



TREC REI 7-6 SUPER INSPECTOR RESIDENTIAL INSPECTION*

2506 Huckleberry Ln
Pasadena, TX 77502



Inspector
Robert Dillin
TREC #21702
940-727-8348
robert@yoursuperinspector.com



Agent
Paula Rojas
Texas Real Estate Group



PROPERTY INSPECTION REPORT FORM

Cristina Gutierrez <i>Name of Client</i>	03/09/2024 9:00 am <i>Date of Inspection</i>
2506 Huckleberry Ln, Pasadena, TX 77502 <i>Address of Inspected Property</i>	
Robert Dillin <i>Name of Inspector</i>	TREC #21702 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Occupancy: Vacant

In Attendance: Buyer

Temperature : 50 to 60

Type of Building: Single Family

Weather Conditions: Cloudy

The direction the building faces for orientation purposes.: East

Vacant home limitations:

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

Important Scope And Limitations:

Scope and Limitations of the Inspection Super Inspector TREC Residential Inspection



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

- 1. Not a PASS-FAIL Inspection** - We are not grading your home on a scale. The report reflects our professional opinion based on the facts we were able to gather on the day of the inspection. Our goal is to assist you in making an educated decision regarding the purchase of the home. You, the buyer, ultimately decides if the house passes or fails your own expectations.
- 2. Limited-Scope** - This inspection is limited in scope by the condition of the home and accessible components on the day of the inspection (i.e., it is a snapshot in time). Changes related to occupancy, continued wear and tear, as well as weather conditions can affect the future performance of components or installed systems. For example, an A/C system that works well when it is 80-90 degrees outside may not perform as intended when temperature exceed 100 degrees. Please be aware that mechanical equipment and fixtures can fail at any time, particularly components that have been sitting idle in vacant homes.
- 3. Non-Invasive** - This is a non-invasive, visual inspection. We do inspect the home from accessible and safe locations. We do not disassemble components, cut or manipulate sealed finishes, or move stored items such as furnishings, decorative pieces or floor coverings. Therefore, access to certain areas or components might be limited (i.e., we do not walk through deep insulation to access the far reaches of an attic space).
- 4. Not a Code-Compliance Inspection** - While we do reference code pertinent to this particular inspection in the report, the house may predate these standards and the homeowner is under no obligation to bring deficiencies related to the original construction of the house into compliance.
- 5. Further Evaluation** - Recommendations for further evaluation by a qualified contractor of a system or component should be taken seriously and performed (if possible) during the option period, or at the very least prior to closing. Home inspectors are generalists. There are certain deficiencies for which we recommend further evaluation by specialized contractors, such as HVAC technicians or licensed electricians and plumbers. It is not uncommon for further evaluations to uncover problems that may be costly to repair.
- 6. Read the Entire Report** - The client is highly encouraged to read the report in its entirety. Click on and review all TABs of the online version of the report.
 - The **Informational** TAB displays pertinent information about the construction of the home and its installed components. It is educational in nature.
 - The **Limitations** TAB informs you of things that could not be inspected for a variety of reasons.
 - The **Standards** TAB contains information on what TREC requires inspectors to report on and what they are not required to report on.The verbal report is a summary of the defects found, as the inspector finishes the report, things will be added to the report that may not have been discussed in the verbal presentation. **READ THE REPORT.**
- 7. Not a Warranty** - This home inspection is not a warranty. While Super Inspector strives to go above and beyond the Standards of Practice set forth by The Texas Real Estate Commission (TREC) to insure our clients are as well informed as possible, we cannot guarantee the future performance of major mechanical systems or that every minor defect has been noted. An inspection with a warranty would take an excessive amount of time to complete, be cost prohibitive, and include its own exclusions pertinent to any warranty or insurance policy.

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

Repair Cost Guide:

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

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

Super Team Services, a partner of Super Inspector, is available if you need help prioritizing repairs or producing cost estimations.

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

Spectora Report Tools:

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

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

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

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

Further Evaluation:

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

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

Comment Key:

Within this report deficiencies will be placed into three categories:

Significant/Major Concerns

Marginal Concerns

Minor Concerns/Maintenance Items/FYI

Significant Concerns - Items or components of major systems that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **prior to the end of your option period.**

Marginal Concerns - Items or components that were found to include a marginal safety hazard, items not functioning, or an installation-related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the deficiency may lead to further problems. Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, **prior to the end of your option period.** Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not usually considered routine maintenance or DIY repairs.

Minor Concerns/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include items that are required to be reported as deficient by TREC, minor safety concerns, observations, important information, recommended upgrades to items, areas, or components.

These categorizations are based on the inspector's professional judgment and experience and based on what we observed at the time of inspection. These categorizations should not be construed to mean that items designated as "**Minor Concerns**" or "**Marginal Concerns**" do not need repairs or replacement. **The recommendations made in each comment are more important than the categorization.** Due to your perception, opinions, or personal experience, you may feel deficiencies belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. **Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, and Orange items to Red.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

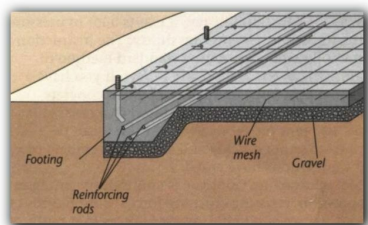
Type of Foundation - : Slab on Ground

Comments:

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

Slab on ground description:

As the name suggests, a slab on ground foundation is a single layer of concrete, several inches thick. The slab is poured thicker at the edges, to form an integral footing; reinforcing rods strengthen the thickened edge. The slab normally rests on a bed of crushed gravel to improve drainage. Casting a wire mesh in the concrete reduces the chance of cracking. A slab on grade is suitable in areas where the ground doesn't freeze, but it can also be adapted with insulation to prevent it from being affected by the frost heaves. (see below)



Foundation Opinion - : Seasonal Differential Movement

Seasonal Differential Movement:

In my opinion, the foundation appears to be adequately supporting the structure. This opinion is based on limited visual evidence present at the time of the inspection. There is evidence of structural movement: as detailed in subsequent sections of this report. The movement seems to correlate to long-term differential movement that occurs as soil around and under the house shifts as the result of natural changes in environmental conditions. Monitor for adequate drainage and soil conditions as well as signs of structural movement.

Foundation Measurements:

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

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

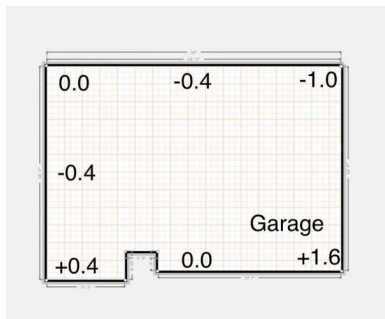
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Signs of Structural Movement or Settling: Floors not level, Cracks in brick stone or stucco, Separations in joined materials, Cracks in walls and/ or ceilings

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

1: Foundation Wall Cracks

[Minor Concerns/Maintenance Items/FYI](#)

Cracks were observed in the foundation wall at one or more locations.

It is not uncommon for homes to develop cracks on interior and exterior concrete surfaces during normal settling and seasonal movement. I recommend monitoring these areas for further changes. Further evaluation may become necessary if excessive cracking or displacement occurs.

[Here is an informational article](#) on foundation cracks.



2: Corner Pop

[Minor Concerns/Maintenance Items/FYI](#)

Foundation corner fracture(s) existed, which are generally the result of differential movement between the masonry walls (expanding) and the concrete foundation (shrinking). Although this condition did not appear to adversely affect the structure, sealing these cracks may be desired as they could provide hidden access for wood destroying insects. Please note that the corners should be examined periodically. If the fracturing worsens and the corner(s) break off then the brick veneer may lack proper support and repair would be needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



3: Exposed Rebar

Minor Concerns/Maintenance Items/FYI

West side

There is exposed reinforcement steel at one or more locations on the foundation. Reinforcement steel should be covered with non-shrink / non-metallic grout. The grout used for this repair should not contain any chemicals known to be destructive to the reinforcing steel. Contact a qualified service company for corrective action. Please note that some areas of the perimeter beam(s) was/were hidden from view by soil or vegetation; therefore, other exposed reinforcing steel may exist.



B. Grading and Drainage

Comments:

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

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

No roof gutters:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Subsurface drainage system installed:

Note: There is a sub surface drainage system installed to control storm water runoff. It is beyond the scope of this inspection to determine the effectiveness of the system. It is recommended that the system be monitored during a rain storm to verify proper drainage.



Dry weather conditions:

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

C. Roof Covering Materials

Types of Roof Covering: Shingles\Composition Asphalt Shingles

Viewed From: Roof Level

Comments:

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

Photos: Overall Condition of Roof Covering:



Roof condition: Good condition

1: Deflections in the roof surface

⚠️ Marginal Concerns

Deflections in the roof surface were observed in one or more locations. This may be related to evidence of structural movement reported in other sections of this report. This appears to correlate with the repairs observed in the attic, contact the seller for more information about repairs.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



2: Scuffed shingles

Minor Concerns/Maintenance Items/FYI

There are multiple scuffed shingles on the roof. Scuffing commonly occurs during construction of new roofs as a result of excessive foot traffic on the roof. The scuffing does not normally affect the overall performance of the roof. The affected shingles should be monitored for premature aging and replaced as necessary.



3: Tree limbs hanging over roof

Minor Concerns/Maintenance Items/FYI

There are tree limbs hanging over the roof. Tree limbs should be trimmed and maintained away from the house to prevent damage to the roof covering .



D. Roof Structures and Attics

Viewed From: Entered the Attic, Some areas Obstructed from view

Approximate Average Depth of Insulation: 2 to 4 inches

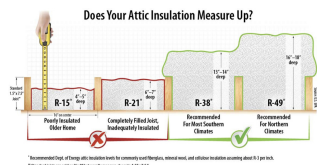
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



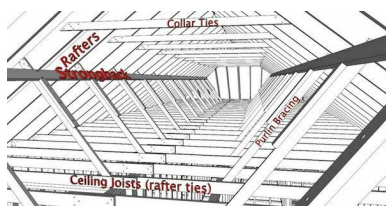
Insulation Diagram

Comments:

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

Attic Ventilation: Ridge Vents, Gable Vents, Soffit Vents

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



Inaccessible areas in attic:

Portions of the attic space are considered inaccessible during inspections due to lack of floored walkways, mechanical equipment, framing, and insulation. Accidental damage to ceilings and mechanical equipment could occur when attempting to access these areas. As a result, hidden deficiencies may exist.

Previous repair in attic space :

There is evidence of previous repairs in the attic space. The cause or extent of repairs are unknown. Contact seller for more information.



1: Inadequate Appliance Access

Minor Concerns/Maintenance Items/FYI

The attic flooring to the furnace is not adequate to provide safe access to the mechanical equipment. There should be a floored walkway to the furnace and a floored workspace at the front of the furnace. Applicable building code:

2012 IRC M1305.1.3 Appliances in attics.

Attics containing appliances shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway

I=Inspected

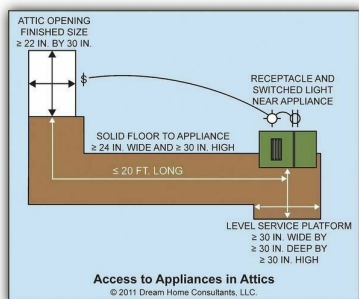
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

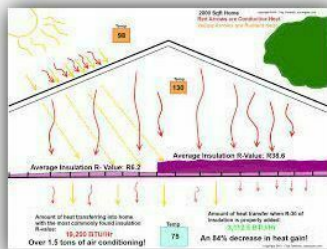
from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance.



2: Missing attic insulation

Minor Concerns/Maintenance Items/FYI

There is missing attic insulation at one or more locations. Additional insulation may need to be installed to help prevent heat transfer through the ceiling in those areas.



3: Compressed blown insulation

Minor Concerns/Maintenance Items/FYI

The blown attic insulation is compressed at one or more locations. Compressing blown insulation can significantly reduce the R Value. Additional insulation may need to be installed in those areas to help prevent heat infiltration from the attic.



4: Roof bracing broken or not properly supported

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

🚩 Marginal Concerns

Rafters are broken or not properly supported in one or more locations. The braces should be repaired to ensure the roof structure is properly supported.



5: Frieze board separated from wall

🚩 Minor Concerns/Maintenance Items/FYI

North side

The frieze board is separated from the brick or wall at one or more locations. This may indicate settling and/or seasonal movement in those areas. Monitor these areas for additional changes. Further evaluation may be necessary if other foundation related issues persist.



6: Unsealed soffit penetrations

🚩 Minor Concerns/Maintenance Items/FYI

West side

There are unsealed soffit board penetrations at one or more locations. Soffit board penetrations should be sealed to help prevent pest entry in those areas.



7: Fascia / soffit peeling paint

🚩 Minor Concerns/Maintenance Items/FYI

North side

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The paint is peeling or missing from the fascia / soffit boards at one or more locations. The fascia boards should be properly painted to help prevent moisture absorption and/or deterioration.



8: Gable screen damaged

Minor Concerns/Maintenance Items/FYI

One or more gable vent screens are damaged. This may allow for pests / rodents to gain access to the attic space. Repair of the gable screens is recommended.



E. Walls (Interior and Exterior)

Comments:

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

Photos - Interior Walls Thermal Image Samples:

The interior walls were scanned with a FLIR thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. The thermal pictures below are a sample of random interior walls in this house at the time of this inspection. If any issues were discovered, they will be detailed in the deficiencies below.



Wall construction: Wood Stick Framing

Siding Material: Brick, Wood

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Interior wall materials: Textured Drywall Finished With Paint, Wood Paneling

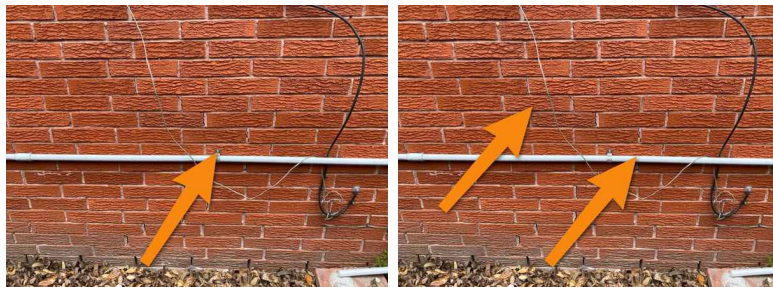
Possible hidden damage:

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

1: Fractures in exterior veneer

⚠Marginal Concerns

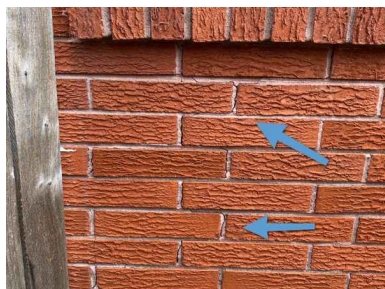
The exterior brick, stone or stucco is fractured at one or more locations. This may indicate movement in those areas. This alone does not conclude the failure of a foundation. Monitoring these locations for further separation is advised. Having the cracks sealed by a professional contractor is recommended.



2: Exterior Wall Common Cracks

🔧Minor Concerns/Maintenance Items/FYI

One or more common cracks were observed on the brick / stone veneer. This may be due to normal settling and/or thermal movement of the building materials. These areas should be sealed to prevent moisture penetration and monitored for further signs of movement.



3: Interior Wall Common Cracks

🔧Minor Concerns/Maintenance Items/FYI

Common cracks were observed on the interior walls. This may be due to normal settling and/or thermal movement of the building materials. These areas should be monitored for further signs of movement. These areas can be patched and painted as desired for a better appearance.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



4: Damage to Cabinets

Minor Concerns/Maintenance Items/FYI

There is damage to the cabinets in various places. This could be from poor installation, heavy use, or a one time damage event. Repair as necessary.



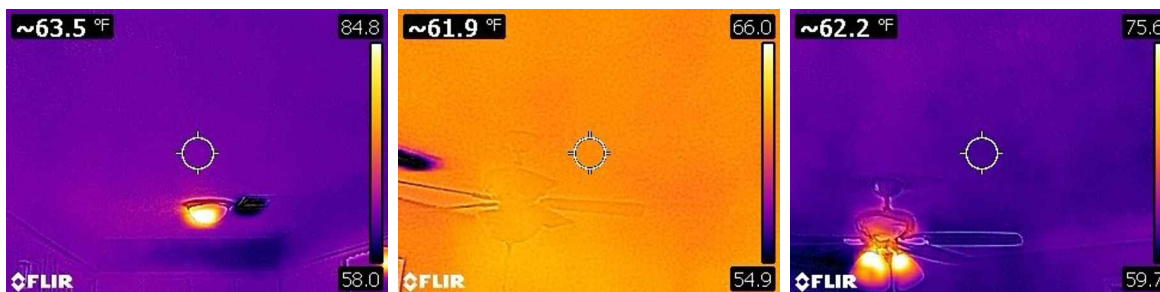
F. Ceilings and Floors

Comments:

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

Photos - Ceilings with Thermal Image Samples:

The ceilings were scanned with a FLIR thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. If any issues were discovered, they will be detailed in the deficiencies below.



Possible hidden damage:

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

1: Ceilings Drywall Fractures

Marginal Concerns

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Fractures were observed on the ceiling in one or more areas throughout the house. This may correlate with or indicate structural movement. The fracture(s) should be monitored over time for further separation and evaluated as necessary.



G. Doors (Interior and Exterior)

Comments:

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

1: Garage walk through door is not fire rated

⚠Marginal Concerns

The door to the garage is a hollow core door. It should be replaced with a solid core or fire rated door to establish a proper fire partition between the house and garage.



2: Weatherstripping Insufficient

🔧Minor Concerns/Maintenance Items/FYI

Back door and inner garage door

Door is missing standard weather stripping or has substandard weather stripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping.](#)

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



3: Cracked garage door panel

🟡 Marginal Concerns

One or more garage door panels are cracked. The cracks will worsen over time, possibly causing the door to fail. Further evaluation of the door panels by qualified overhead door technician is advised.



4: Garage Door needs adjustment

🔧 Minor Concerns/Maintenance Items/FYI

There's a gap between the garage door and the frame of the door. The door should be adjusted to prevent pest entry in the moisture penetration.



5: Swings open or closed

🔧 Minor Concerns/Maintenance Items/FYI

One or more door(s) swing(s) on their own when set at a partially open position. This is commonly referred to as "ghosting". This repair can be accomplished by removing a hinge pin and bending the pin slightly and then replacing the pin. This will add friction on the hinge and prevent ghosting.

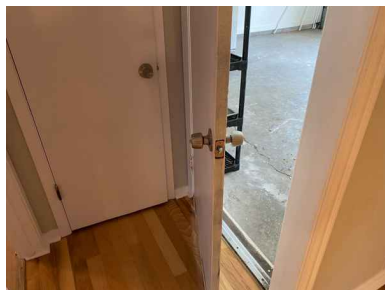
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



H. Windows

Comments:

This inspection covers the presence and condition of windows and screens. Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

Type of Windows: single pane windows

Solar screens:

There are solar screen installed on one or more windows. This makes it difficult to inspect and see details of these windows.

Aged Windows:

One or more windows appear to be original to the house. The frames, glazing and beads appear to be weathered. Budgeting for future replacement is advised.

1: Window Screens Missing

[Minor Concerns/Maintenance Items/FYI](#)

One or more windows are missing screens. It is not uncommon for the screens to be stored in the attic or garage. It is a good idea to ask the home owner before purchasing new ones. Recommend replacement.



2: Window Screens Damaged

[Minor Concerns/Maintenance Items/FYI](#)

There are one or more damaged window screens. Repair or replace as necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



3: Missing safety glass in hazardous location

🟡 Marginal Concerns

Hall shower

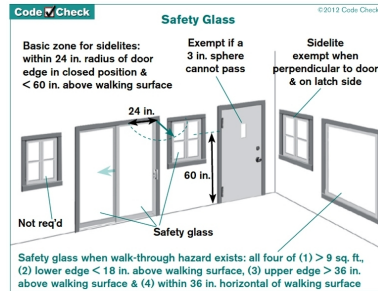
The house does not appear to be equipped with safety glass in the required areas. Tempered glass should be installed in windows adjacent doors and in bathtub and shower enclosures for safety.

SECTION R308 GLAZING R308.1 Identification.

Except as indicated in Section R308.1.1 each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturers designation specifying who applied the designation, designating the type of glass and the safety glazing standard with which it complies, which is visible in the final installation. The designation shall be acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type which once applied cannot be removed without being destroyed. A label shall be permitted in lieu of the manufacturers designation.

R308.4.5 Glazing and wet surfaces.

Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered a hazardous location. This shall apply to single glazing and all panes in multiple glazing.



4: Windows not sealed

🟡 Minor Concerns/Maintenance Items/FYI

One or more window frames are not sealed to the exterior wall coverings. The joints should be sealed to help prevent moisture and/or pest intrusion in those areas.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I. Stairways (Interior and Exterior)

Comments: Not Present:

J. Fireplaces and Chimneys

Comments: Not Present:

K. Porches, Balconies, Decks, and Carports

Comments:

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

No Deficiencies observed :

L. Other

Comments:

Any items not specifically listed in this report were not inspected.

Possible lead based paint:

Note to client: The construction of this house is pre 1978. Houses built in this time period may contain lead based paints and/or asbestos. It is beyond the scope of this inspection to determine the presence of these materials. For a more detailed analysis a qualified contractor should be consulted.

1: Dowels have chipped concrete

Minor Concerns/Maintenance Items/FYI

The driveway and garage rebar dowels are chipped. This usually indicates settling of the driveway or garage. A qualified masonry contractor should be contacted for possible repairs to this area if desired.



2: Leaning Fence

Minor Concerns/Maintenance Items/FYI

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

The fence is leaning over at one or more locations. Repair as necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

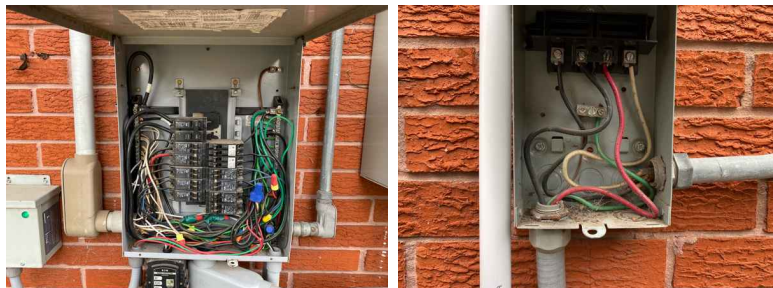
II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

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

Photos - Electrical panels uncovered for inspection:



Service Entrance Type: Overhead

Panel Manufacturer: Thomas & Betts

Location of Main Panel: Exterior of home

Main Panel Rating Amps: 100

Wire Types Found in Panels: copper

Grounding and Bonding: verifiable ground rod

Condenser Breaker Sufficient: Could not determine

Arc Fault Tested: Not present

Arc Fault Protection Devices: The construction of this house may predate these standards.

Condenser Breaker Could Not Be Evaluated for Proper Size:

Either the tag on the condenser was missing or not legible, or the electrical panel was not properly labeled. For this reason, I was unable to check the condenser breaker to see if it was an appropriate size.

Generator:

A generator is installed on the property. It is beyond the scope of this inspection to test its operational efficiency. Observable deficiencies are noted under electrical service entrances, if any.



1: Double tapped neutrals

Minor Concerns/Maintenance Items/FYI

There are double tapped neutral conductors in the electric service panel. Multiple neutral conductors in a single termination create a problem when the circuit needs to be isolated. In order to isolate the circuit, the branch breaker is turned off and the neutral is disconnected by removing it from the terminal. If the terminal is shared with another circuit, the connection on the other (still energized) circuit will be loosened as well. Loosening of the second neutral (loss of neutral) under load is a safety hazard, and may establish an over voltage condition on lighting and appliances if the neutral is part of a 120/240 Volt AC multi-wire branch

I=Inspected

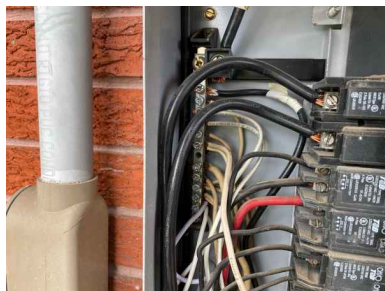
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

circuit. Also, the neutral assemblies are not evaluated with multiple neutral conductors in the same terminal. 2002 NEC Art. 408-21 Grounded Conductor Terminations. Each grounded conductor shall terminate within the panel board in an individual terminal that is not also used for another conductor.



2: Panel not properly labeled

🔧 Minor Concerns/Maintenance Items/FYI

The breakers in the panel are not properly labeled. The breakers should be individually labeled for identification purposes.



3: Undersized panel

🟡 Marginal Concerns

100 amps -

The main electrical panel has a maximum rating listed above. This may be undersized for the needs of today's modern consumer. If major electrical appliances are to be added, the service and panel may need to be upgraded.

4: Exterior electrical panel not sealed to the wall

🔧 Minor Concerns/Maintenance Items/FYI

One or more exterior electrical panels are not sealed to the wall. The panels should be sealed to prevent moisture intrusion in the opening behind the panel.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

B. Branch Circuits, Connected Devices, and Fixtures

Types of Wiring:: copper

Comments:

This inspection covers electrical receptacles, switches and fixtures.

Type of electrical system: combination 2 wire grounded and 3 wire grounded

Smoke Alarms Present: Yes

Carbon Monoxide Alarm: No

1: No arc - fault protection installed

 Minor Concerns/Maintenance Items/FYI

There are no arc-fault protection devices installed at the electrical panel. These may not be required in every jurisdiction but are recommended to prevent shock and fire hazards. The installation of arc-fault breakers is reflected in the 2015 International Residential Code: E3902.16 Arc-fault circuit-interrupter protection. Branch circuits that supply 120-volt, single-phase, 15 and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected. (The construction of this home predates these standards.)

2: Open ground

 Marginal Concerns

Throughout the house

One or more outlets in the house tested as Open Ground. This may indicate the ground conductor is loose, disconnected, or not present. Further evaluation and / or repair by a licensed electrician is advised.



3: Light damaged

 Minor Concerns/Maintenance Items/FYI

Attic

There are one or more lights that are damaged. The light fixture should be replaced to allow use in this area.



4: Missing CO alarms

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Minor Concerns/Maintenance Items/FYI

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



5: Missing, outlets

Minor Concerns/Maintenance Items/FYI

Master bathroom

The vanity in the master bathroom does not have outlet service. This will limit the use of electrical devices at the sink. Install an outlet as needed.



6: Missing GFCI protected outlets

Minor Concerns/Maintenance Items/FYI

There is missing GFCI protection in one or more locations in the home. It is recommended that GFCIs protection be installed in accordance with current building code. Also, the 2020 NEC updated the requirements for GFCI protection to include some 250 - volt circuits, as well as the existing 125 - volt circuits. This house may pre-date these standards.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

*** This recent change to the NEC code regarding 250 - volt circuits may not have been adopted by your local jurisdiction as of yet. Check with the local governing bodies to determine your area's current GFCI requirements.



7: Cloth covered wire

⚠ Marginal Concerns

Attic

It appears the house was originally wired with cloth covered electric cabling. This product was widely used at the time of construction. The cloth covering is known to become brittle and deteriorate over time and is currently frayed at one or more locations. This can result in improper protection for the electrical conductors. The cabling should be inspected by a licensed electrician and repaired or replaced, if necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Types of Systems: Central

Energy Sources: Gas

Comments:

This inspection covers the gas and electric heating systems.

Note - Potential Hidden Damage:

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

Mechanical Equipment Locations: attic

Gas valve: Present, And Accessible

Number of units: 1

1: Furnace is Inoperable

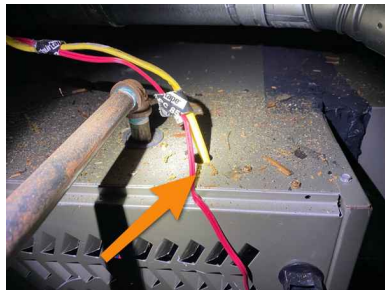
⚠️ **Marginal Concerns**

The furnace appeared inoperable at time of inspection. No heat was observed at the supply air vents when the unit was tested on "Heat" mode. Recommend qualified HVAC professional evaluate and ensure functionality.

2: Unprotected Conductors at Furnace Housing

⚠️ **Marginal Concerns**

There are unprotected conductors at the furnace housing. The conductors should be protected from the sharp edges of the furnace cabinet using a rubber grommet. Repairs are advised.



B. Cooling Equipment

Types of Systems: Central - Air Conditioner

Comments:

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

Photos - Manufacturer's Tag and Operational Video:

I=Inspected

NI=Not Inspected

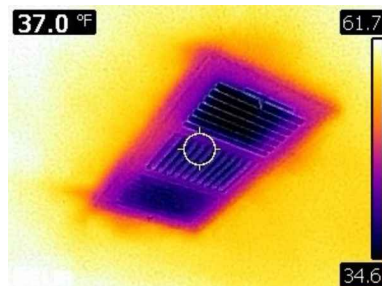
NP=Not Present

D=Deficient

I NI NP D



Photos - Temperature Differential Return & Supply Sample Images: house, Over 22



Size in tons: 4

Year manufactured: 2023

Seer Rating of at least: 14

Refrigerant used: R410A

Testing method:

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

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

Recommended maintenance :

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

Location of condensate drain lines: Near foundation -

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

Lower Outdoor Temperature:

The outside temperature is lower than peak operating temperatures. Temperature differentials are affected by lower temperatures and are not an accurate indicator of proper performance. The AC unit was operated and the temperature differentials checked to verify a drop in temperature from return to supply. The unit appears to be cooling at this time. However future performance under High temperature conditions cannot be guaranteed.

1: Condenser coils damaged

Minor Concerns/Maintenance Items/FYI

The condenser coil is damaged. This can result in refrigerant leaks. It is recommended the coil be examined by a licensed HVAC technician to determine if leaks are present.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



2: ECD improperly located

Minor Concerns/Maintenance Items/FYI

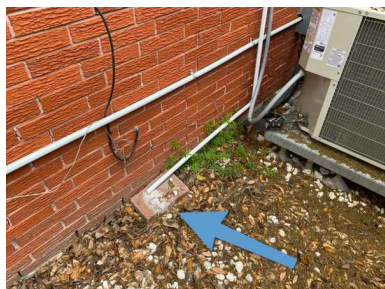
The emergency condensate drain is improperly located. The drain should be conspicuously located, usually over a door or window, to alert the home owner when the drain is active.



3: Condensate drains near foundation

Minor Concerns/Maintenance Items/FYI

The primary condensate drain line terminates near the foundation. This is an acceptable practice on this age of a house. However, this could excessively hydrate the soil in this area and may possibly cause foundation settling. It is my recommendation that an 18" to 24" extension be installed to remove the condensation produced by the AC unit from terminating next to the foundation.



C. Duct Systems, Chases, and Vents

Comments:

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

Photos - Sample Images Taken During Operation:

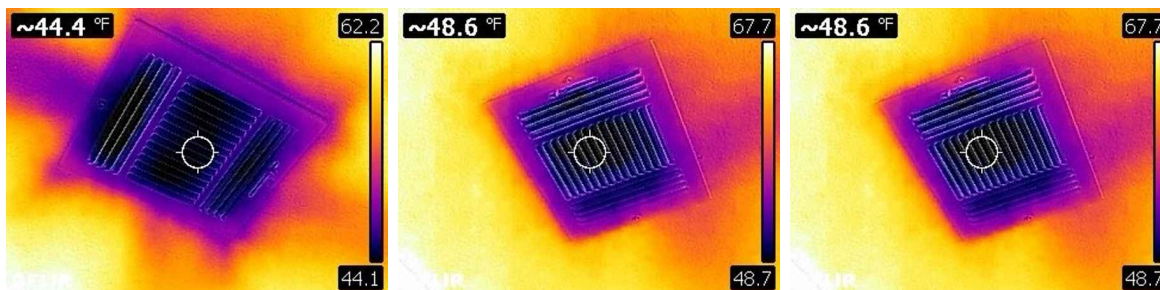
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Type of Ducts: Flexible
 Filter Locations: At the return air vents
 HVAC Filter Sizes: 20x25

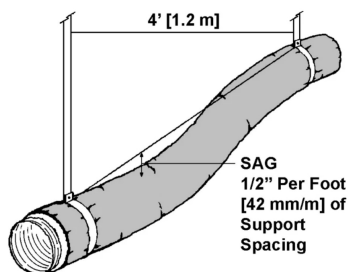


HVAC Filter Width: 1 inch
 Filter Condition: Needs Replacement

1: Improper duct installation

Minor Concerns/Maintenance Items/FYI

The flexible air ducts are installed on the attic floor. Air ducts should be suspended from overhead and supported every 4 feet, with no more than 2 inches of sag between each supporting strap. This is to ensure proper air flow and provide the shortest route from the plenum to the register. Additionally, any air leakage where ducts are buried in insulation, can result in fungal growth. There is disagreement among installers concerning the necessity to hang the ducts. In our opinion, hung ducts provide the best performance. Consult with a licensed HVAC technician for a more detailed analysis.



2: Dirty air filter

Minor Concerns/Maintenance Items/FYI

The air filter is dirty. Replacement is recommended.

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

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of water meter: East, In the front yard

Location of main water supply valve: Could not locate

Static water pressure reading: 55-60

Types of supply piping material: Galvanized Iron, Copper

Comments:

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

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



Note - Potential Hidden Damage:

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

Homeowner Shutoff could not be located:

The home owner shutoff valve could not be located at the time of the inspection and could not be verified or inspected as a result. The water supply to the house can be cut off at the water meter with the proper tools.

Previous plumbing repair:

There appears to be previous plumbing repairs. The cause or quality of the repairs are unknown. Contact seller for more information about the repairs.



Resurfaced bathtub/sink:

The bathtub/sink has been resurfaced. The quality of the repair could not be determined and the condition of the bathtub/sink under the resurfacing material could not be assessed. Contact sellers for more information and previous conditions.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Exterior Faucets Winterized:

The exterior water faucets are currently winterized. It is beyond the scope of this inspection to cut any permanent tape, rope, or insulation. If the wrappings were removed, the fixtures will likely be less freeze resistant and damages could occur.



1: Tank bolts rusted

[Minor Concerns/Maintenance Items/FYI](#)

One or more toilet tank bolts are rusted. The bolts should be monitored for leaks and replaced as required.



2: Toilets not sealed to floor

[Minor Concerns/Maintenance Items/FYI](#)

One or more bathroom toilets are not sealed to the floor. The base of the toilet should be sealed to the floor to help prevent bacteria from the toilet drain entering the house.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



3: Faucet / Escutcheons not sealed

[Minor Concerns/Maintenance Items/FYI](#)

The bathtub and/or shower faucet are not properly sealed to the wall at one or more locations. The escutcheons and faucet should be sealed to the wall to prevent moisture penetration in those areas.



4: Faulty Faucet Valve Stop

[Minor Concerns/Maintenance Items/FYI](#)

Hall bathroom

The valve stop for the temperature control knob at the **sink/bathtub/shower** is damaged or missing. This may also allow the valve handle to rotate 360 degrees. A valve stop should be installed to prevent confusion when setting the water temperature. Further evaluation by a licensed plumber is recommended.



5: Interior Faucet Loose Components

[Minor Concerns/Maintenance Items/FYI](#)

Kitchen

There are loose faucet components on one or more interior faucets. This could be due to a loose fastener or a damaged faucet, and could cause a leak if stressed. Further evaluation by a qualified plumber is recommended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



6: Interior Faucet Leaks

🟡 Marginal Concerns

Hall Bathroom

One or more interior faucets drips when turned off. Recommend a qualified plumber evaluate and repair.



7: Interior Faucet Restricted flow

🟡 Marginal Concerns

Kitchen

Water flow to one or more faucets appears to be restricted. This often occurs as sediment builds up at valves or inside the faucet, but may also indicate a blockage, or low water pressure. Further evaluation and/or repair by a licensed plumber is advised.



8: Exterior faucet Valve Stem Leak

🔧 Minor Concerns/Maintenance Items/FYI

Southeast corner

Leaks were observed at one or more exterior faucet valve stems. This may indicate a worn or damaged washer in the valve. Repair or replace as necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



9: Water Meter Drip Indicator Not Stable

▲ Significant/Major Concerns

The water meter flow indicator continued to move when all valves in the house were closed at the time of the inspection. This may indicate a hidden leak. Further evaluation and/or repair by a licensed plumber is advised.



10: Exposed water pipes in non conditioned areas

🔧 Minor Concerns/Maintenance Items/FYI

Garage

Water pipes are not fully insulated in non conditioned areas. This may allow these pipes to freeze and possibly burst. Insulation should be installed/repared on these pipes to help prevent this.



11: Galvanized water pipe

🟡 Marginal Concerns

The house is equipped with galvanized iron water supply pipes. Galvanized iron pipes are known to deteriorate and leak overtime. It is beyond the scope of this inspection to determine if there are breaks in the pipes in non visible areas. For a more detailed analysis of the pipes a licensed plumber should be consulted.

The house is equipped with galvanized iron water supply pipes. In the early 20th century, galvanized piping replaced previously-used cast iron and lead in cold-water plumbing. Typically, galvanized piping rusts from the inside out, building up layers of plaque on the inside of the piping, causing both water pressure problems and eventual pipe failure. These plaques can flake off, leading to visible impurities in water and a slight

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

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

metallic taste. The life expectancy of galvanized piping is about 50 to 70 years but it may vary by region due to impurities in the water supply and the proximity of electrical grids for which interior piping acts as a pathway (the flow of electricity can accelerate chemical corrosion). Pipe longevity also depends on the thickness of zinc in the original galvanizing, which ranges on a scale from G40 to G210, and whether the pipe was galvanized on both the inside and outside, or just the outside.

Since World War II, copper and plastic piping have replaced galvanized piping for interior drinking water service, but galvanized steel pipes are still used in some applications. The use of galvanized pipes can give an appearance of discolored water and the presence of impurities, but the actual impurities (iron, zinc, calcium) are harmless.

The presence of galvanized piping can increase the risk of water damage as the material ages. Galvanized piping will eventually need to be replaced if housing stock is to outlast a 50 to 70 year life expectancy.



B. Drains, Wastes, and Vents

Type of Drain Piping Material: Cast Iron, Galvanized Iron, PVC

Comments:

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

Location of cleanouts: Could not locate

Bathtub/sink drain load test: Yes -

Note: A drain load test was performed by filling all available sinks, bathtubs, and shower pans to a high level.

Note: upper level tub overflow drains are not tested due to the risk of damage to private property.

Laundry Drain Tested: no

Sewer Camera Inspection Not Performed:

A sewer camera inspection was not performed on the main sewer lateral drain lines at the time of the inspection due to no access to the main lines. While this procedure exceeds the TREC Standards of Practice for home inspections, hidden or latent conditions may exist which could adversely effect drain system performance.

Drain clean out could not be located:

The Drain clean out could not be located At the time of the inspection. The condition and location of the cleanouts could not be verified. It is recommended to clean out to be located in the condition be verified prior to closing.

Sewer Access Limitation :

The main drain laterals could not be accessed through conventional sewer cleanouts. Utilizing roof sewer vents, sink cleanouts, and/or floor drains as sewer camera access points can limit the ability to view the conditions of the main drain laterals. Further evaluation by a licensed plumber may be necessary to gain a more comprehensive observation of the main drain laterals.

1: Cast iron waste lines

▲Significant/Major Concerns

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

The main waste lines are cast iron. Cast iron waste lines are known to deteriorate and leak overtime. It is beyond the scope of this inspection to determine if there are breaks in the waste lines in non visible areas. For a more detailed analysis of the waste lines a licensed plumber should be consulted.

2: Missing / Damaged cleanout cap

[Minor Concerns/Maintenance Items/FYI](#)

West side

There is a missing / damaged cleanout cap. The cap should be replaced to help keep debris out of the waste lines and to help prevent sewer gases from escaping from the drain cleanouts.



3: Drain leaked evidence

[Minor Concerns/Maintenance Items/FYI](#)

Master bathroom

A drain leak evidence was observed at one or more locations when plumbing was tested. Further evaluation and/or repair by a licensed plumber is advised.



4: Missing stopper

[Minor Concerns/Maintenance Items/FYI](#)

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

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

I NI NP D



5: Washing Machine Drain

⚠ Marginal Concerns

The drain for the washing machine did not appear to be properly configured. This drain should have at least an 18 inch drop with a p-trap at the bottom. This configuration may allow sewage gases to enter the house. Repair by licensed plumber is recommended.



C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40

Comments:

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

Photos - Water Heater, ID tag and Sample Temperature Images: Below 120 degrees -

Note: The water temperature at the fixtures tested at the range indicated above. Water temperatures should be 120 F or below to help prevent accidental injury from scalding.

Table 10.2 Scald chart

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

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

Water Heater Locations: garage

Numbers of units: 1

Years: 2011

Life Expectancy of water heater:

10 to 15 years

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

TPR test: Not Tested

Safety pan and drain: No

Gas Shut Off Valve: Present, Accessible

Gas appliance connector: Iron/Flex

Type of Visible Vent Pipe: Double Wall

Garage Unit Physically Protected: No

18 Inch Floor Clearance: No

Aged Water Heater:

One or more water heaters are nearing, at, or past their typical service life. It is difficult to predict exactly when, and to what extent, these issues may arise.

Depending on prior maintenance and other factors the unit could last anywhere from months to years, the remaining life is undeterminable.

The water heater should be maintained, and budgeting for potential repairs or replacement in the near future is recommended.

1: Rust/Galvanic corrosion at water heater fittings

Minor Concerns/Maintenance Items/FYI

Rust and corrosion were observed at the water heater fittings. This can indicate moisture seepage at the joints and/or galvanic corrosion. Galvanic corrosion can occur in piping and equipment systems when two dissimilar metals are joined together. Galvanic corrosion occurs due to an electrochemical process in which one metal corrodes preferentially to another. Installing dielectric unions at pipe joints where dissimilar metals are connected can help prevent this process. Further evaluation and/or repair by a licensed plumber is advised.



2: Rust at pipe fittings

Minor Concerns/Maintenance Items/FYI

Rust and corrosion were observed at the water heater pipe fittings. This can indicate the unit is aging and the tank is beginning to rust. The unit should be monitored for leakage and replaced at the next opportunity.



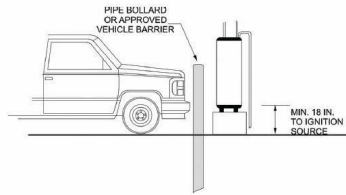
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

3: Garage water heater not physically protected

Minor Concerns/Maintenance Items/FYI

The water heater has been installed in the garage in a location that could be damaged by a vehicle. Due to the location of the water heater, bollard's should be installed to help prevent damage. This is reflected in the 2012 IRC 1307.3.1. Installation of bollard's is recommended.



ELEVATION AND PHYSICAL PROTECTION OF WATER HEATERS INSTALLED IN GARAGES
FIGURE 28-9

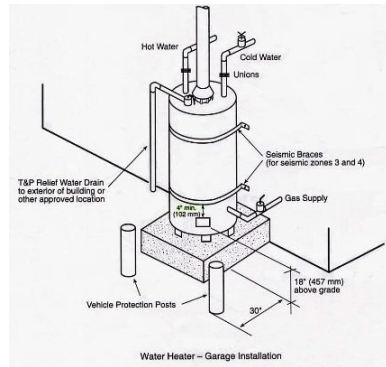


4: Inadequate garage water heater floor clearance

Marginal Concerns

The water heater does not have adequate floor clearance. Garage water heaters should have 18 inches of floor clearance to ensure the ignition source (electric or gas) is clear of any flammable gas fumes that may be present as a result of storing flammable gases in the garage. 2012 IRC: P2801.6 Water heaters installed in garages: Water heaters having an ignition source shall be elevated such that the source of ignition is not less than 18 inches (457 mm) above the garage floor.

Exception: Elevation of the ignition source is not required for appliances that are listed as flammable vapor ignition-resistant.



D. Hydro-Massage Therapy Equipment
Comments: Not Present:

E. Gas Distribution Systems and Gas Appliances
Location of Gas Meter: West, In the backyard
Type of Gas Distribution Piping Material: Black Iron
Comments:
This inspection covers the type and condition of all accessible and visible gas supply components.
No deficiencies observed:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

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

Note - Potential Hidden Damage:

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

Back Flow Prevention: Sanitary Loop

1: Dishwasher door rubbed frame

[Minor Concerns/Maintenance Items/FYI](#)

The dishwasher door rubbed the frame of the dishwasher went opening and closing. This may indicate the door is off, centered or damaged. Repair as needed.



2: Inoperable

[Marginal Concerns](#)

The dishwasher was in operable at the time of the inspection. When attempting to operate dishwasher, it gave the error code F9E1. Further evaluation and repair as advised.

Whirlpool
Dishwasher F9-
E1 Error Code



Diverter Error
Drain Error

A Whirlpool Dishwasher displays a F9-E1 error code when a Diverter Error Drain Error has been detected by the internal electronic diagnostics.

B. Food Waste Disposers

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comments:

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

1: Unprotected disposal conductors

Minor Concerns/Maintenance Items/FYI

The conductors feeding the food waste disposer are not properly protected from the food waste disposer housing. A bushing with a clamp should be installed to help prevent the housing cutting into the conductor casing. Further evaluation and/or repair by a licensed electrician is advised.



C. Range Hood and Exhaust Systems

Comments:

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

Photo - Exhaust Termination:



Range Exhaust: vents to the exterior

D. Ranges, Cooktops, and Ovens

Comments:

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

Photos - Cooktop and Oven Operation:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Type of Cook Top: Electric

Type of Oven: Electric

The oven was set on bake at 350 degrees: The oven tested at 325-350 degrees -

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

Anti Tip Device: Present but improperly installed

1: Oven plug laying on floor

🟡 Marginal Concerns

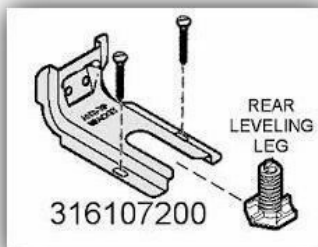
The oven plug was laying on the floor behind the oven. It is recommended that the oven plug be properly secured to the wall to prevent accidental damage of the plug.



2: No anti tip device installed

🟡 Minor Concerns/Maintenance Items/FYI

There is no-anti tipping device installed for the oven/range. It is recommended that one be installed for safety.



E. Microwave Ovens

Comments: Not Present:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

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

Exhaust Fans: vents to the exterior

Operated as intended at the time of the inspection:

G. Garage Door Operators

Comments:

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

Safety Features Door : Could not determine

Garage door operator limited testing:

The garage door operator safety features could not be fully tested due to possibly causing further damage to garage door. See garage door deficiencies.

H. Dryer Exhaust Systems

Comments:

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

Photo - Vent Termination:



Dryer Vents: : Through Roof

Gas only dryer:

This appears to be a gas only dryer. If electric dryer would like to be installed, please consult an electrician for installation.