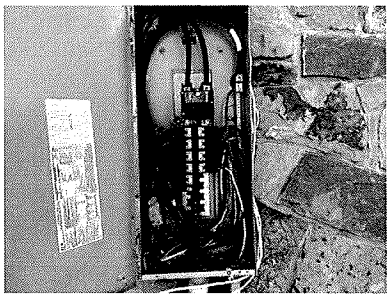
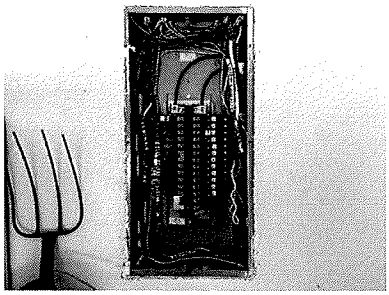
I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

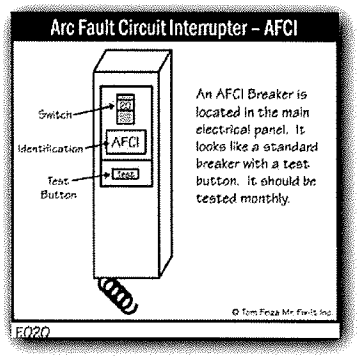
Comments:
This inspection covers the service entrance wiring, electrical panels and subpanels.

Photos - Electrical panels uncovered for inspection:

Service Entrance Type: Underground
Panel Manufacturer: Eaton
Location of Main Panel: Exterior of home
Main Panel Rating Amps: 225
Wire Types Found in Panels: copper, aluminum
Grounding and Bonding: verifiable ground rod, gas supply
Condenser Breaker Sufficient: Yes
Arc Fault Tested: Tested
Arc Fault Protection Devices: The construction of this house may predate these standards. -
Arc fault breakers are special equipment that are designed to detect electricity arcing off the protected circuit, causing the breaker to trip and cut off power to the circuit. Arc faults can happen in several situations, such as: when hanging a picture, a nail could penetrate electrical conductor casing behind the wall covering. This can result in electricity arcing between the nail and the conductor, which could result in a fire. 2015 International Residential Code: E3902.16 Arc-fault circuit-interrupter protection. Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected.

For more information concerning Arc Fault Protection click here.

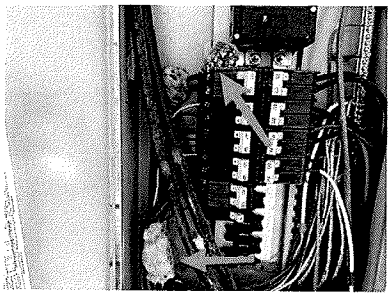


1: Debris in panel
Further Evaluation Required

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

I	NI	NP	D

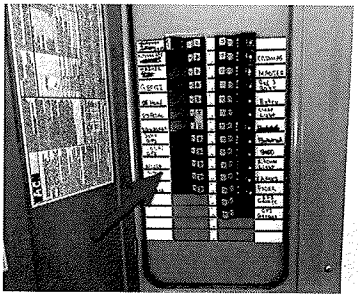
There is debris or texture in the panel. The panel should be evaluated and the debris should be removed by an electrician.



2: Partial arc-fault protection installed

⚠Code/Safety Concerns

There are missing arc-fault protection devices in the electrical panel. These may not be required in every jurisdiction but are recommended to prevent shock and fire hazards. The installation of arc-fault breakers is reflected in the 2015 International Residential Code: E3902.16 Arc-fault circuit-interrupter protection. Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected.



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

Types of Wiring:: copper

Comments:

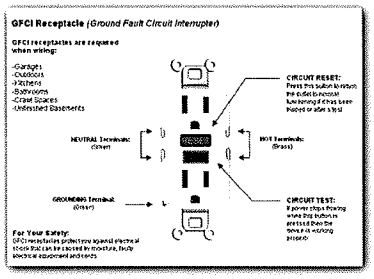
This inspection covers electrical receptacles, switches and fixtures.

A ground fault circuit interrupter (GFCI) or Residual Current Device (RCD) is a device that shuts off an electric circuit when it detects that current is flowing along an unintended path, possibly through water or through a person. It is used to reduce the risk of electric shock. Current code requires that there be Ground Fault Circuit Interrupt Protection at all kitchen outlets above counter tops and on islands, garage outlets, exterior outlets, bathroom outlets, and any outlets within 6 feet of a water source.

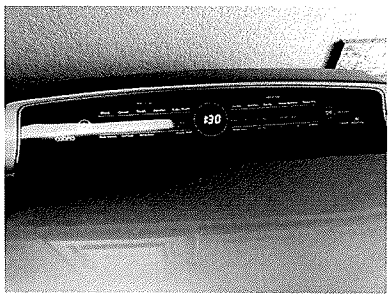
For more information concerning Ground Fault Protection click here.

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

I	NI	NP	D



Type of electrical system: 3 wire grounded
Smoke Alarms Present: Yes
Carbon Monoxide Alarm: No
Dryer plug has power photo/video:
The dryer receptacle had power at the time of the inspection.



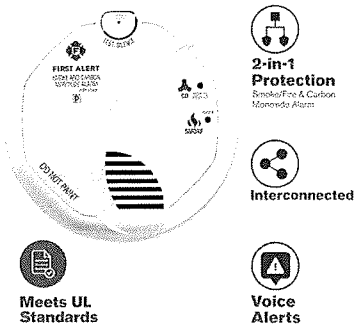
Exterior/garage outlets not tested for GFCI protection:
The exterior/garage outlets were not tested for GFCI protection due to storage in the garage. No GFCI was visible to reset during the inspection. Testing for GFCI protection could cause food in freezers to spoil. All exterior and garage outlets should be tested for GFCI protection prior to closing.

1: Missing CO alarms
⚠Code/Safety Concerns

There are missing carbon monoxide alarms in the home. Carbon monoxide alarms should be installed in accordance with current standards, as follows: 2009 International Residential Code R315.2.1 New construction. Carbon monoxide alarms shall be provided in dwelling units when either or both of the following conditions exist. 1. The dwelling unit contains a fuel- fired appliance. 2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit. R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. When a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. Carbon monoxide is an odorless, colorless, and tasteless gas that is near impossible to identify without a proper detector. It is caused by fuels not burning completely, including wood, gasoline, coal, propane, natural gas, gasoline, and heating oil. This unburned fuel can come from anything from clothes dryers, water heaters, and ovens to ranges, a fire-burning fireplace, or a car left running in a closed garage.

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

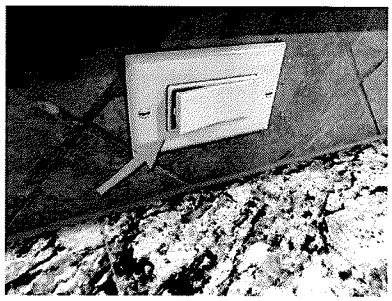
I	NI	NP	D



2: Damaged faceplate

Further Evaluation Required

One or more receptacles have damaged faceplates. Replacement of the outlet by a licensed electrician is advised.



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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

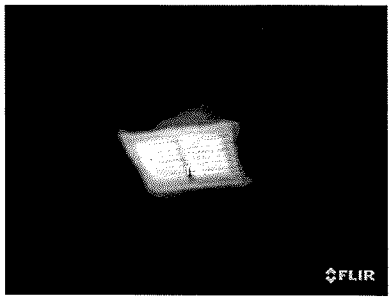
Types of Systems: Central

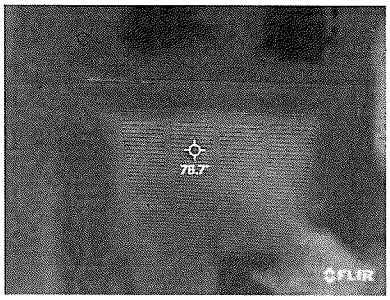
Energy Sources: Heat pump assisted by an electric furnace

Comments:

This inspection covers the gas and electric heating systems.

Photos - Furnace Uncovered and Return & Supply Sample Images:





Note - Potential Hidden Damage:

If deteriorated or missing sealant, missing refrigerant line insulation, or evidence of previous or current leaks are notated as deficient within HVAC systems, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

Mechanical Equipment Locations: attic

Gas valve: Not Applicable

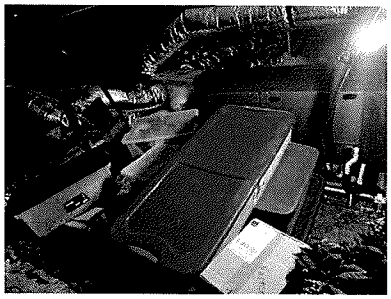
Number of units: 1

Too Hot to Test Heat Pump: 100°+ -

The outside temperature listed above was to high to test the heat pump. Operating the equipment in heat pump mode when outside temperatures are above 70 degrees can result in damage to the equipment. The equipment was not tested for operational performance as a result. The heat pump uses the cooling equipment to perform its function. Information concerning the operational function of the equipment in cooling mode is reported in the next section of this report.

Not Accessible:

The furnace was not accessible at the time of the inspection. Once the unit is accessible the unit should be evaluated for visual signs of deficiencies.



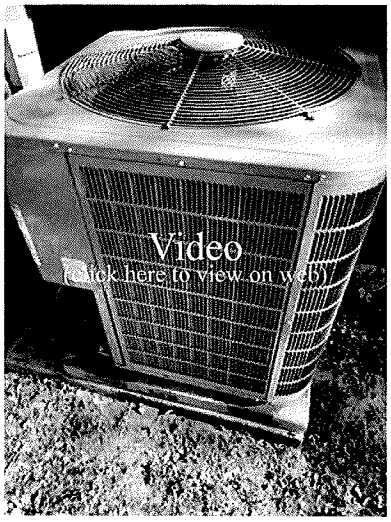
☒ ☐ ☐ ☐ **B. Cooling Equipment**

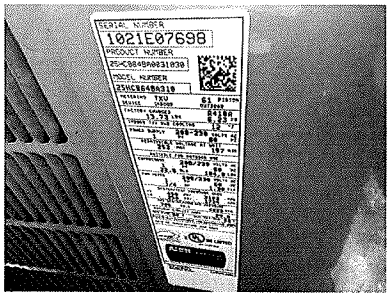
Types of Systems: Central - Air Conditioner

Comments:

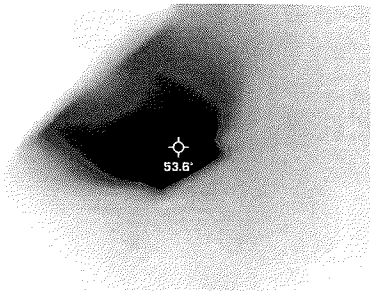
The Texas Real Estate Commission estimates the typical life span of HVAC systems to be 15-20 years of service. This may vary from system to system depending on level of use and recommended maintenance performed during the life of the system.

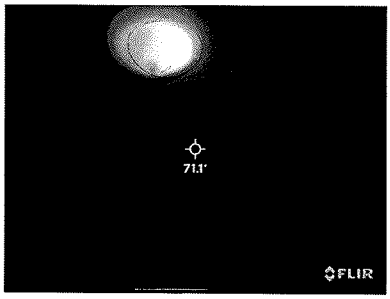
Photos - Manufacturer's Tag and Operational Video:





Photos - Temperature Differential Return & Supply Sample Images: house, 18





Size in tons: 4

Year manufactured: 2021

Seer Rating of at least: 14-16

Refrigerant used: R410A

Testing method:
The equipment was operated in the cooling mode for 20 minutes, at which time the temperature of the air coming from the supply registers was measured and compared to the room temperature. The desirable differential is 15 to 22 degrees.

The selected temperature differential tested at the above selected degrees at the time of the inspection.

Recommended maintenance :
Even if the system(s) appear to be performing as intended at the time of the inspection, yearly maintenance is recommended on HVAC systems. It is recommended that all documentation of recent service be obtained. If recent service cannot be verified, service is recommended to ensure proper operation in extreme conditions and to ensure warranty requirements are satisfied.

Location of condensate drain lines: Under sink -

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

I	NI	NP	D

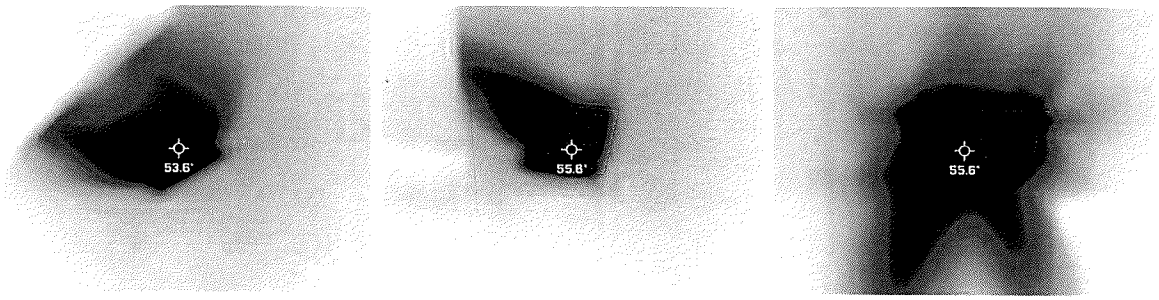
If the condensate drain line could not be located this may indicate the drain line is not properly terminated. Locating the drain line is advised.

The cooling system appeared to be operating as intended at the time of the inspection:

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

Comments:
This inspection covers the condition of the visible ducts, vents, fans and filters.
Supply air is checked with thermal cameras at various registers for temperature consistency.

Photos - Sample Images Taken During Operation:



Type of Ducts: Flexible
Filter Locations: At the air handling equipment
HVAC Filter Sizes: Aprilaire model 2200
HVAC Filter Width: 4 inch
Filter Condition: Satisfactory
The supply air temperature was measured at the various registers throughout the house. The temperature was consistent from room to room, indicating adequate air distribution. Additionally, the air ducts were observed from the attic and appeared to be serviceable and properly installed:

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Location of water meter: private well

Location of main water supply valve: At the well equipment

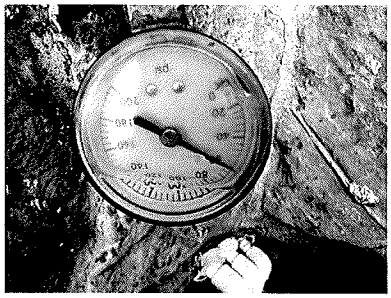
Static water pressure reading: 60-65

Types of supply piping material: Copper

Comments:

This inspection covers the type and condition of all accessible and visible water supply components.

Photos - Water Meter, Homeowner Shutoff Valve, Static Water Pressure:



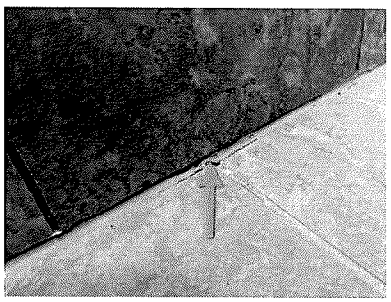
Note - Potential Hidden Damage:

If deteriorated caulk/mortar joints, broken tiles, or evidence of previous or current leaks are notated as deficient within plumbing systems, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

1: Grout/caulk separations

Further Evaluation Required

There are fractured and/or separated caulk and/or grout joints in the shower enclosure(s). It is beyond the scope of this inspection to determine if moisture penetration has occurred and/or is present in non visible areas, such as behind wall coverings. For a more detailed analysis, a professional tile contractor should be consulted. The joints should be sealed to help prevent moisture penetration in those areas.



2: Restricted flow at interior fixtures

Further Evaluation Required

Water flow to one or more plumbing fixtures appeared to be restricted at the time of the inspection. This often occurs when sediment builds up at valves and/or inside the fixture, but may indicate a blockage. Further evaluation and/or repair by a licensed plumber is advised.

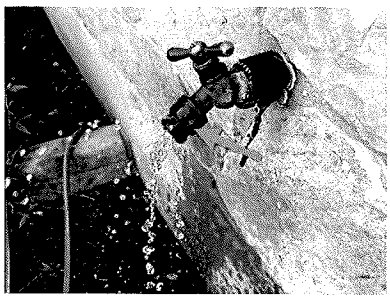
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

3: Anti-Siphon Leak

Further Evaluation Required

One or more exterior faucets leaked from the anti-siphon device when the valve was opened. Repair or replacement is recommended.



4: Exterior faucet leaks at stem

Maintenance/Recommendation

There are one or more exterior faucets that leaked from the valve stem when tested. This may indicate a worn washer and/or fitting. Further evaluation and/or repair by a licensed plumber is advised.

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

Type of Drain Piping Material: PVC

Comments:

This inspection covers the condition of all accessible and visible waste-water and vent pipes.

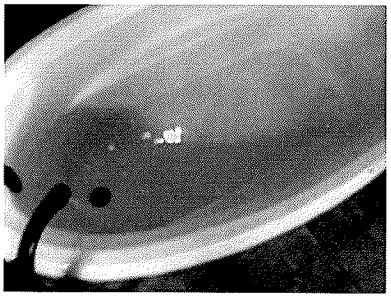
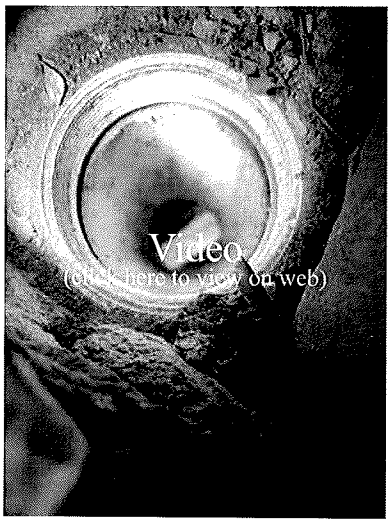
Location of cleanouts: North, Near the foundation

Photos - Drain Cleanout Location/Observation:

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

I	NI	NP	D


Bathtub Overflow Drains and drain load test: Yes -
Note: A drain load test was performed by filling all available sinks, bathtubs, and shower pans to a high level.
Note: upper level tub overflow drains are not tested due to the risk of damage to private property.

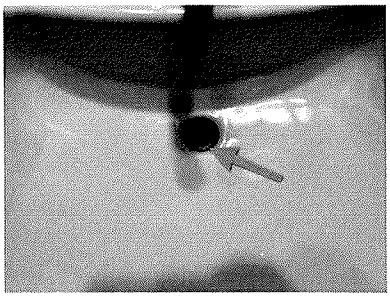




Laundry Drain Tested: no, Not accessible
Laundry drain was not tested:
The laundry drain was not tested due to potential damage to the property.

1: Missing stopper
Maintenance/Recommendation
The drain stopper is missing or non-functional at one or more sinks or tubs. Repair and/or replace as necessary.

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

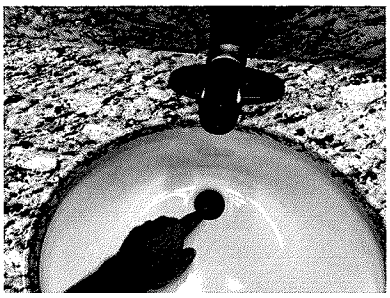
I	NI	NP	D



2: Stopper did not function

Maintenance/Recommendation

One or more drain stoppers did not function properly. Repair or adjustment as needed for proper operation of the stopper.



☒ ☐ ☐ ☒ **C. Water Heating Equipment**

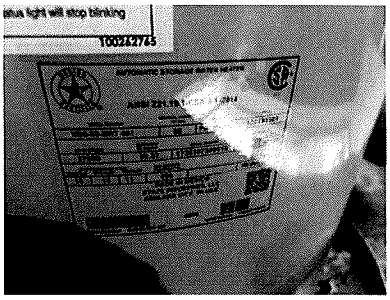
Energy Sources: Gas

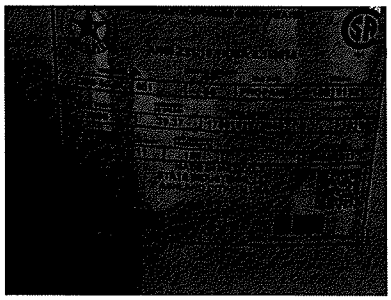
Capacity: 100

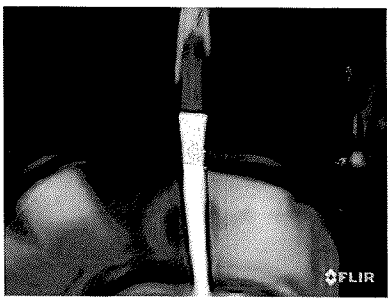
Comments:

This inspection covers the water heating equipment and its temperature and pressure relief system.

Photos - Water Heater ID tag and Sample Temperature Images:







Water Heater Locations: attic

Numbers of units: 2

Years: 2017

Life Expectancy of water heater:
10 to 15 years

TPR test: Not Operated

Safety pan and drain: Yes

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

I	NI	NP	D

Gas Shut Off Valve: Present, Accessible
Gas appliance connector: Iron/Flex
Type of Visible Vent Pipe: Double Wall
Garage Unit Physically Protected: Not applicable
18 Inch Floor Clearance: Not applicable
Water temperature test range: Below 120 degrees -
Note: The water temperature at the fixtures tested at the range indicated above. Water temperatures should be 120 F or below to help prevent accidental injury from scalding.

Table 10.2 Scald chart

Water Temperature °F (°C)	Time for 1st Degree Burn (Less Severe Burns)	Time for Permanent Burns 2nd & 3rd Degree (Most Severe Burns)
104-110 (43.3)	(normal shower temp.)	
116 (46.7)	(pain threshold)	Permanent burn injury
116 (46.7)	35 minutes	45 minutes
122 (50)	1 minute	5 minutes
131 (55)	5 seconds	25 seconds
140 (60)	2 seconds	5 seconds
149 (65)	1 second	2 seconds
154 (67.8)	instantaneous	1 second

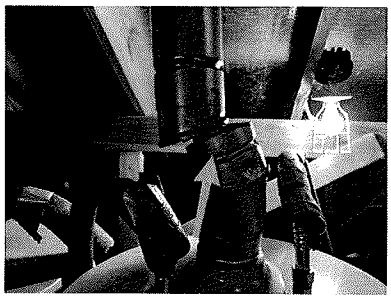
(U.S. Government Memorandum, C.P.S.C., Peter L. Armstrong, Sept. 15, 1978)

Tpr not tested:
The water heater temperature pressure relief valve was not tested due to possible damage to property.

1: Water heater flue disconnected
Further Evaluation Required

The water heater flue vent pipe is disconnected. This will allow exhaust gas from the water heater to be vented into this space. This could become a safety hazard due to the exhaust gases have no odor. Further evaluation and or repair by a licensed plumber is advised.

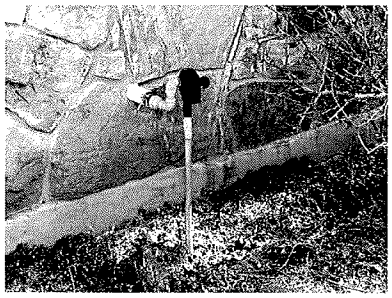
Repaired



☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Comments: Not Present:

☒ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: South, Near Foundation
Type of Gas Distribution Piping Material: Black Iron
Comments:
This inspection covers the type and condition of all accessible and visible gas supply components.

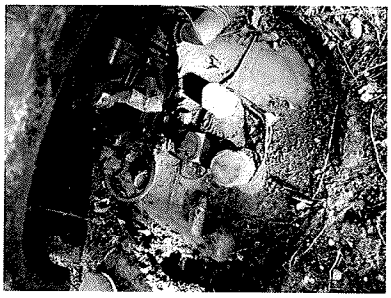
Photos - Gas Meter:



Propane Gas:
The home is equipped with propane gas. This is common for houses that are located where natural gas cannot be used. The propane tank must be filled periodically. Further information from the seller about any service contracts for the propane tank are recommended.

No deficiencies observed:

Buried propane tank:
The propane tank is buried. This is beyond the scope of this inspection. The tank should be evaluated by the service provider. The tank appeared to be around XX% at the time of the inspection.



☐ ☒ ☐ ☐ **F. Other**

Comments:
Any item(s) not specifically listed in this report were not inspected.

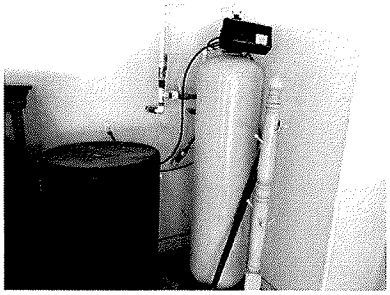
Water softener system:
The house appears to have a water softener and/or purification system installed. The condition and performance of water purification/softener systems are beyond the scope of this inspection. All documents and service records should be obtained from the sellers.

The typical water softener is a mechanical appliance that's plumbed into your home's water supply system. All water softeners use the same operating principle: They trade the minerals for something else, in most cases sodium. The process is called ion exchange. The heart of a water softener is a mineral tank. It's filled with small polystyrene beads, also known as resin or zeolite. The beads carry a negative charge.

Calcium and magnesium in water both carry positive charges. This means that these minerals will cling to the beads as the hard water passes through the mineral tank. Sodium ions also have positive charges, albeit not as strong as the charge on the calcium and magnesium. When a very strong brine solution is flushed through a tank that has beads already saturated with calcium and magnesium, the sheer volume of the sodium ions is enough to drive the calcium and magnesium ions off the beads. Water softeners have a separate brine tank that uses common salt to create this brine solution.

In normal operation, hard water moves into the mineral tank and the calcium and magnesium ions move to the beads, replacing sodium ions. The sodium ions go into the water. Once the beads are saturated with

calcium and magnesium, the unit enters a 3-phase regenerating cycle. First, the backwash phase reverses water flow to flush dirt out of the tank. In the recharge phase, the concentrated sodium-rich salt solution is carried from the brine tank through the mineral tank. The sodium collects on the beads, replacing the calcium and magnesium, which go down the drain. Once this phase is over, the mineral tank is flushed of excess brine and the brine tank is refilled.



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

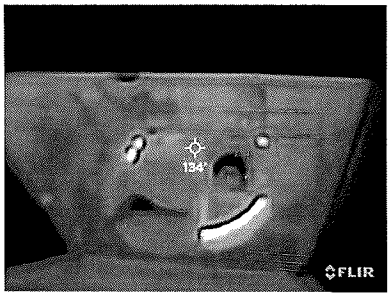
I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:
The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

Photo - Dishwasher Thermal Image:



Note - Potential Hidden Damage:
If deteriorated or missing caulk/grout at wall and roof penetrations and/or evidence of previous or current leaks are notated as deficient within appliance components, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

Back Flow Prevention: Sanitary Loop
The dishwasher appeared to operate as intended when tested.:

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

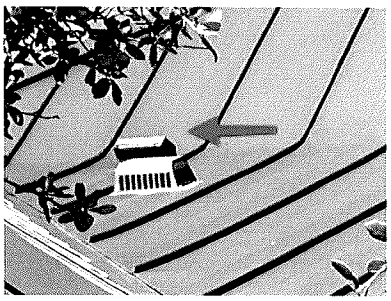
Comments:
The inspection covers the splash guard, grinding components, and exterior.

No deficiencies observed:
The unit appeared to operate as intended when tested.

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

Comments:
The inspection covers the filter, vent pipe, and switches as well as operation of the blower.

Photo - Exhaust Termination:



Range Exhaust: vents to the exterior

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

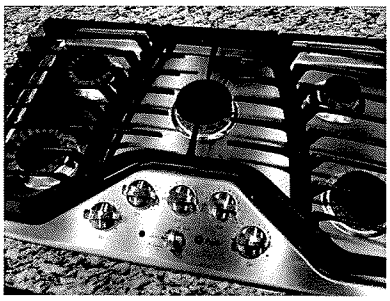
I	NI	NP	D

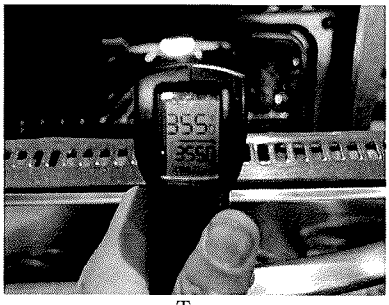
No deficiencies observed :
The range exhaust system appeared to operate as intended at the time of the inspection.

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

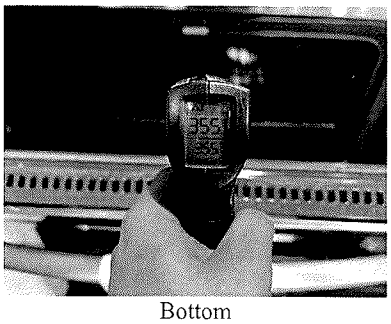
Comments:
The inspection of the range, oven, cooktops, covers the knobs, elements, drip pans, handles, glass panels, lights or light covers, and other parts.

Photos - Cooktop and Oven Operation:





Top



Bottom

Type of Cook Top: Electric
Gas Shut Off Valve: Present, and accessible
Type of Oven: Electric
The oven was tested at 350: The oven tested at 350-375 degrees -

The normal differential temperature range between the thermostat and the actual oven temperature is +/- 25 degrees.

Anti Tip Device: Not applicable
The oven and cook top appeared to operate as intended at the time of the inspection.:

1: Loose door handle
Maintenance/Recommendation
The oven door handle is loose. Repair as required.

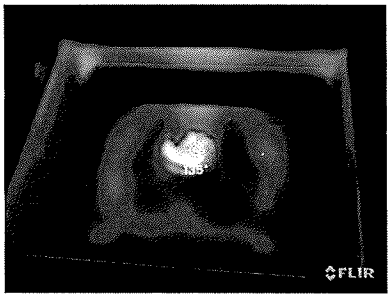
☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:
The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door, and seals.

Photo - Microwave Operation:

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

I	NI	NP	D



No deficiencies observed :

The microwave oven appeared to operate as intended at the time of the inspection.

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

Comments:
The inspection will cover the operation of the unit, observing sound, speed and vibration level.

Exhaust Fans: vents to the exterior
Operated as intended at the time of the inspection:

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:
The inspection will cover the condition of the main unit, operate the unit if possible, and inspect the systems safety features.

Safety Features Left Door: Beam sensors operated as intended, Pressure reverse operated as intended
Safety Features Door 2: Beam sensors operated as intended, Pressure reverse operated as intended
No deficiencies observed:

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:
The inspection will cover the condition and operation of the unit.

Photo - Vent Termination:

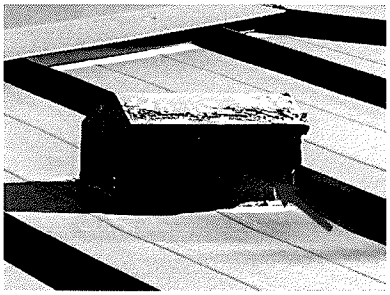
Dryer Vents: : Through Roof

1: Dryer vent lint accumulation
⚠Code/Safety Concerns

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

I	NI	NP	D

Lint accumulation was observed in the dryer vent cover. This may indicate the vent and/or cover need to be cleaned. Lint accumulations can obstruct air flow and reduce dryer performance. Additionally, dryer vent obstructions are a fire hazard. It is recommend the vent be cleaned to ensure proper performance.



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I	NI	NP	D

VI. OPTIONAL SYSTEMS

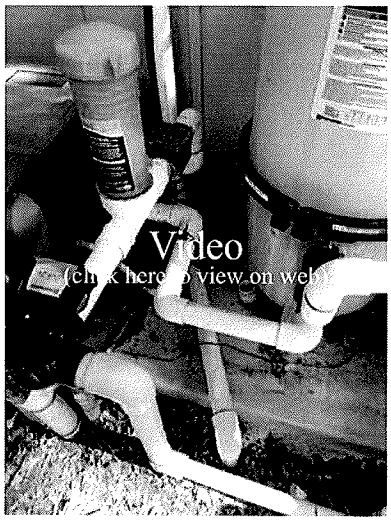
☒ ☐ ☐ ☒ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

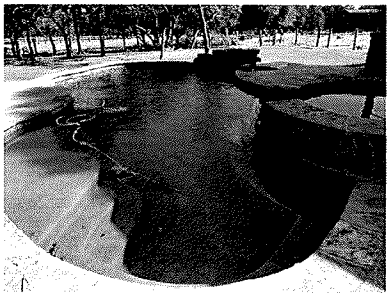
Type of Construction: Gunite - Pebbletec surface

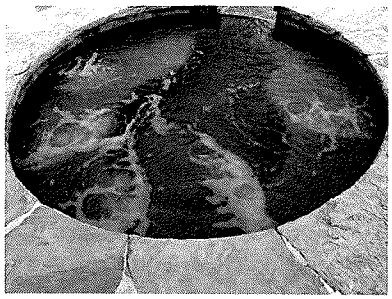
Comments:

The inspection of the swimming pool and/or spa will cover the condition of pool surfaces, identifying cracks or deterioration of the surface(s), and observe the condition of tiles, copings, decks, and the operation of heaters and pumps. Included in the inspection are the condition of slides, steps, diving boards, lights, and other equipment as well as inspecting the condition of drains, skimmers, and valves.

Photos - Pool, Equipment, and Heater Operation:





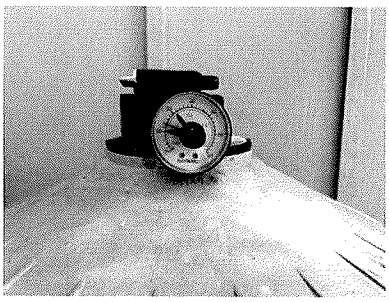


Pool Type: Pool / Spa Combination

Pool Filter: Cartridge

GFCI on pool lights: Present and accessible

Filter pressure: 12



Safety enclosure present: No

Type Of Sanitizer: Conventional Chlorine

Pool Equipment is Externally Grounded: Yes

Type of Heater: : Gas

Branch Line: : Iron/ Flex

Gas Shut Off Valve: Present, And accessible

Overflow Drain Present: Yes

1: Pool heater did not activate

⊖Further Evaluation Required

Repaired by previous owners

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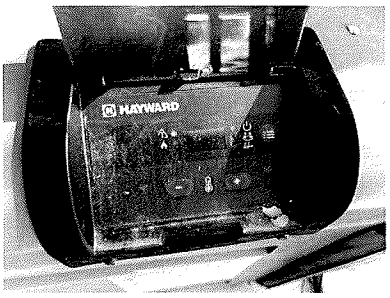
I	NI	NP	D

The pool heater did not activate when tested and the Service indicator light activated when operating the equipment. This commonly occurs when there is air in the gas lines and can be corrected by bleeding the lines. This can also indicate the equipment is malfunctioning. Further evaluation and or repair by a pool specialist is advised.



Repaired

2: Leaks at pool equipment

Further Evaluation Required

Water was observed on the equipment pad. This may indicate a leak in that area. Further evaluation and/or repair is advised.

3: No fence

Code/Safety Concerns

There is no fence installed between the house and the pool. A fence, at least 60" tall, should be installed with a self-closing gate that opens away from the pool. The latch should be installed no less than 54" from the ground. There should be a barrier between the house and the pool or an alarm on the exterior doors leading to the pool so the owner is notified of the doors opening. The improvements are recommended, especially if small children are present, for safety.

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I	NI	NP	D