



BPG Inspection, LLC



**246 Jim Hall Lane
New Waverly TX 77358**

Client(s): Dublin
Inspection Date: 7/7/2022
Inspector: Murray Campbell , TREC #22455 (TX)

Mark Dublin	7/7/2022
<i>Name of Client</i>	<i>Date of Inspection</i>
246 Jim Hall Lane, New Waverly, TX 77358	
<i>Address of Inspected Property</i>	
Murray Campbell	TREC #22455 (TX)
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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


Style of Home: One Story, Single Family	Age Of Home: New Construction	Home Faces: South
Vacant or Occupied: Vacant	Utilities Active: All	Attendees/Personnel Present: Buyer
Weather: Partly Cloudy, Hot and Humid	Temperature: Over 80	Rain in last 3 days: Yes
Ground/Soil Condition: Wet	Ancillary Services: Sprinkler system	Recommended Professionals: Foundation, Licensed Electrician, Licensed HVAC, Licensed Plumber, Handyman, Drywall, Door, Licensed Irrigator

DR Horton. Murray has all the info - pulls up on GPS.


Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 958946
 - Client's Last Name: Dublin
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action / Consideration Items

Structural Systems

Foundations

- 1. Noted cracks and slab shifting at driveway, patio slabs and sidewalks. Recommend having all concrete slab cracks filled with exterior grade sidewalk repair flexible caulking. This will allow sealant of cracks preventing water infiltration into area that causes further damage until full concrete seal can be applied or total replacement of slabs. Sidewalk repair caulking is the typical product used for this repair.
- 2. No parging is present on the exposed foundation face. This exterior mortar application aids in shedding of cascading water, and prevents absorption of some moisture into foundation. This component is standard and typically installed on common era houses.

Grading and Drainage

- 3. The grade is negatively sloped at the rear of the structure. Proper drainage is needed to prevent water from standing / ponding next to the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet. Corrective action (grading improvement, engineered swales and/or gutters) may be required if water stands within 10-feet of the foundation for more than 24-hours.

Roof Structures and Attics

- 4. Remove storage items from directly on insulation. Compressing insulation degrades its performance.

Walls (Interior and Exterior)

- 5. There are joint cracks on the walls in various locations. These cracks appear to be typical settlement/shifting joint cracks with no other visible displacement. Recommend sealing (mortar) crack to prevent moisture incursion and monitor for further settlement/separation.
- 6. Control joints require added joint compound to prevent water incursion into wall space.
- 7. Seal (grout/caulk) around the tub and shower tile/fixtures to wall abutment joints in the master bath guest bath.
- 8. There is punch out work to be completed throughout residence, Paint, caulk, etc.

Doors (Interior and Exterior)

- 9. The occupant door leading from the attached garage into the house is not self closing. I recommend installing/ adjusting self closing hinges on the door leading from the garage to the living space as a safety feature to prevent exhaust gases (car, appliance) from entering the house.
- 10. Door does not close/latch properly into strike plate at the garage, main entry door(s).
- 11. Bedroom, and bath door out of square/plumb in jamb. The doors are not making contact with seal along top and upper sides (daylight showing through). Have a carpenter evaluate and make adjustments, repairs.

Electrical Systems

Service Entrance and Panels

- 12. The aluminium service wires should be coated with anti-oxidation grease where they are stripped back to be connected to the mains, main or branch circuit breakers.

Branch Circuits, Connected Devices, and Fixtures

- 13. The number #9 breaker trips upon testing septic system. I recommend a licensed electrician to evaluate and repair.

Heating, Ventilation and Air Conditioning Systems

Cooling Equipment

Action / Consideration Items

- ✘ 14. The main A/C cooling system did not pass the temperature differentials tests. Normal supply and return temperature drops should be between 15 to 22 degrees. The system registered 10 degree temperature differential. Both interior and exterior units were operating during this test.

Further evaluation for service, repairs or component replacement by a professional HVAC company is recommended to return unit to functioning as intended from factory.

Duct Systems, Chases, and Vents

- ☒ 15. The main air filter(s) are soiled, dirty and require replacing.

Plumbing System

Plumbing Supply, Distribution Systems and Fixtures

- ✘ 16. The finish in the shower stall is damaged or rusted. Have this repaired to prevent rusting.

Drains, Wastes, and Vents

- ✘ 17. The drain was slow, and may be clogged in the guest bath sink master bath tub. I recommend repair by a plumber.

Optional Systems

Landscape Irrigation (Sprinkler) Systems

- ✘ 18. There are damaged sprinkler heads at the front of the house. The system is in need of further review and repair by a licensed irrigator.

Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection, LLC

Legend	<input checked="" type="checkbox"/> No Action Items Found	<input checked="" type="checkbox"/> Action Item	<input checked="" type="checkbox"/> Consideration Item
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Structural Systems			
A.	Foundations		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
B.	Grading and Drainage		<input checked="" type="checkbox"/>
C.	Roof Covering Materials	X	
D.	Roof Structures and Attics	X	<input checked="" type="checkbox"/>
E.	Walls (Interior and Exterior)		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
F.	Ceilings and Floors	X	
G.	Doors (Interior and Exterior)		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
H.	Windows	X	
I.	Stairways (Interior and Exterior)	X	
J.	Fireplaces and Chimneys	X	
K.	Porches, Balconies, Decks, and Carports	X	
L.	Other	X	
Electrical Systems			
A.	Service Entrance and Panels		<input checked="" type="checkbox"/>
B.	Branch Circuits, Connected Devices, and Fixtures		<input checked="" type="checkbox"/>
C.	Other	X	
Heating, Ventilation and Air Conditioning Systems			
A.	Heating Equipment	X	
B.	Cooling Equipment		<input checked="" type="checkbox"/>
C.	Duct Systems, Chases, and Vents	X	<input checked="" type="checkbox"/>
D.	Other	X	
Plumbing System			
A.	Plumbing Supply, Distribution Systems and Fixtures		<input checked="" type="checkbox"/>

B.	Drains, Wastes, and Vents		<input checked="" type="checkbox"/>
C.	Water Heating Equipment	X	
D.	Hydro-Massage Therapy Equipment	X	
E.	Gas Distribution Systems and Gas Appliances	X	
F.	Other	X	
Appliances			
A.	Dishwashers	X	
B.	Food Waste Disposers	X	
C.	Range Hood and Exhaust Systems	X	
D.	Ranges, Cooktops, and Ovens	X	
E.	Microwave Ovens	X	
F.	Mechanical Exhaust Vents and Bathroom Heaters	X	
G.	Garage Door Operators	X	
H.	Dryer Exhaust Systems	X	
I.	Other	X	
Optional Systems			
A.	Landscape Irrigation (Sprinkler) Systems		<input checked="" type="checkbox"/>
B.	Swimming Pools, Spas, Hot Tubs, and Equipment	X	
C.	Outbuildings	X	
D.	Private Water Wells (A coliform analysis is recommended)	X	
E.	Private Sewage Disposal Systems	X	
F.	Other Built-in Appliances	X	
G.	Other	X	

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D = Deficient

I NI NP D

I. Structural Systems

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 on this report, or if you want further evaluation, you should consider contracting a structural engineer of your choice.

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

A. Foundations

Type of Foundation(s): Post-tension slab

Foundation method of inspection: Visual inspection of exterior

Foundation performance: Performing as intended. No significant problems observed

Comments:

The foundation appeared to provide adequate support for the structure at time of inspection. There was no readily apparent evidence that would indicate adverse performance or significant deficiencies. No significant unlevelled conditions were observed when walking on the ground floor.

Noted cracks and slab shifting at driveway, patio slabs and sidewalks. Recommend having all concrete slab cracks filled with exterior grade sidewalk repair flexible caulking. This will allow sealant of cracks preventing water infiltration into area that causes further damage until full concrete seal can be applied or total replacement of slabs. Sidewalk repair caulking is the typical product used for this repair.

No parging is present on the exposed foundation face. This exterior mortar application aids in shedding of cascading water, and prevents absorption of some moisture into foundation. This component is standard and typically installed on common era houses.



B. Grading and Drainage

Comments:

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.

At the time of inspection the grading & drainage surrounding the foundation structure appeared adequate, with the following exceptions:

The grade is negatively sloped at the rear of the structure. Proper drainage is needed to prevent water from standing / ponding next to the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet. Corrective action (grading improvement, engineered swales and/or gutters) may be required if water stands within 10-feet of the foundation for more than 24-hours.

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Gutter downspouts should discharge water at least 36 inches away from the foundation. Storm water should flow freely away from structure at points of discharge. (Discharging roof water next to the structure has the potential of causing foundation movement)



C. **Roof Covering Materials**

Types of Roof Covering: 3-Tab fiberglass/asphalt

Approximate Age of Roof: New Roof

Roof Viewed From: Walked roof, Ground, Ladder, Viewed from ladder at Eave

Comments:

The inspector does not speculate on the remaining life expectancy of the roof covering. Inspection of 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 this roof is or will be free of leaks, or of its insurability.

The roof covering appeared in good condition. No leaks were active at time of inspection. The covering appeared to be properly fastened.



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D. Roof Structures and Attics

Method used to observe attic: Entered attic and performed a visual inspection

Attic Access Info: Pull Down stairs

Roof Structure: 2 X 6 Rafters

Roof Ventilation: Soffit Vents, Passive

Attic Insulation: Approximate, 13+ Inches

Comments:

Only areas of the attic determined accessible by the inspector are inspected.

The structure was in good condition. No leaks were active or apparent at time of inspection.



Remove storage items from directly on insulation. Compressing insulation degrades its performance.



E. Walls (Interior and Exterior)

Exterior Wall Covering/Siding: Brick, Cement fiberboard, Wood

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Interior Walls: Drywall

Comments:

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 obvious 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 inspectors 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. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.

Noted areas of siding trim and edges that have missing or deteriorated caulking. These areas can be a point of water infiltration if not addressed. Noted no evidence at interior sides of home areas with previous water infiltration at time of inspection. Recommend fully and properly sealing all areas affected.

☒ There are joint cracks on the walls in various locations. These cracks appear to be typical settlement/ shifting joint cracks with no other visible displacement. Recommend sealing (mortar) crack to prevent moisture incursion and monitor for further settlement/separation.



☒ Control joints require added joint compound to prevent water incursion into wall space.



☒ Seal (grout/caulk) around the tub and shower tile/fixtures to wall abutment joints in the master bath guest bath.



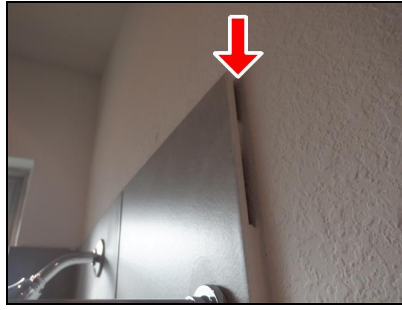
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There is punch out work to be completed throughout residence, Paint, caulk, etc.



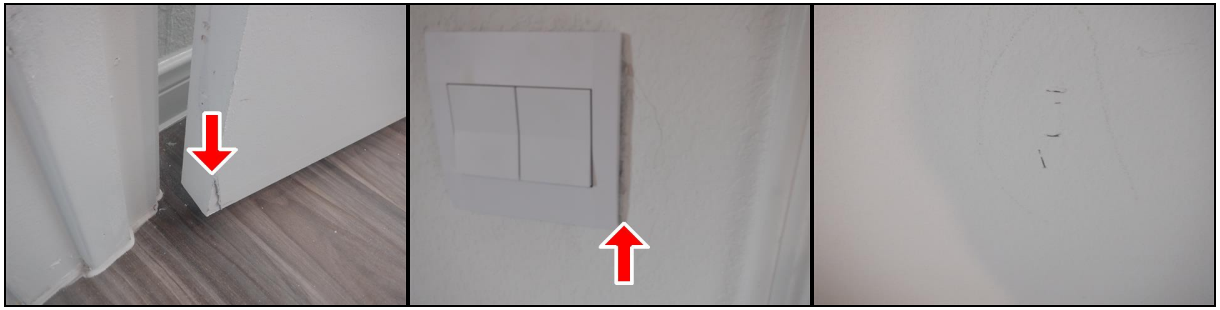
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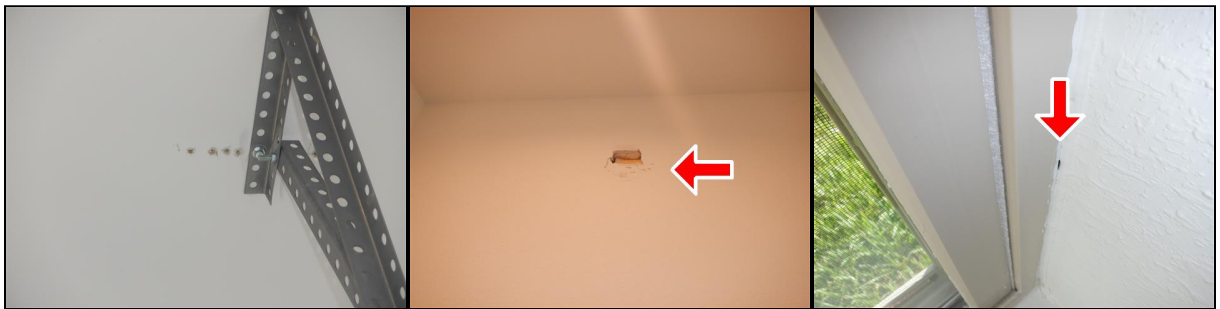
I NI NP D



Exposed plumbing at septic system.

Driveway uplift.

Trim



F. Ceilings and Floors
Ceiling Structure: 2X10

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Comments:

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.

No deficiencies were observed at the time of inspection.

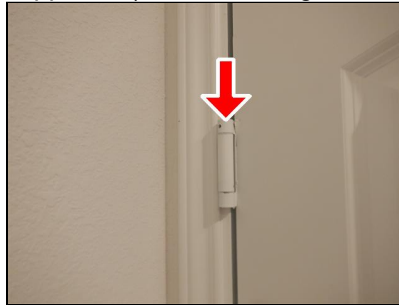
☒☐☐☒ G. Doors (Interior and Exterior)

Comments:

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

All accessible doors were operated and found to be functional.

☒ The occupant door leading from the attached garage into the house is not self closing. I recommend installing/adjusting self closing hinges on the door leading from the garage to the living space as a safety feature to prevent exhaust gases (car, appliance) from entering the house.



☒ Door does not close/latch properly into strike plate at the garage, main entry door(s).



☒ Bedroom, and bath door out of square/plumb in jamb. The doors are not making contact with seal along top and upper sides (daylight showing through). Have a carpenter evaluate and make adjustments, repairs.



Noted in the bedroom room door is not plumb. Door attempts to close with no assistance and has door wedge currently holding door open. Recommend having door properly re-hung and aligned to operate as designed.

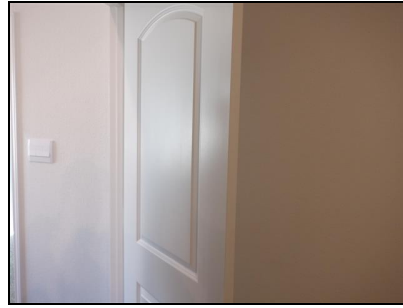
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Recommend replacing all missing door stops.

H. Windows

Window Type: Vinyl/Fiberglass Frame, Double Pane

Comments:

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 without having a visible amount of condensation built 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.

All accessible windows were opened and found to be in operable condition.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

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

Safe practices for fireplace use are as follows:

- The fireplace damper must be fully open before starting a fire, and left open until the fire is completely out.
- Fireplaces should not be overloaded with fire wood.
- Green or wet wood should never be used.
- Screens should be closed during the fireplace's operation to prevent sparks from flying out into the room.
- Annual chimney inspections and sweeping are recommended.

K. Porches, Balconies, Decks, and Carports

Comments:

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 this inspection.

L. Other

Comments:

II. Electrical Systems

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Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.

The inspector does not check 220-volt outlets if they are obstructed by an appliance. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation.

A. Service Entrance and Panels

Electrical Service: Below ground, Aluminum, 240 volts

Main Breaker: 200 AMP

Sub-Panel Breaker:

Extra Info: Adequate

Panel Type: Circuit breakers

Ground System: Driven Ground Rod

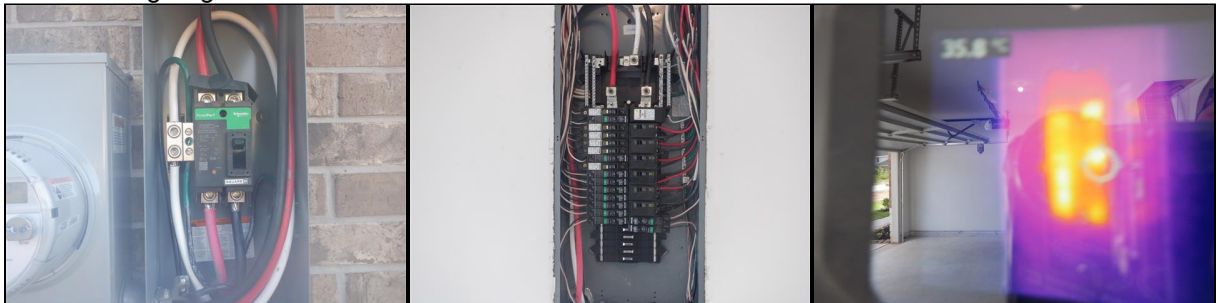
Electric Panel Manufacturer: SQUARE D

Comments:

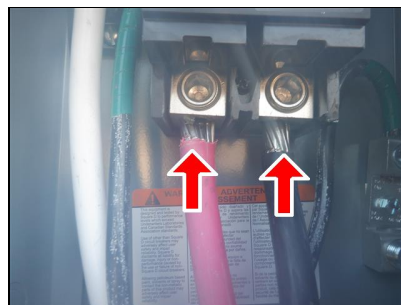
System panels installed correctly, grounded and bonded. Noted no concerns with infrared scan of panel at time of inspection.



The main panel box is located in the garage. Main service disconnect located at left exterior. No main breaker at panel box in garage.



The aluminium service wires should be coated with anti-oxidation grease where they are stripped back to be connected to the mains, main or branch circuit breakers.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: NM (non-metallic sheathed)

Type of Branch Circuit Wiring: Copper

Comments:

All accessible receptacles and switches tested and operated with no concerns noted.

Smoke alarms were functional.

The number #9 breaker trips upon testing septic system. I recommend a licensed electrician to evaluate and repair.



C. Other

Comments:

III. Heating, Ventilation and Air Conditioning Systems

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Heat pump systems are not tested in heat mode when ambient temperatures are above 80 degrees Fahrenheit, or in cooling mode when below 60 degrees to avoid damage to system.

The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 55 degrees Fahrenheit.

Semi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period. To prevent blockages in the condensation drain line, pour 1-2 cups of vinegar into the condensate drain every 3-4 weeks during the hot months when the A/C is in use to reduce bio-growth in the drain lines and prevent blockages.

A. Heating Equipment

Type of Systems: Forced Air

Energy Sources: Electric

Number of Heat Systems (excluding wood): One

Furnace/Air Handler Age:

Extra Info: 2022

Heat System Manufacturer: CARRIER

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Filter Location: Ceiling

Comments:

The unit functioned at the time of inspection. Proper heating operation is determined by at minimum of 100 degrees being supplied from all home supply grills.



B. Cooling Equipment

Type of Systems: Central air conditioner unit

Coolant Type: R-410A

A/C Age:

Extra Info: 2022

Temperature Differential: 10 Degrees

Number of Cooling Systems: One

Central Air Manufacturer: CARRIER

Comments:

To prevent blockages in the condensation drain line, pour mixture of 1c. warm water and 2 capfuls of bleach into condensate drain every 8 weeks during the hot months when the A/C is in use to prevent bio-growth in drain lines and prevent blockages.



The main A/C cooling system did not pass the temperature differentials tests. Normal supply and return temperature drops should be between 15 to 22 degrees. The system registered 10 degree temperature differential. Both interior and exterior units were operating during this test.

Further evaluation for service, repairs or component replacement by a professional HVAC company is recommended to return unit to functioning as intended from factory.

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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Return a/c vent



Supply a/c vent

C. Duct Systems, Chases, and Vents

Ductwork: Insulated Flex Duct, Insulated Duct Board

Filter Type: Disposable

Comments:

Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

In general, there should be a supply and return duct for each bedroom and each common living area. Duct runs should be as short and straight as possible. The correct-size duct is necessary to minimize pressure drops in the system and thus improve performance. Insulate ducts located in unheated spaces, and seal all joints with duct mastic. Despite its name, never use ordinary duct tape on ducts.

Ducts and ventilation system appeared serviceable. Note: we are only able to evaluate visible and accessible ducts.



The main air filter(s) are soiled, dirty and require replacing.

D. Other

Comments:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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IV. Plumbing System

The inspection does not include condition of gas or plumbing lines concealed in walls, floors, attic, ground or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection, unless otherwise noted. Clothes washing machine and Icemaker hose bibs are not tested.

A. Plumbing Supply, Distribution Systems and Fixtures

- Location of water meter:** Front
- Location of main water supply valve:** Garage
- Static water pressure reading:** 50 PSI
- Meter activity:** No activity was observed
- Water Source:** Public
- Plumbing Water Supply (into home):** PEX
- Plumbing Water Distribution (inside home):** PEX
- Type of gas distribution piping material:** Black Steel

Comments:

House was vacant. Water was run for minimum 5-6 minutes to try and have leaks present themselves. Not all leaks may be detected until house is under normal usage.

Fixtures functional. Flow/Volume acceptable. The toilets flushed properly. Water pressure into home from city PSI. Recommended satisfactory range 40 PSI – 80 PSI. Meter tested with no leaks or bypass concerns noted.



The finish in the shower stall is damaged or rusted. Have this repaired to prevent rusting.



B. Drains, Wastes, and Vents

- Location of drain cleanout:** Left side (facing front)
- Plumbing Waste:** PVC
- Washer Drain Size:** 2" Diameter

Comments:

Drains and vents functioned normally. All sinks/tubs were filled to perform leak test of P-trap with concerns noted.

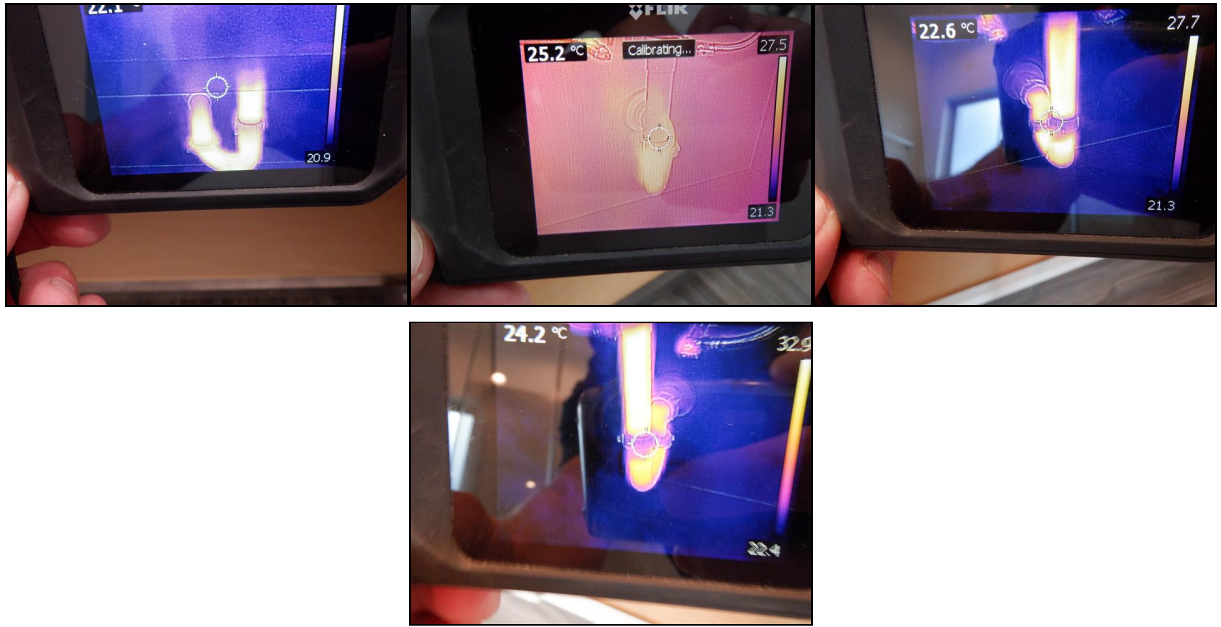
I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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Waste lines and fittings dry out while a house is vacant and, in some cases, the operational checks during a building inspection do not reveal leaks that show up only after the house is in full use. Such leaks sometimes self heal, but often repairs are necessary. For example, a drain leak may not become apparent in a wall/ceiling surface until several hours after the inspection. Items solidify in inactive waste lines, and require clean out after use. Expect this possibility. Inspection of the below surface sewer components is beyond the scope of this visual inspection. Scanning of the lines is the only way to assure there are no broken or clogged components.

The drain was slow, and may be clogged in the guest bath sink master bath tub. I recommend repair by a plumber.



The master bath guest bath sink does not have an over-flow drain and there is a drain stopper present. Client should ensure that the sink is never left unattended during filling.



I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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C. Water Heating Equipment

Water Heater Age:

Extra Info: 2022

Capacity: 50 Gallon

Energy Sources: Electric

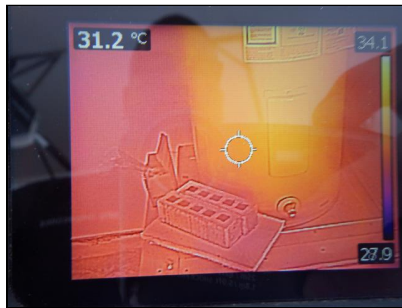
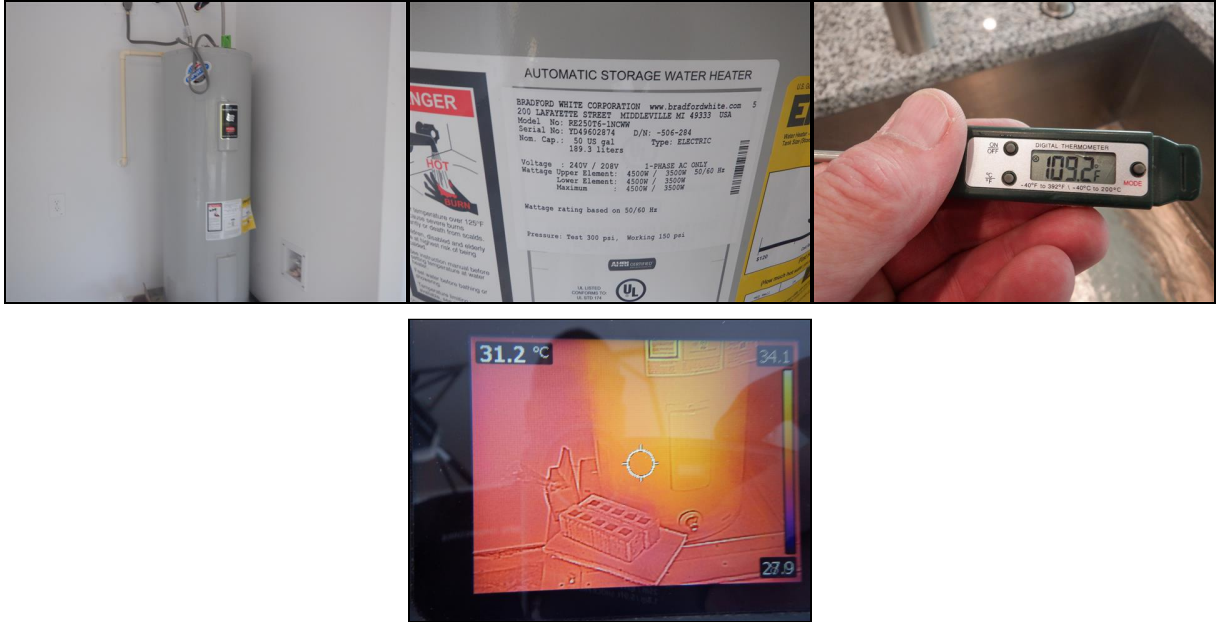
Water Heater Location: Garage

Temperature/Pressure Relief Termination Location: Rear of structure

Comments:

Water recirculation pumps and electric timers are not tested as they are not part of a standard home system. T&P valves on older units are not tested due to high occurrence of leaks.

The water heater functioned normally at time of inspection.



D. Hydro-Massage Therapy Equipment

Comments:

In-Line water heaters are not tested.

E. Gas Distribution Systems and Gas Appliances

Comments:

F. Other

Comments:

V. Appliances

We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted. The inspector is not required to determine recalls, product lawsuits, manufacturer or regulatory requirements. To search for recalls, one may visit www.recalls.gov as a resource for federal recalls.

A. Dishwashers

Comments:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I NI NP D

 B. Food Waste Disposers

Comments:

Appliance was functional at time of inspection.

 **C. Range Hood and Exhaust Systems**

Comments:

 D. Ranges, Cooktops, and Ovens

Comments:

The inspector does not test self-cleaning, self-bake or broiler functions on ovens.

 E. Microwave Ovens

Comments:

Tests for leaks of microwaves from the appliance door or housing is not included in this inspection. When we tested the appliance, it was to simply determine if it will heat water/moisture placed into the unit. We cannot determine if the various cycles of the device function as designed. Because of the potential for microwave leakage, client is advised to have the appliance periodically tested and serviced by a qualified appliance service technician.

 F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Ventilation systems should be present in all bathrooms. This includes bathrooms with windows, since windows will not be opened during the winter in cold climates.

The fans were functional, and vented to the exterior as required.

 G. Garage Door Operators

Comments:

Functional. Auto-reversed when IR beams obstructed. The downward pressure safety reverse was not tested; check it periodically to ensure it reverses properly.

 H. Dryer Exhaust Systems

Comments:

Dryer vents should be cleaned every 6 months to prevent lint buildup, improve efficiency and to reduce possible fire hazards.

 I. Other

Comments:

Outdoor cooking equipment/grills are not included in this inspection.

VI. Optional Systems

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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A. Landscape Irrigation (Sprinkler) Systems

Number of Zones: 8

Back-Flow Check Valve Location: Left Side

Rain Sensor: Yes

Comments:

If the sprinkler system is inspected as part of this inspection, it is tested in manual mode only. Unless obvious, underground water leaks are not inspected for.

Tested and operated all zones of sprinkler system with no concerns noted. System operated from controller in garage.



There are damaged sprinkler heads at the front of the house. The system is in need of further review and repair by a licensed irrigator.



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

Comments:

If the swimming pool is inspected as part of this inspection only components readily accessible are inspected. Timers, freeze guards, automatic chlorinators or ozonator's if present are not inspected. Underground leaks or seepage (unless obvious) can not be detected.

C. Outbuildings

Comments:

I = Inspected

NI = Not Inspected

NP = Not Present

D = Deficient

I	NI	NP	D
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D. **Private Water Wells (A coliform analysis is recommended)**

Comments:

E. **Private Sewage Disposal Systems**

Comments:

Inspections, when performed, are limited scope only. Complete inspection of the underground tank system would require excavation and is beyond the scope of this inspection. Only accessible areas are visually observed.

F. **Other Built-in Appliances**

Comments:

G. **Other**

Comments: