MAGNOLIA HOME INSPECTION SERVICES
832-303-8048
info@mhis1.com
https://www.magnoliahomeinspectionservices.com/

TREC REI 7-6

3505 Falcon Way
Conroe, TX 77304

Inspector
Larry Waggoner
TREC# 24383
713-419-0265
larry@mhis1.com

Agent
Barett Engelhardt
Barett Engelhardt
bcengelhardt@gmail.com

PROPERTY INSPECTION REPORT FORM

Carlos Leitao	03/02/2023 8:00 am
Name of Client	*Date of Inspection*
3505 Falcon Way, Conroe, TX 77304	
Address of Inspected Property	
Larry Waggoner	TREC# 24383
Name of Inspector	*TREC License #*
	24383
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

Type of Building: Single Family

Occupancy: Occupied, Heavily Furnished; Restricted Access

In Attendance: Buyer

Temperature (approximate): 78 Fahrenheit (F)

Weather Conditions: Cloudy

Check Boxes:

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

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

I - Inspected

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

NP - System or unit is not present

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

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

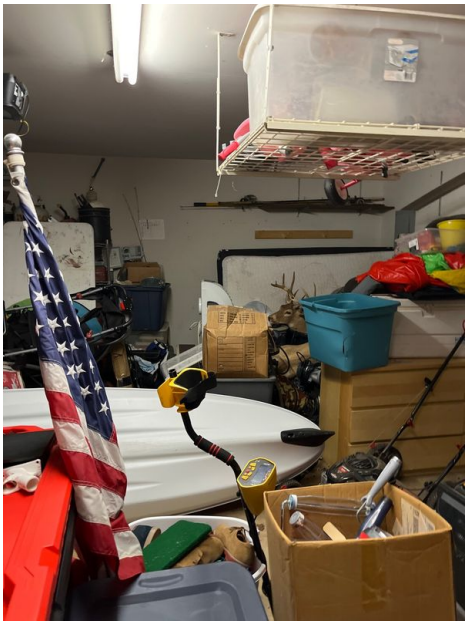
I & D - system or unit was inspected and deficiencies found. If D is not checked, no deficiencies were found.

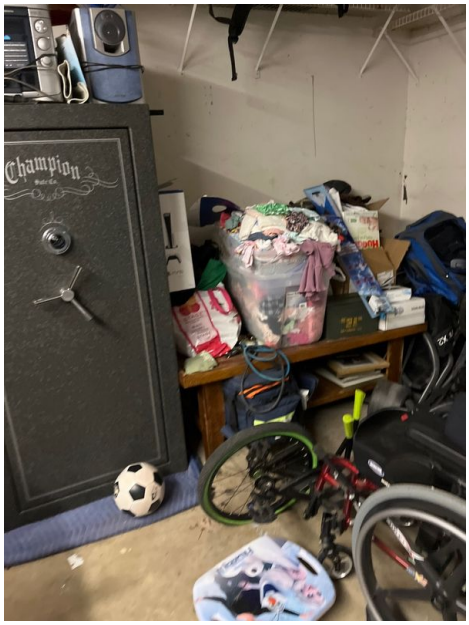
NI & NP - system or unit was not inspected because it was not present. NP by itself is also sufficient and means the same thing.

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

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

Garage walls inaccessible:
Garage is packed with items and/or storage units preventive access to electrical sockets and testing of exterior GFCI functionality.

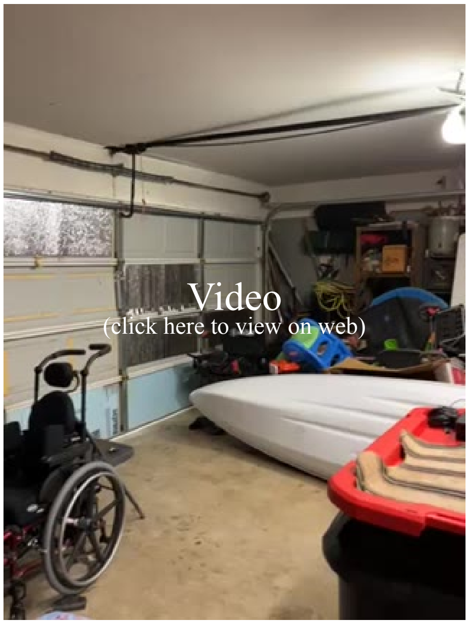




Occupied Homes:
When a home is occupied it can prevent access to outlets, windows, etc. It is recommended to have these area reinspected once the house is vacated.

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

Videos :
Videos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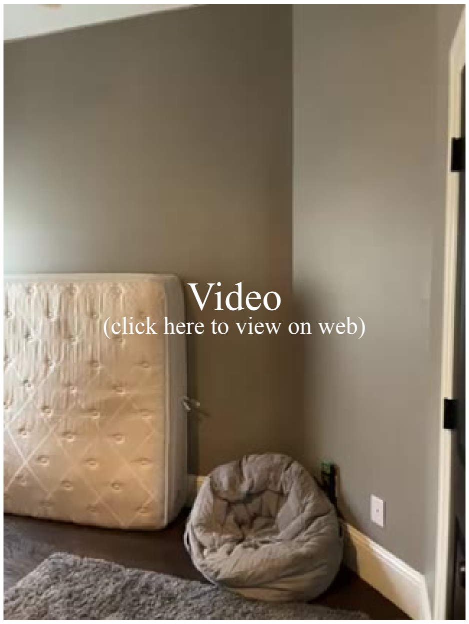
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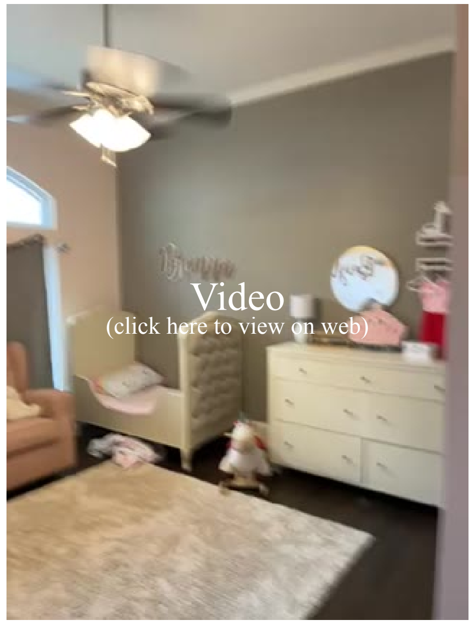
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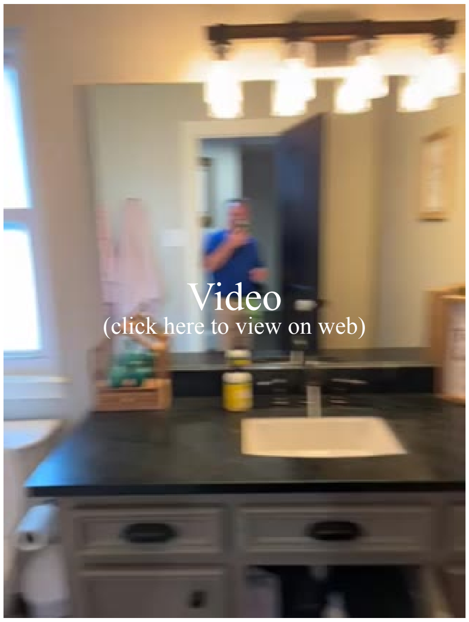
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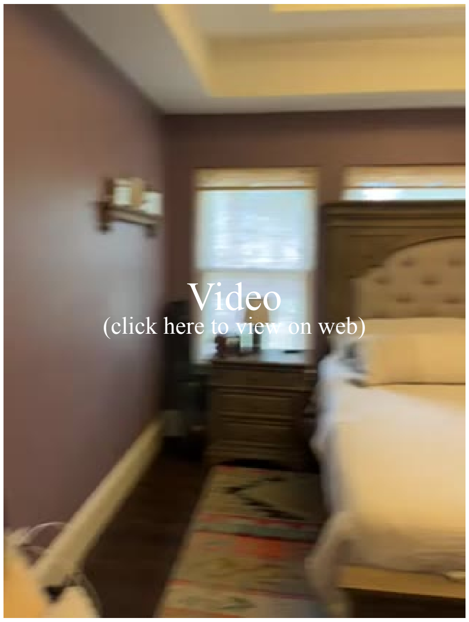
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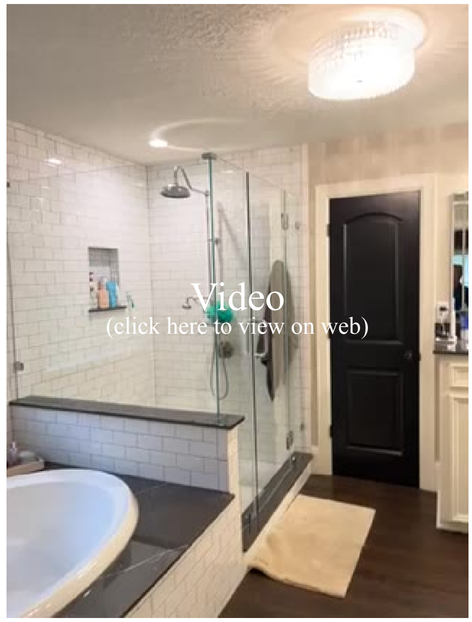
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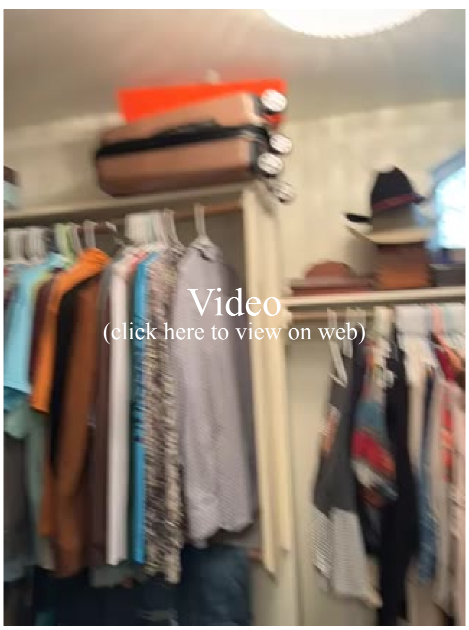
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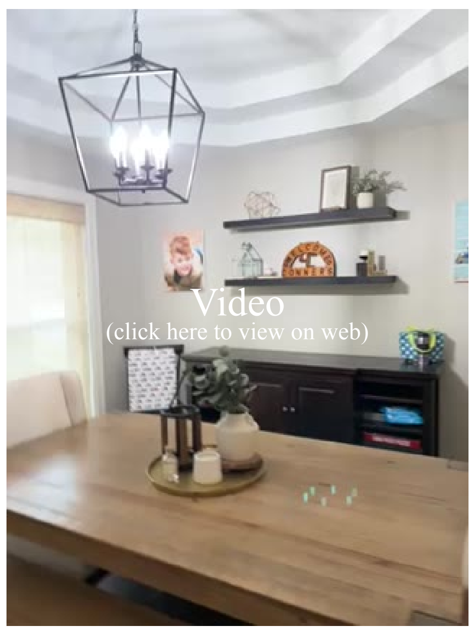
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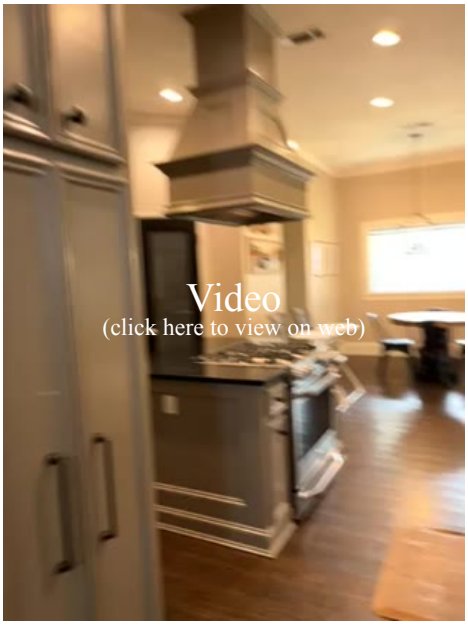
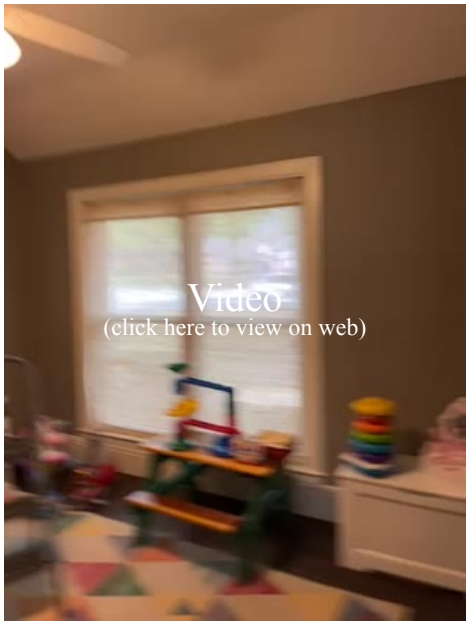
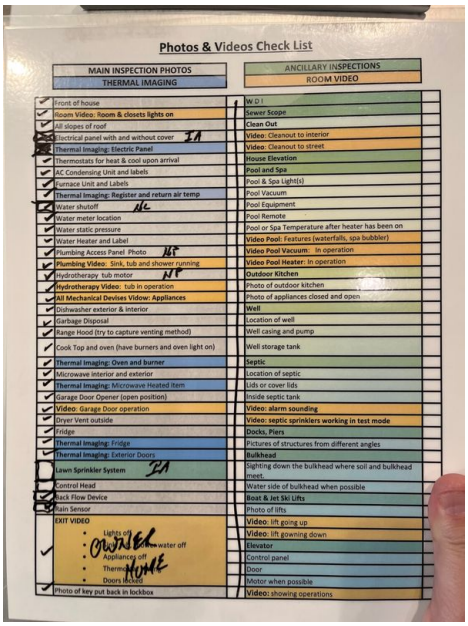


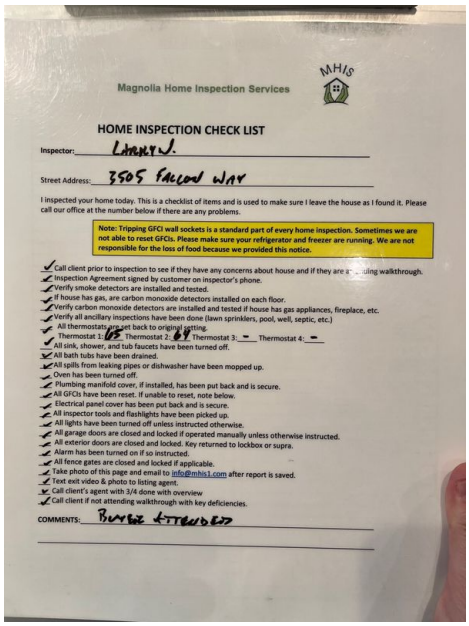


Check List Photos:
Forms



Photos & Videos Check List

MAIN INSPECTION PHOTOS / THERMAL IMAGING	ANCILLARY INSPECTIONS / ROOM VIDEO
✓ Front of house	W D I
✓ Room Video: Room & closets lights on	Sewer Scope
✓ All slopes of roof	Clean Out
✓ Electrical panel with and without cover IA	Video: Cleanout to interior
✓ Thermal Imaging: Electric Panel	Video: Cleanout to street
✓ Thermostats for heat & cool upon arrival	House Elevation
✓ AC Condensing Unit and labels	Pool and Spa
✓ Furnace Unit and Labels	Pool & Spa Light(s)
✓ Thermal Imaging: Register and return air temp	Pool Vacuum
✓ Water shutoff NC	Pool Equipment
✓ Water meter location	Pool Remote
✓ Water static pressure	Pool or Spa Temperature after heater has been on
✓ Water Heater and Label	Video Pool: Features (waterfalls, spa bubbler)
✓ Plumbing Access Panel Photo NP	Video Pool Vacuum: In operation
✓ Plumbing Video: Sink, tub and shower running	Video Pool Heater: In operation
✓ Hydrotherapy tub motor NP	Outdoor Kitchen
✓ Hydrotherapy Video: tub in operation	Photo of outdoor kitchen
✓ All Mechanical Devises Video: Appliances	Photo of appliances closed and open
✓ Dishwasher exterior & interior	Well
✓ Garbage Disposal	Location of well
✓ Range Hood (try to capture venting method)	Well casing and pump
✓ Cook Top and oven (have burners and oven light on)	Well storage tank
✓ Thermal Imaging: Oven and burner	Septic
✓ Microwave interior and exterior	Location of septic
✓ Thermal Imaging: Microwave Heated Item	Lids or cover lids
✓ Garage Door Opener (open position)	Inside septic tank
✓ Video: Garage Door operation	Video: alarm sounding
✓ Dryer Vent outside	Video: septic sprinklers working in test mode
✓ Fridge	Docks, Piers
✓ Thermal Imaging: Fridge	Pictures of structures from different angles
✓ Thermal Imaging: Exterior Doors	Bulkhead
☐ Lawn Sprinkler System IA	Sighting down the bulkhead where soil and bulkhead meet.
☐ Control Head	Water side of bulkhead when possible
☒ Back Flow Device	Boat & Jet Ski Lifts
☒ Rain Sensor	Photo of lifts
EXIT VIDEO • Lights off • OWNER Water off • Appliances off • Thermostat HOME • Doors locked	Video: lift going up Video: lift gowning down Elevator Control panel Door Motor when possible
✓ Photo of key put back in lockbox	Video: showing operations



Magnolia Home Inspection Services

HOME INSPECTION CHECK LIST

Inspector: LARRY J.

Street Address: 3505 FALCON WAY

I inspected your home today. This is a checklist of items and is used to make sure I leave the house as I found it. Please call our office at the number below if there are any problems.

Note: Tripping GFCI wall sockets is a standard part of every home inspection. Sometimes we are not able to reset GFCIs. Please make sure your refrigerator and freezer are running. We are not responsible for the loss of food because we provided this notice.

- ✓ Call client prior to inspection to see if they have any concerns about house and if they are attending walkthrough.
- ✓ Inspection Agreement signed by customer on inspector's phone.
- ✓ Verify smoke detectors are installed and tested.
- ✓ If house has gas, are carbon monoxide detectors installed on each floor.
- ✓ Verify carbon monoxide detectors are installed and tested if house has gas appliances, fireplace, etc.
- ✓ Verify all ancillary inspections have been done (lawn sprinklers, pool, well, septic, etc.)
- ✓ All thermostats are set back to original setting.
- Thermostat 1: 68 Thermostat 2: 69 Thermostat 3: — Thermostat 4: —
- ✓ All sink, shower, and tub faucets have been turned off.
- ✓ All bath tubs have been drained.
- ✓ All spills from leaking pipes or dishwasher have been mopped up.
- ✓ Oven has been turned off.
- ✓ Plumbing manifold cover, if installed, has been put back and is secure.
- ✓ All GFCIs have been reset. If unable to reset, note below.
- ✓ Electrical panel cover has been put back and is secure.
- ✓ All inspector tools and flashlights have been picked up.
- ✓ All lights have been turned off unless instructed otherwise.
- ✓ All garage doors are closed and locked if operated manually unless otherwise instructed.
- ✓ All exterior doors are closed and locked. Key returned to lockbox or supra.
- ✓ Alarm has been turned on if so instructed.
- ✓ All fence gates are closed and locked if applicable.
- ✓ Take photo of this page and email to info@mhis1.com after report is saved.
- ✓ Text exit video & photo to listing agent.
- ✓ Call client's agent with 3/4 done with overview
- ✓ Call client if not attending walkthrough with key deficiencies.

COMMENTS: BUYER KITCHEN

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

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

Comments:

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

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

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

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

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

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

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

1: Foundation Cracks - Minor
⛔Repair/Replace

Minor cracking was noted at the foundation corners. This is common as concrete ages and shrinkage surface cracks are normal. Recommend to seal cracks and monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.

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

I	NI	NP	D

Example Front Exterior Wall

2: Post Tension Cable Ends Exposed

Repair/Replace

Post tension cable ends were observed on the exterior of the foundation. This should be repaired to prevent corrosion.

Example Front Exterior Wall

3: Remove Form boards

Repair/Replace

Remove form boards

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

I	NI	NP	D

Example Rear Exterior Wall

☒ ☐ ☐ ☒ **B. Grading and Drainage**

GRADING and DRAINAGE::

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

Comments:

Erosion Limitation:

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

TREC LIMITATIONS:

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

FENCES::

Fences are not inspected unless a swimming pool is present. Retaining walls are only checked if failure would impede the home's structural integrity.

1: Driveway/sidewalk/porch/garage cracks

Repair/Replace

Cracks noted in driveway/sidewalk/porch/garage recommend to seal cracks and monitor.

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

I	NI	NP	D

Example

2: Erosion Noted

Repair/Replace

Erosion noted next to house or a joining slabs. Recommend to repair

Example Left Exterior Wall

Example Rear Exterior Wall

3: House is at a lower elevation than the street

Informational/Monitor

House is at a lower elevation than the street. This condition can lead to water intrusion during heavy storms. Recommend to monitor

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

I	NI	NP	D

Example

4: Remove Debris Next To Structure

Repair/Replace

Debris against structure needs to be removed.

Example Rear Exterior Wall

5: Vegetation next to building or roof line.

Repair/Replace

Vegetation needs to be trimmed back at least one foot away from exterior walls and roof line.

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

I	NI	NP	D


Example Front Exterior Wall


Example Left Exterior Wall


Example Rear Exterior Wall

6: Low spot
Repair/Replace
Low spot noted in yard. Recommended to improve.

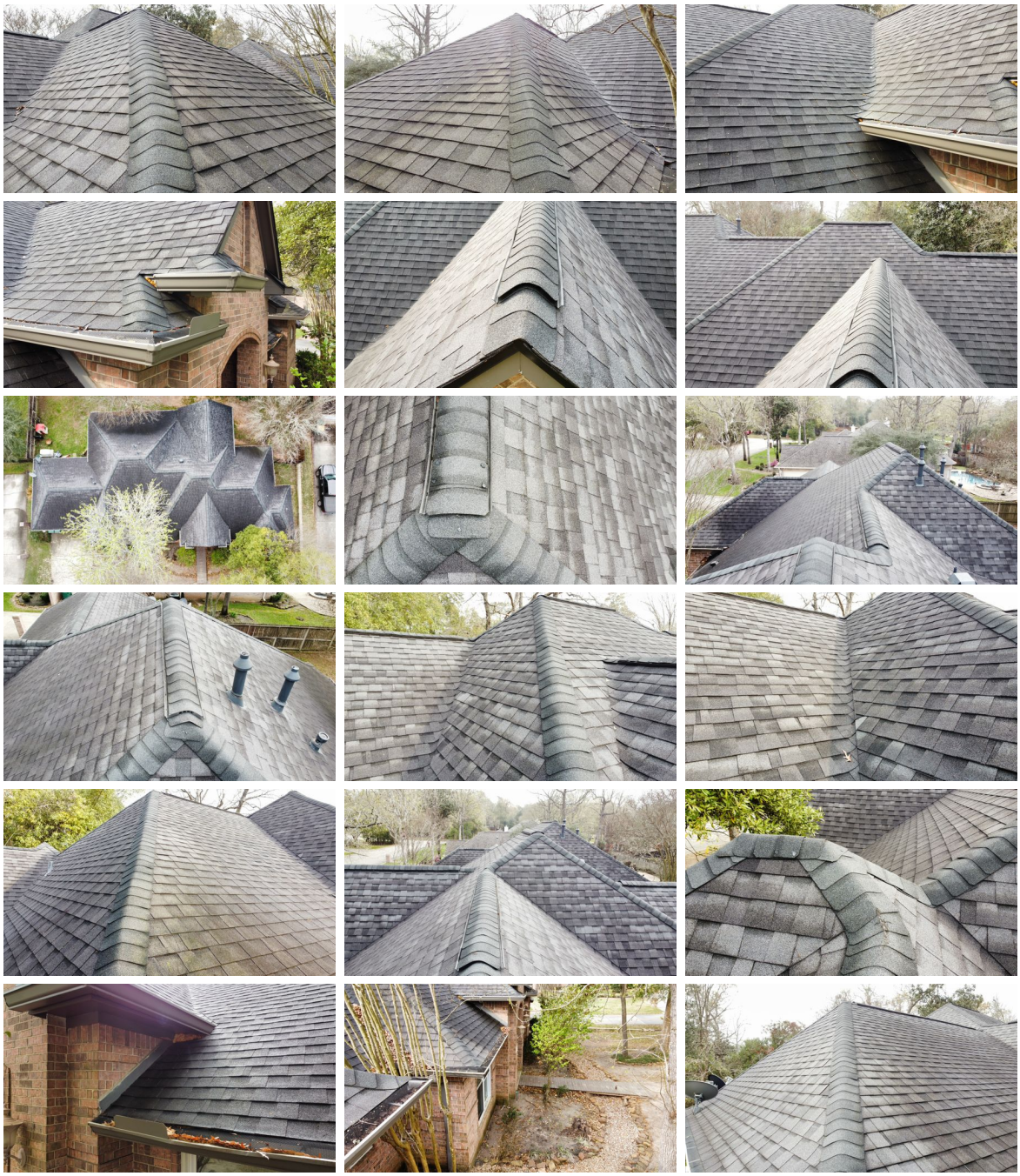

Example Right Exterior Wall

☒ ☐ ☐ ☒ **C. Roof Covering Materials**
Types of Roof Covering: Asphalt
Viewed From: Ground, Ground w/Drone
Drip Edge is installed:
Inspector has determined that drip edge has been installed.

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

I	NI	NP	D

Comments:



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

I	NI	NP	D

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

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

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

1: Gutter - Clear Roof Drains
Repair/Replace

The congested roof drains should be cleared and maintained free of debris.

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

I	NI	NP	D

Example Right Exterior Wall

2: Gutters General Damaged

Repair/Replace

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

Example

3: Gutters Discharge Below Grade

Informational/Monitor

The gutters discharge below grade. We can not determine the condition of the drain tube and its efficiency. Recommend monitoring.

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

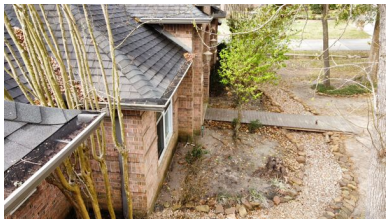
I	NI	NP	D

Example Front Exterior Wall

4: Gutters - Remove Debris

Repair/Replace

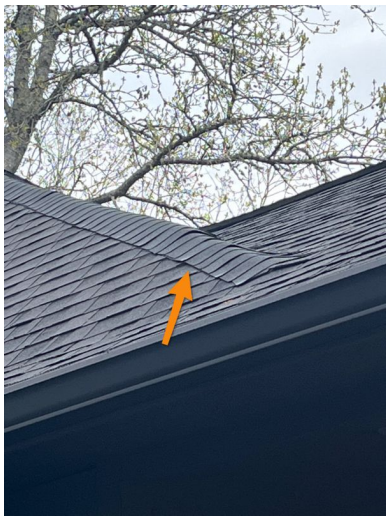
The gutters require cleaning to avoid spilling roof runoff around the building a potential source of water entry or water damage.



5: Roof - Curled shingles

Repair/Replace

Curled shingles. Recommend to repair.



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

I	NI	NP	D

Example

6: Roof - Lifted shingles

Repair/Replace

Lifted shingle noted. Recommend to repair as needed by a professional roofer.

Example

Example

7: Roof - Remove Debris

Repair/Replace

Debris on roof can hide hail damage, torn shingles, and other defects. Recommend removing debris and reinspecting for condition of roof.

8: Roof Worn/damaged shingles

Repair/Replace

Worn/damaged shingles. Recommend to replace shingles as needed.

Example

9: Improper installation of satellite dish.

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

I	NI	NP	D

Repair/Replace

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

Example

10: Bi-Annual inspection

Informational/Monitor

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

11: Gutters not Installed properly

Repair/Replace

The gutters have been installed over the drip edge. Typically the drip edge should layer over the gutters. Recommended that it be repaired.

Example

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

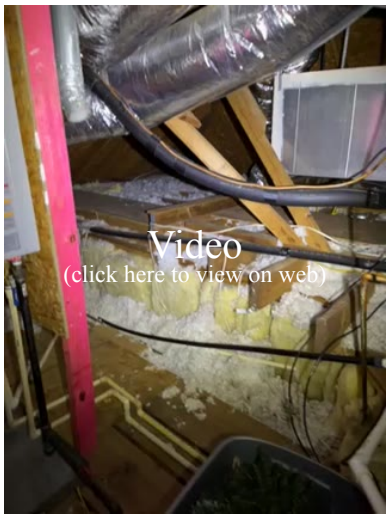
I	NI	NP	D

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

Viewed From: Attic, Walkways only - ķ.

Approximate Average Depth of Insulation: 10 Inches

Comments:



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

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

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

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

1: Attic Hatch Door Not Insulated
Repair/Replace
To improve air conditioning efficiency and to prevent loss of conditioned air to the attic, the attic hatch door should be insulated.

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

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

I	NI	NP	D

Example

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

Comments:

Vinyl and Aluminum Siding:

We can not tell the condition of the walls when vinyl or aluminum siding is installed. Diffidence may be present that can not be detected due to over layment of finish products.

TREC LIMITATIONS:

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

Walls:

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

1: Caulking repairs needed

Repair/Replace

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

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

1. A minimum vertical overlap of 1 ¼ inch (31.75 mm), and

2. One of the following butt joint treatments:

a) Joint Flashing,

b). Caulking, or

c). “H” jointer covers

Example Front Exterior Wall

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

TREC LIMITATIONS:

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

Floors:

FLOORS:

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

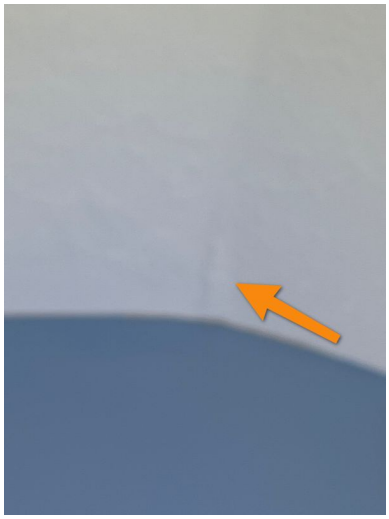
1: Ceiling Cracks Minor

Repair/Replace

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

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

I	NI	NP	D



Example Left Rear Guest Bedroom

2: Nail pop

Repair/Replace

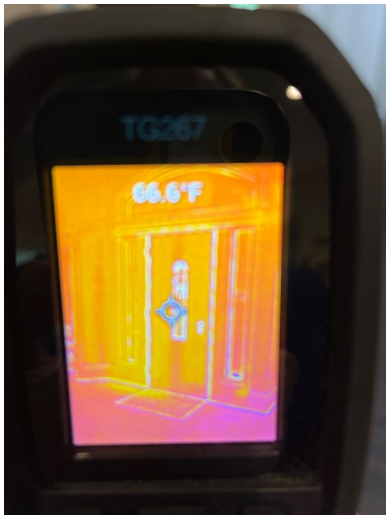
Example Left Rear Guest Bedroom

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

Comments:

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

I	NI	NP	D

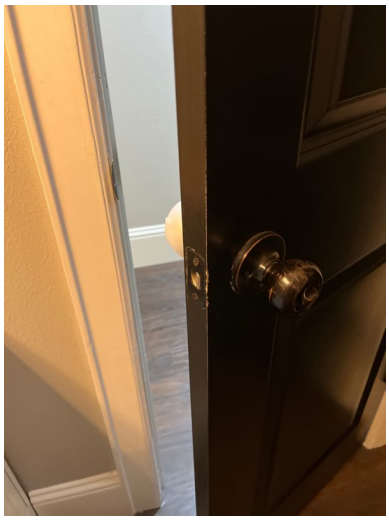


TREC LIMITATIONS:
TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

Doors:
DOORS:

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

1: Door Doesn't Latch
Repair/Replace
Door doesn't latch properly. Recommend repair latch and/or strike plate.

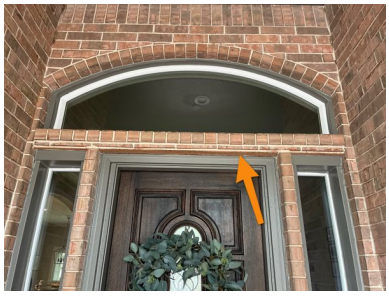

Example Left Guest Bathroom

2: Door Lintels Rusting
Repair/Replace

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

I	NI	NP	D

Door lintels starting to rust. Recommend to treat for rust and repaint.



Example Front Exterior Wall

Example Garage

3: Garage door self closing hinges

⚠Safety Hazard

The garage door needs to have self closing hinges installed to meet national fire code.

Example

☒ ☐ ☐ ☒ **H. Windows**

Comments:

TREC LIMITATIONS:

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

Cold Weather Limitation:

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

only contain conditions at time of inspection.

WINDOWS::

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

1: Caulking repairs needed

Repair/Replace

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

Example Right Exterior Wall

2: Damaged screens

Repair/Replace

Recommend to repair or replace damages window screens.

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

I	NI	NP	D

Example Rear Exterior Wall Example Rear Exterior Wall

3: Rusted lintels

Repair/Replace

Rust window linetls need to be sanded and treated for rust and the repainted.

Example Front Exterior Wall

Example Front Exterior Wall

4: Windows would not latch

Repair/Replace

One or more windows would not latch when testing. Recommend to repair as needed.

Example Rear Exterior Wall

Example Left Rear Guest Bedroom

5: Window in Shower

Informational/Monitor

Windows located in shower have a higher probability of water intrusion behind the tile walls. Recommend to monitor.

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

I	NI	NP	D	
☐	☐	☒	☐	**I. Stairways (Interior and Exterior)**

Comments:

TREC LIMITATIONS:

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

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

Comments:

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

TREC LIMITATIONS:

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

Chimney cap:

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

Flue:

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

FIREPLACES:

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

Unable to examine interior of fireplace:

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

1: Annual service

Informational/Monitor

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

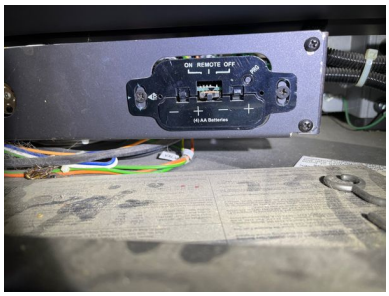
I	NI	NP	D

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

2: Fire Place Inoperable

Repair/Replace

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



3: Fire place Remote Control Not Working

Repair/Replace

Not able to light fireplace using remote control. Check with homeowner.

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

Comments:

TREC LIMITATIONS:

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

PORCHES, BALCONIES, DECKS::

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

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

I	NI	NP	D

1: Cracks in concrete

Repair/Replace

Cracks in concrete should be sealed and repaired as needed.

Example Rear Exterior Wall

2: Step Recommended

Safety Hazard

Due to the high elevation of porch a step is recommended.

Example Rear Exterior Wall

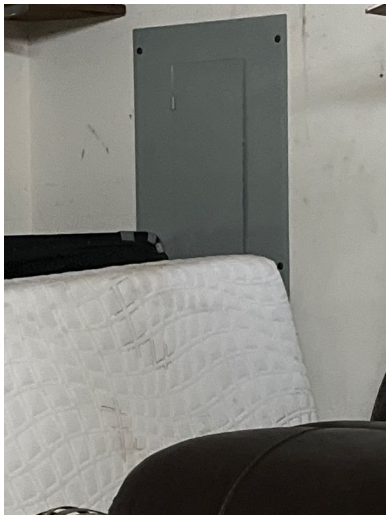
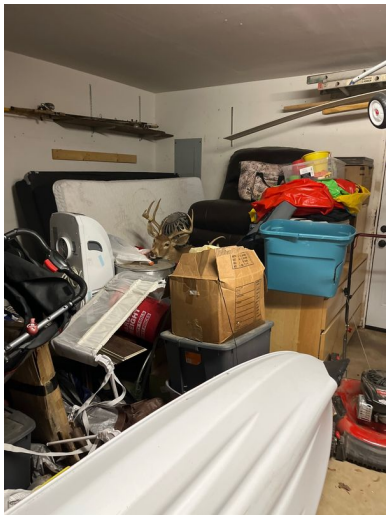
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

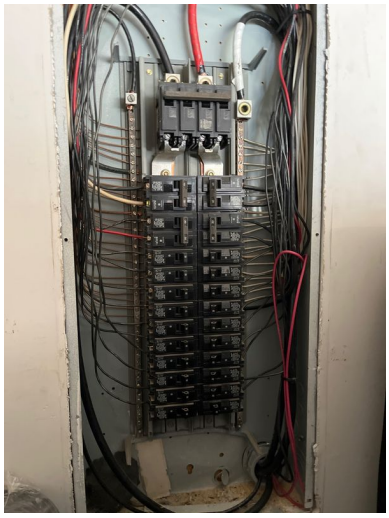
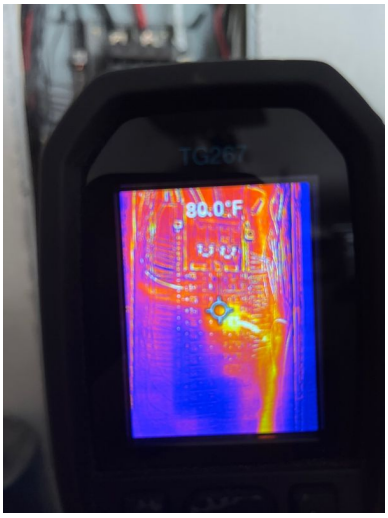
I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

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

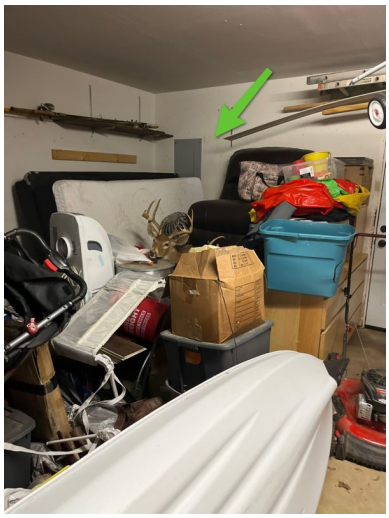
TREC LIMITATIONS:
TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result,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

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

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

I	NI	NP	D

Electrical Panel Inaccessible :



1: Missing Screws on Coverplate

Repair/Replace

Flat tipped screws on cover plate are missing. Replace as needed

Example

2: Oversized Breakers

Repair/Replace

Oversized breakers within the main distribution panel should be replaced. All breakers serving household branch circuits should be sized at fifteen (15) to (20) amps.

3: Dielectric Grease

Informational/Monitor

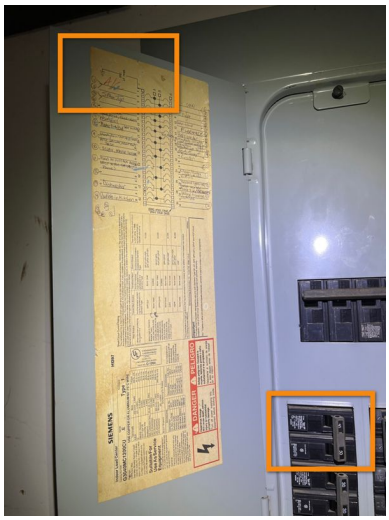
Circuit breaker contacts should be lubricated: a. every six months.

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

4: Breaker size for AC unit needs to be evaluated

Repair/Replace

Breaker size for AC unit needs to be evaluated. Recommend repair by licensed professional



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

Type of Wiring: Copper

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

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

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

Occupied home:
The inspector is not responsible to move furniture, pictures, mirrors or appliances at time of inspection to test the operation of outlets or switches. The inspectors also will not operate any light switch that has been taped in the down or upright position. Thus some issues may not be identified until a later date. The inspector holds no liability for items that could not be identified due to conditions listed above.

Garage clutter:
Garage is cluttered preventing inspection of GFCI outlets

Exterior and garage outlets:
Due to heavy storage and the use of a refrigerator/freezer the outlets for the garage and exterior where not tested. Recommended to remove store items and retest operation of all exterior and garage outlets

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

I	NI	NP	D

1: Outlet has no power

Repair/Replace

Outlet does not have power. Repair by electrician.

Example Front Exterior Wall

Example Laundry

2: Smoke/Carbon Monoxide Detector - Replace Batteries

Informational/Monitor

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

3: Damaged/missing bulb

Repair/Replace

Recommended to replace damaged/ missing bulb.

Example Attic

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

I	NI	NP	D

☐ ☒ ☐ ☐ **C. Other**

Comments:

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Central Air

Energy Sources: Natural Gas

Manufacturer Info: Goodman -

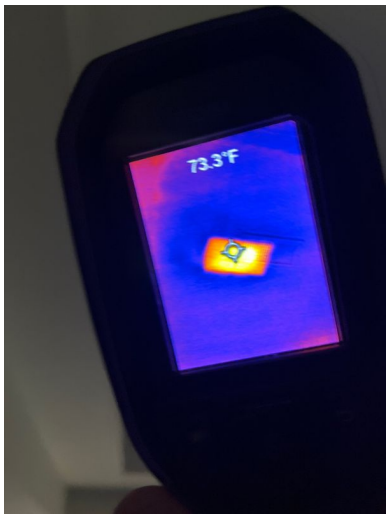
Photos of manufacturer labels containing model and serial number will be provided if the label is visible and accessible.

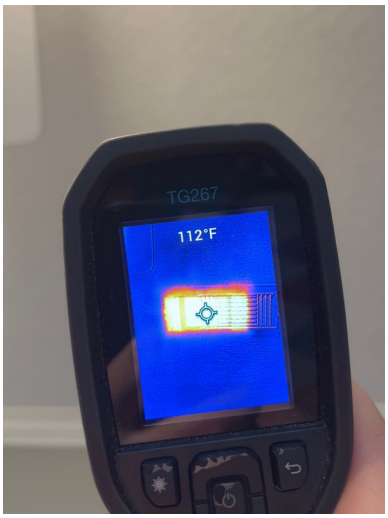
Comments:

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

Unit 1 Register Temp: 110

Unit 2 Register Temp: 112





TREC LIMITATIONS:

TREC LIMITATIONS: The inspector is not required to program digital thermostats or controls; inspect for pressure of the system refrigerant, type of refrigerant, type of refrigerant, or refrigerant leaks; winterized

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

I	NI	NP	D

evaporative coolers; or humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stove, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing values; operate setback features on thermostats, or controls; cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit; radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or heat pumps when temperatures may damage equipment; verify compatibility of components; the accuracy of thermostats; or the integrity of the heat exchanger; or determine sizing, efficiency, or adequacy of the system; uniformity of the supply of conditioned air to the various parts of the structure; or types of materials contained in insulation.

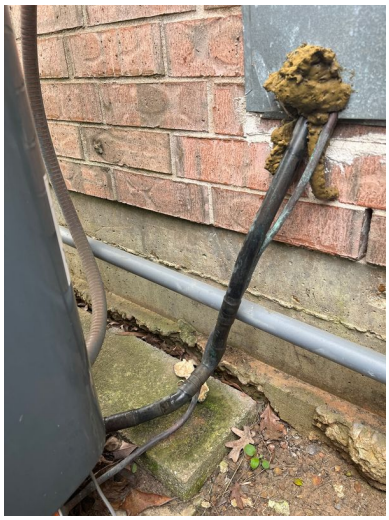
☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Electric -
3+

Manufacturer Info: Amana/Goodman -
Photos of manufacturer labels containing model and serial number will be provided if the label is visible and accessible.

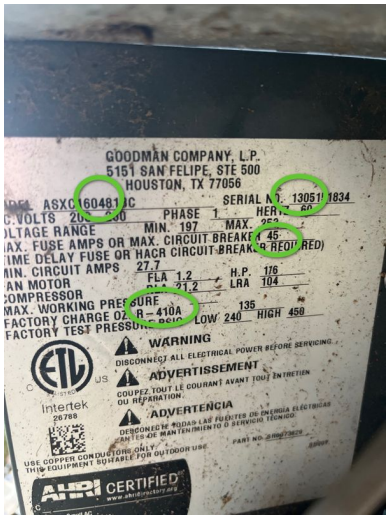
Comments:
All Repairs Listed should be performed by a licence electrician. Home inspectors are not licence electrician, for this reason when repairs are performed the electrician should evaluate the entire electrical system.

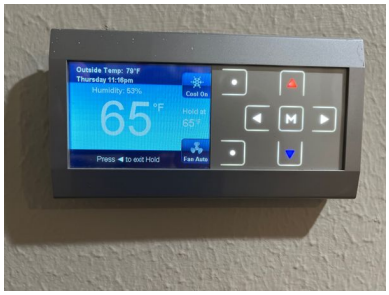
Unit 1 Register/Return Air Temps: 49-63

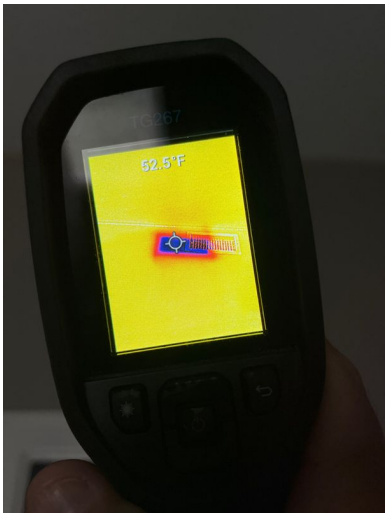


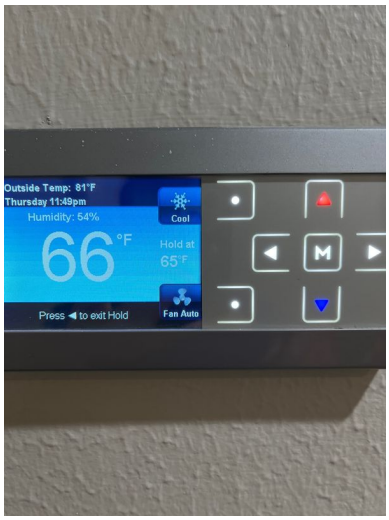
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D





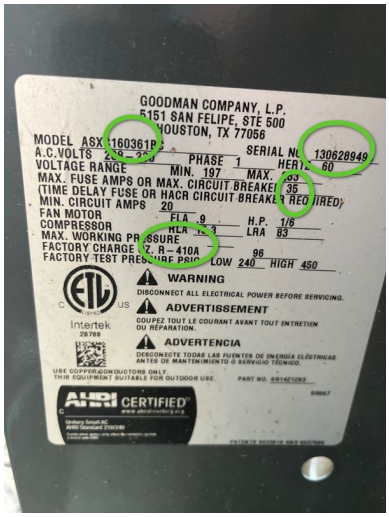


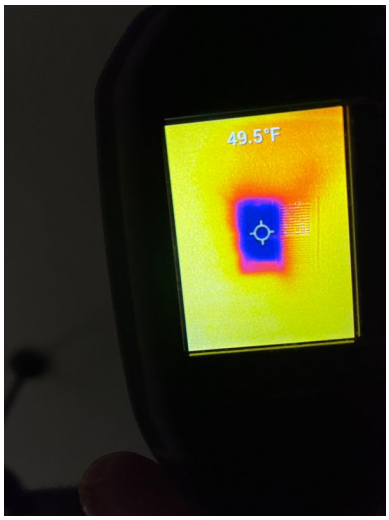


Unit 1 AC Differential Test: 14
Unit 2 Register/Return Air Temps: 49-63

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

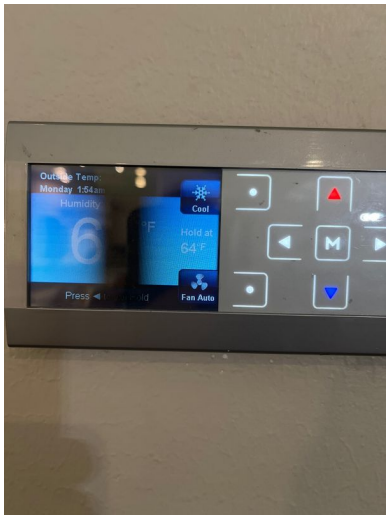
I	NI	NP	D





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

I	NI	NP	D



Unit 2 AC Differential Test: 14

TREC LIMITATIONS:

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

Dampners Not Tested:

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

Evaporative unit drain lines:

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

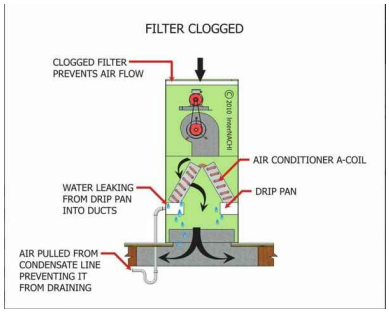
Geo-Thermal Sytems:

The inspection is a visual inspection of the HVAC system. The inspector will not be able to identify any issues that are below grade or are in areas that are not fully vissible from equipment installation plat form.

1: Air filters

Informational/Monitor

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



2: Bi-Annual service

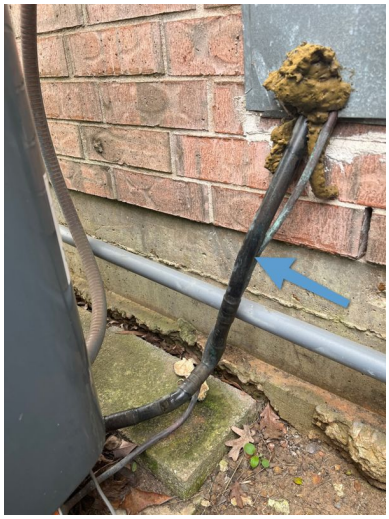
Informational/Monitor

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

3: Damaged insulation on lines

Informational/Monitor

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



Example

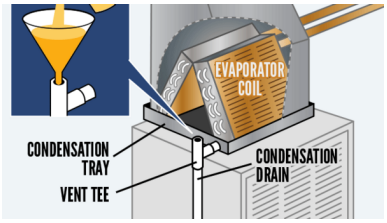
4: Flush drain pipes

Informational/Monitor

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

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

I	NI	NP	D



5: Older System Requires Maintenance

Informational/Monitor

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

6: Remove debris

Repair/Replace

Remove debris from drain pan.

Example

7: Rusted evaportive drain pan.

Repair/Replace

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

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

I	NI	NP	D

Example

8: Unit Not Level

Repair/Replace

Condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

Example

9: Locking caps required

Repair/Replace

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

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

I	NI	NP	D

Example

10: Evaporative Drain Pan Debris

Informational/Monitor

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

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

Comments:

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

TREC LIMITATIONS:

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

1: Ductwork Life Expectancy

Informational/Monitor

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

2: Clean Ductwork

Informational/Monitor

Duct cleaning is recommended. Just like any other HVAC system, air ducts require regular maintenance to ensure maximum efficiency. As a general rule of thumb, the National Air Duct Cleaners Association (NADCA) recommends air duct cleaning every 3 to 5 years. If registers appear dirty or if the existing duct system has not been serviced in the last 3 years cleaning is recommended. Recommend to inquire on maintenance history from existing homeowner.

☐ ☐ ☒ ☐ **D. Other**

Comments:

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Location of Water Meter: Front Yard

Location of Main Water Supply Valve : Not located

Static Water Pressure Reading: 72

Type of Supply Piping Material: Copper

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

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

Flexible piping should not be used for sink drains.

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

water damage.

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

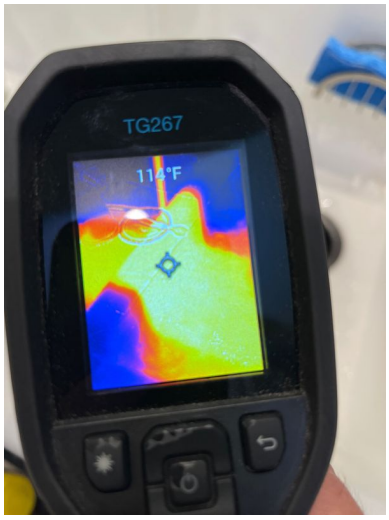
The older steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.

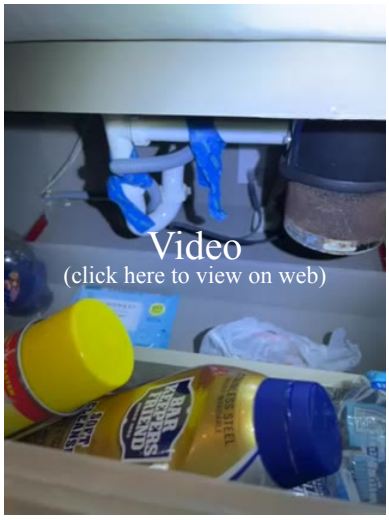
DISCLAIMER:

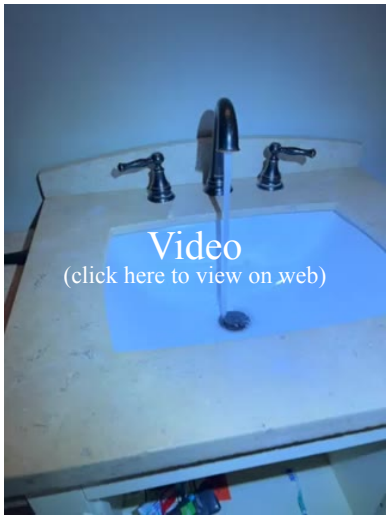
Inspectors will mark the report only if they can visually see the presence of galvanized or lead pipes. Plumbing repairs can replace piping near a fixture but pipe back into galvanized or other pipes which may be hidden behind walls or under insulation. The fact that the report was not marked being present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

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

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

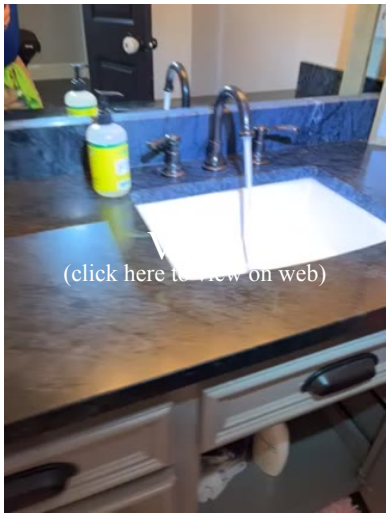






I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D



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

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

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

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

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

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

Hose Bibs are Winterized:

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

I	NI	NP	D

The hose bibs on the home or winterized. They are wrapped and taped up therefore access to test water pressure was not possible.

1: Back splash needs caulking/grout repairs

Repair/Replace

Caulking/grout repairs needed at back splash.

Example Kitchen

2: Bathtub or shower Caulk/Grout

Repair/Replace

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

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

I	NI	NP	D

Example Left Guest Bathroom

3: Bathtub Damaged finish

Repair/Replace

The finish on the bath tub was found to damaged. Recommend to repair as needed.

Example Left Guest Bathroom

4: Bathtub/shower Drains Slowly

Repair/Replace

The bathtub/shower was observed to drain slowly, suggesting that an obstruction may exist.

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

I	NI	NP	D

Example Left Guest Bathroom

5: Caulk around toilet

Repair/Replace

Recommend sealing toilet to the floor.

Example Left Guest Bathroom

6: Diverter Valve

Repair/Replace

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

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

I	NI	NP	D

Example Left Front Guest Bathroom

7: Drain stopper not working

Repair/Replace

Drain stopper found to be not working. Recommend to repair.

Example Left Guest Bathroom

8: Faucet Loose

Repair/Replace

Recommend tightening and sealing.

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

I	NI	NP	D

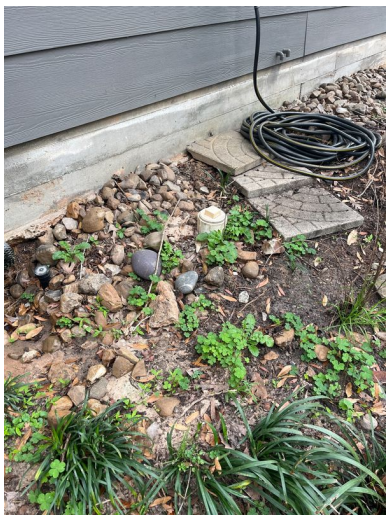
Example Master Bathroom

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

Type of Drain Piping Material: PVC

Comments:

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



Decline sewer scope inspection:

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

Location of sewer drain cleanout: Back Yard

Material at Sewer Cleanout: PVC -

TREC Limitations.:

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I	NI	NP	D

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

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

Sewer Scope Inspection:
This is a lateral line inspection only.

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

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

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

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

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

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

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

1: Every 18 to 22 months
Informational/Monitor

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

2: Cast iron pipes
Informational/Monitor

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

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3: Hydrostatic test\Sewer scope

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

I	NI	NP	D

Informational/Monitor

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

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

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

Energy Source: Gas

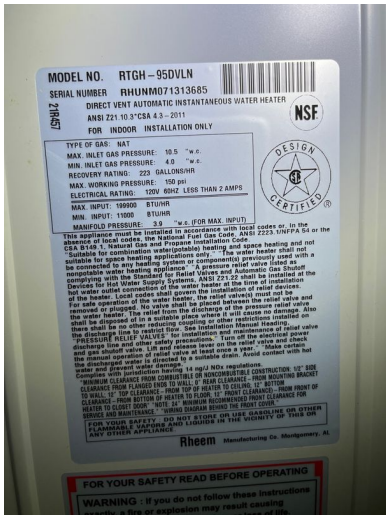
Capacity: . Tankless hot water heater -
Unit 1:

Unit 2:

Unit 3:

Manufacturer Info: Rheem

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



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

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

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

1: Annual Maintenance Flush Needed
Informational/Monitor

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

Here is a DIY link to help.

2: Water Heater Drain Pan Debris
Informational/Monitor

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

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

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

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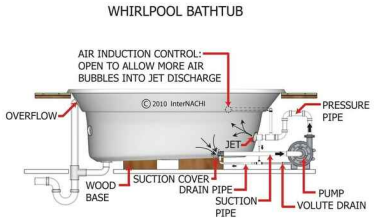
I	NI	NP	D



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

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

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

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

☒ ☐ ☐ ☒ **F. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: Left Exterior Wall
Type of Gas Distribution Piping Material: Black Iron
Comments:

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

I	NI	NP	D

Inspector Limitations:
Per TREC Standards of Procedure inspectors are not required to

(A) inspect sacrificial anode bonding or for its existence;

(B) pressurize or test gas system, drip legs or shutoff valves;

(C) operate gas line shutoff valves; or

(D) light or ignite pilot flames.

1: Lack of visible bonding on gas distribution system.
Repair/Replace

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

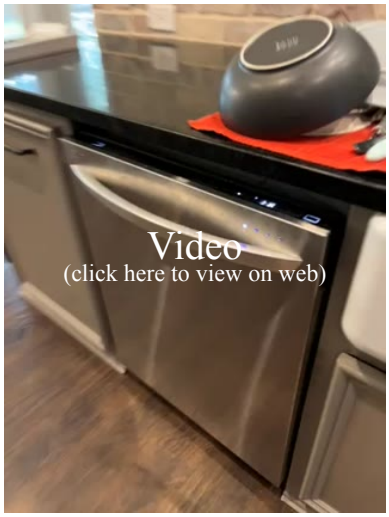
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:



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

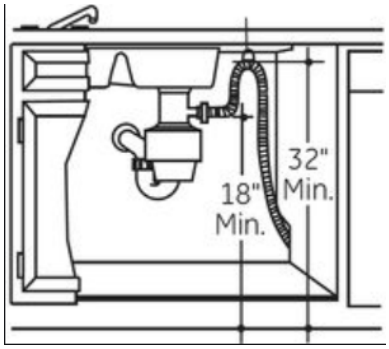
1: High Loop missing or improperly Installed.

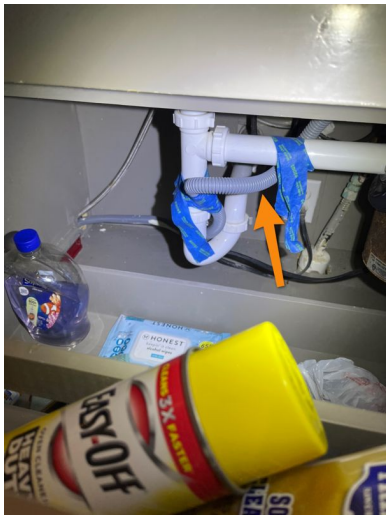
Repair/Replace

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

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

I	NI	NP	D

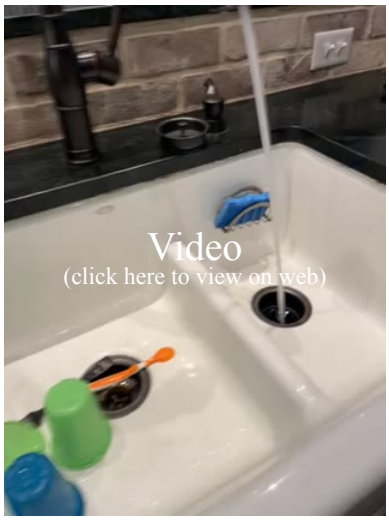




Example

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:



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

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

Comments:

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

I	NI	NP	D

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

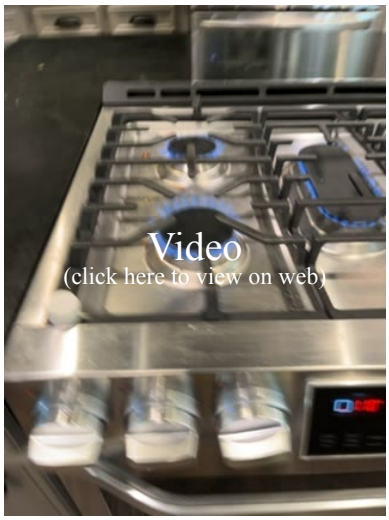
1: Range Hood Light Inoperative
Repair/Replace
The range hood light is inoperative and should be repaired.

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

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

I	NI	NP	D

Overview of rangetop burners. :



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

☒ ☐ ☐ ☐ **E. Microwave Ovens**
Comments:

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

I	NI	NP	D

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

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

Comments:

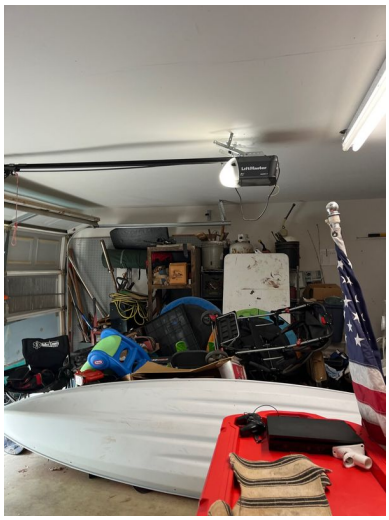
1: Clean exhaust vent

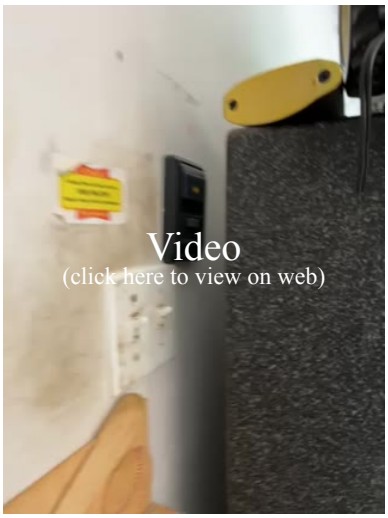
Repair/Replace

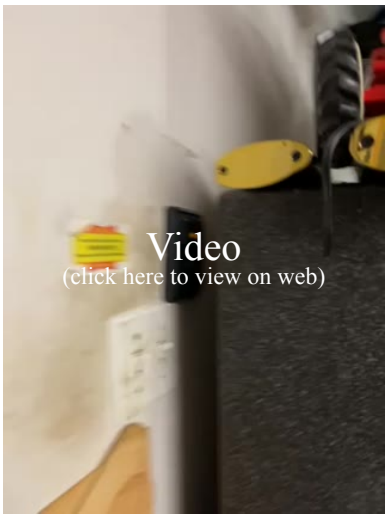
Example Left Guest Bathroom

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:







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

trash compactor ram pressure; or determine the adequacy of venting systems.

1: Loose Drive Belt/Chain
Repair/Replace
The drive train For the garage door opener is loose. recommend tightening.


Example

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**
Comments:

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

Dryer is Installed:
A dryer being installed limits the ability to check the cleanliness of the vent

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

I	NI	NP	D


1: Clean vent Annually
Informational/Monitor

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

2: Seal around dampner
Repair/Replace

Recommend to seal penatration points on dampner.


Example

☒ ☐ ☐ ☐ **Refrigerators**

Temperature Readings:
Refrigerator Section:

Freezer Section:

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

I	NI	NP	D

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

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

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

I	NI	NP	D

Comments:

Refrigerator Not Present:
Inspectors do not test water shut off valves to the refrigerator.

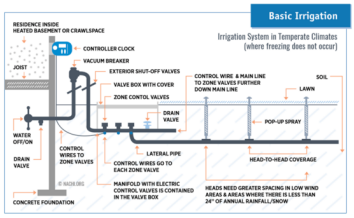
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

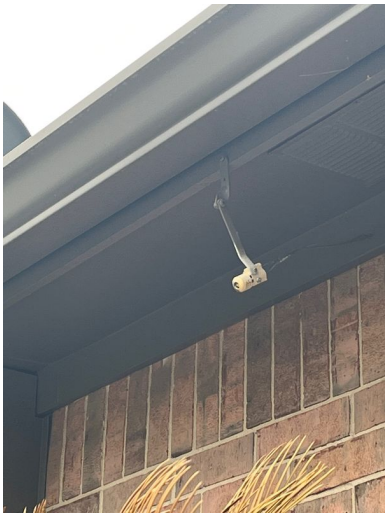
I	NI	NP	D

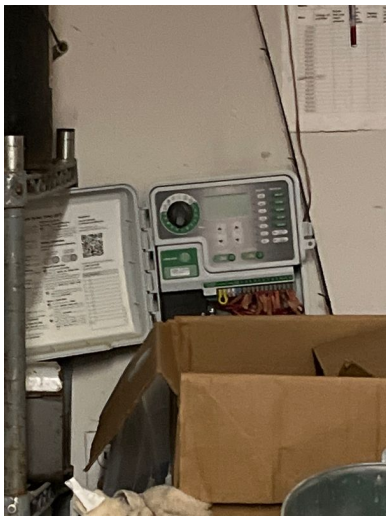
VI. OPTIONAL SYSTEMS

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

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







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

Soakers hoses can not be examined for effectiveness.

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

LANDSCAPE IRRIGATION SYSTEM::

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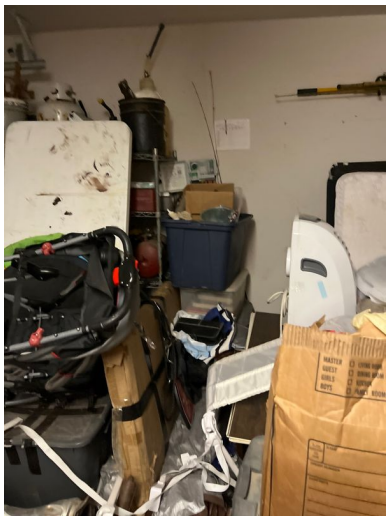
I	NI	NP	D

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

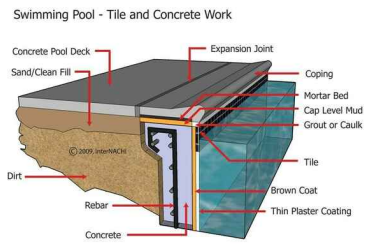
No acces to controls:
Storage items prevented access to controls.

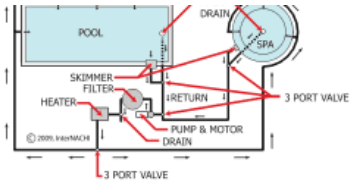


1: Rain or Moisture Sensor needs adjustment
Repair/Replace
Rain sensor should be adjusted for maximum efficiency. Recommend further assessment by a lawn irrigation company.

☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Comments:
All Repairs Listed should be performed by a licence pool company. Home inspectors are not licence for pool repairs and service, for this reason when repairs are performed the licence pool company should evaluate the

entire pool system.





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

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

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

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

☐ ☐ ☒ ☐ **C. Outbuildings**
Comments:

☐ ☐ ☒ ☐ **D. Private Water Wells (A coliform analysis is recommended.)**
Comments:
All Repairs Listed should be performed by a licensed well company. Home inspectors are not licensed for well repairs and service, for this reason when repairs are performed the licensed well company should evaluate the entire well system.

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

1: Recommend coliform\e.coli testing
Informational/Monitor

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I	NI	NP	D	

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

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

☐ ☐ ☒ ☐ **E. Private Sewage Disposal Systems**

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

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

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

PH and C12 Levels Not Tested:
Testing PH and C12 levels in septic tanks is beyond the scope of our septic inspection. If these tests are needed, we recommend contacting a septic company to perform these tests.

☐ ☐ ☒ ☐ **F. Other Built-in Appliances**

Comments:

☐ ☐ ☒ ☐ **G. Other**

Comments:

☐ ☐ ☒ ☐ **H. Elevator**

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

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

☐ ☐ ☒ ☐ **I. Bulkhead Inspection**

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

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

I	NI	NP	D	

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

☐ ☐ ☒ ☐ **J. Docks and Piers Inspection**

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

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

☐ ☐ ☒ ☐ **K. Boat Lift**

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

☐ ☐ ☒ ☐ **L. Jet Ski Lift**

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

☐ ☐ ☒ ☐ **M. Outdoor Kitchen Inspection**

Comments: