REDFISH INSPECTIONS HOUSTON
866-218-6699
scheduling@redfishinspections.com
https://www.redfishinspections.com

TREC REI 7-6 2024

131 Lissa Ln
Sugar Land, TX 77479

Inspector
Trey Kincade
TREC 24810
866-218-6699
scheduling@redfishinspections.com

PROPERTY INSPECTION REPORT FORM

	05/08/2025 1:00 pm
Name of Client	*Date of Inspection*
131 Lissa Ln, Sugar Land, TX 77479	
Address of Inspected Property	
Trey Kincade	TREC 24810
Name of Inspector	*TREC License #*
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 -
As with all buildings, ongoing maintenance is/will be required and improvements to the systems of the structure will be needed over time. The improvements that are recommended in this report are not considered unusual for a building of this age and location. Please remember that there is no such thing as a perfect construction. This inspection is NOT a pest inspection. We recommend consulting with a licensed pest inspector for the presence of, trapping, exclusions etc... of pests.

Occupancy: Vacant
In Attendance: Buyer
Temperature (approximate): 84° Fahrenheit (F)
Weather Conditions: Partly Cloudy
Buyers Notice:
Keep in mind, as noted, this report will have many items in it and they will be marked "deficient."

This does not mean it is a "bad house" if some things are not correct. In these areas of the home, it may be a simple repair. If you have questions PLEASE GIVE US A CALL FOR CLARITY. We will be happy to answer any questions you might have.

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, NI, or NP.

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.

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

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

Expert Evaluation:
Home inspectors are considered generalists. Often times, we recommend further evaluation by a specialist based on readily accessible conditions we observe. Specialists in many categories may discover additional deficiencies based on a more invasive, expert evaluation which is not restricted by the same limitations as a general inspection.

Utility Company Would Not Turn On Water Heater :
Upon arrival the gas was shut off at the meter. During the course of the inspection, a CenterPoint Energy technician arrived to unlock the gas. He stated that their policy is not to pass or cross any attic duct work to access mechanical equipment, therefore he was unable to turn on the water heater. We recommend having the unit turned on and tested for functionality and leaks.

Location Descriptions:
When outside the structure, the terms "front," "left," , "rear," and "right" were used to describe the structure as if viewed from in front of the structure facing the front door, even if the structure does not face the address street.

When inside the structure, the terms "front," "left," "rear," and "right" were used to describe the structure as viewed from the room entrance.

The interior was inspected in a clockwise fashion. The Primary Bedroom and Bathroom are identified as such. The first secondary bedroom and bathroom that comes up after starting at the front door will be Guest Bedroom/Bathroom 1, then Guest Bedroom/Bathroom 2, and so on. Half bathrooms will be identified separately from the full bathrooms.

If you have any questions about room descriptions or locations, please contact us. It’s important that you be able to identify the rooms that we discuss in your report.

Videos :
The Inspector will include multiple videos and pictures throughout the report. Not all of these will indicate a defect or problem. Many are included to inform the reader what was functional or provide general information about the property. Similarly, not all deficiencies will include a picture or video. Some defects are generally informational or may not be visible.


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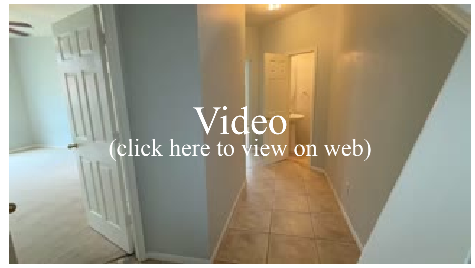
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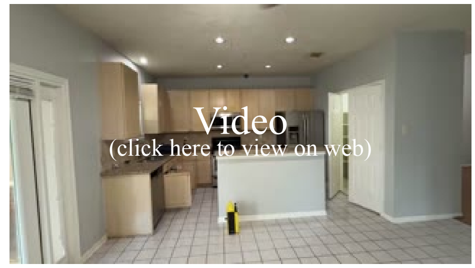
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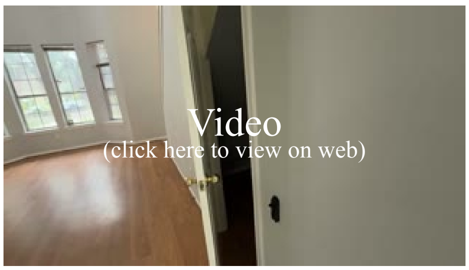
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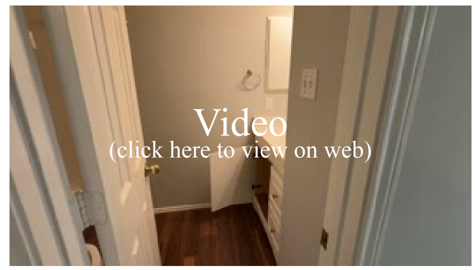
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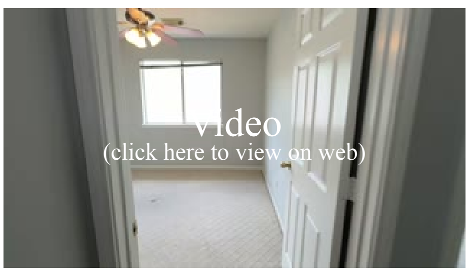
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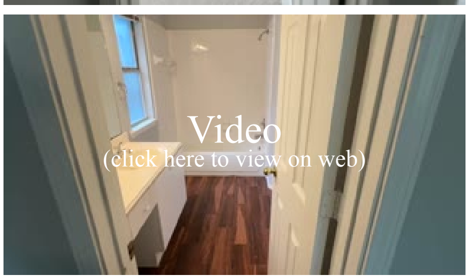
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I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Type of Foundation(s): Slab on Grade

The Client Approved Elevation Plot:

Comments:

Foundation Limitation:

This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Inspectors are not responsible for defects in areas that are not visible for inspection.

Soil in the Houston Texas area is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. The inspection of the foundation may show it to be providing adequate support for the structure, or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation.

The Inspector is not a structural engineer. The inspector does not perform any engineering studies or measurements such as geological, and hydrological stability test, soils conditions reports; wave action reporting; any form of engineering analysis. Only licensed engineers can conduct such evaluations. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

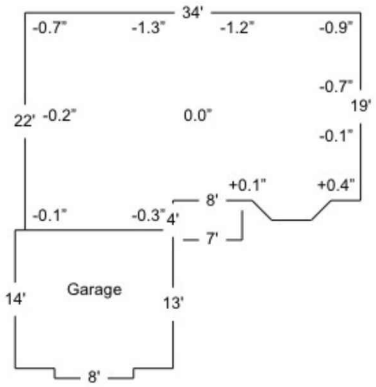
1: Out of Limits

Repair/Replace

The foundation level was found to be out of limits. Deflection from middle was greater than or equal to 1 1/2 inches from one side of the home to the other, or greater than 1 inch over 30 feet.

We recommend further evaluation by a foundation repair company or structural engineer.

Recommendation: Contact a qualified professional.

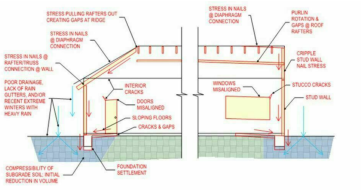


2: Foundation Not Performing as Intended

Repair/Replace

Cracks in the exterior walls, flooring, interior walls and ceiling can be indications that the foundation has settled. Due to issues including, but not limited to, such cracking noted at time of the inspection, it is recommended to have the structure further evaluated. We recommend you retain a Professional Foundation Specialist and/or Licensed Structural Engineer for a second opinion concerning the performance of the foundation. The Professional you retain should have the specialized training to perform an engineering evaluation of the performance of the foundation. They can provide you with; 1) a second opinion concerning foundation performance, 2) an opinion as to whether foundation repair/adjustments is structurally necessary, and 3) options in addition to foundation repair and adjustments that the expert deems applicable to this house.

Recommendation: Contact a qualified structural engineer.



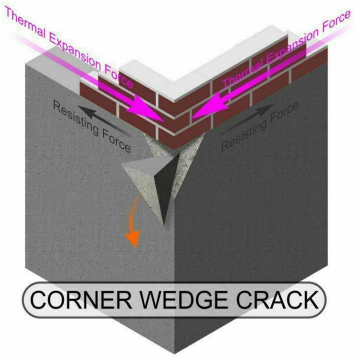
3: Corner Pop(s) / Crack(s)

Repair/Replace

Corner pops/cracks were noted on one or more corners of the foundation. Corner pops/cracks are generally caused by the early removal of form boards and/or improper flashing installation between the slab and the brick veneer/stone veneer. This has or can lead to the foundation no longer providing the proper support for the brick cladding, and/or can be a conducive condition for wood destroying insects. We recommend having these areas patched/sealed/repaired.

Recommendation: Contact a handyman or DIY project

Example Right Rear



4: Exposed Tendon Heads / Cable Ends

Repair/Replace

Post tension cable ends were observed on the exterior of the foundation. These should be repaired by a professional, competent and qualified foundation specialist to prevent corrosion/deterioration of the foundation's reinforcement. All exposed tendons should be patched with an approved material and method by the Post Tensioning Institute (PTI). Extract from PTI: 1. The pocket former recesses should be filled with concrete patch material immediately after the tendon tails have been cut. 2. The patch material used should be non-shrink grout that will attain the same minimum compressive strength as the concrete foundation. 3. Prior to installing the concrete patch material, the pocket former recesses should be cleaned of any dirt, grit, oil or other substances so that a good bond is attained between the concrete and the patch material. A bonding agent

can be used to enhance bond of the patch material to the concrete; however, it is important that the recommended application instructions from the bonding agent manufacturer are followed. 4. If an encapsulated system is used, the posttensioning material supplier's recommendations for cutting, capping and patching should be followed. 5. Under no circumstances should the concrete patch material used for filling the pocket former recesses contain chlorides or other chemicals known to be deleterious to the pre-stressing steel. 6. The pocket former recesses should be completely filled eliminating all voids and finished to match as closely as possible the surrounding edge of the foundation.

Recommendation: Contact a qualified professional.

Example Left

☒ ☐ ☐ ☒ **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 where possible. We recommend that you monitor areas around the structure(s) when it rains and make sure that water is channeling away from structure(s) as intended. If it is not, there will be upgrades needed and you may consider adding a form of sub surface drainage.

Comments:
The following limitations and/or deficiencies (if any) with the **grading and drainage** were observed on the day of the inspection of this structure and are noted below.

1: Gutter / Downspout Discharge Near Foundation

⛔Repair/Replace

One or more downspouts were discharging too close to the foundation. We recommend having downspouts discharge water at least five (5) feet from the structure. Storm water should be encouraged to flow away from the building at the point of discharge.

Recommendation: Contact a handyman or DIY project

Example Right Rear

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

I	NI	NP	D

2: Gutter / Downspout Loose / Damaged

Repair/Replace

Loose/damaged downspouts were noted. We recommend having these repaired.

Recommendation: Contact a qualified professional.

Example Right Rear

3: Foliage / Vegetation Near Structure

Maintenance Required

Foliage was noted close to the structure. We recommend trimming all bushes and tree limbs at least 1 foot away from buildings. Bushes and trees too close to the structure can prevent the walls from drying properly, their roots can affect the foundation, and their branches can damage the roof.

Recommendation: Contact a handyman or DIY project

Example Front

4: Vegetation Touching Building / Roof Line

Repair/Replace

Vegetation needs to be trimmed back at least one foot away from exterior walls and roof line. The foliage was noted close to the structure, we recommend trimming all bushes away from the structure. Bushes and trees too close to the structure can prevent the wall from drying properly, their roots can affect the foundation and their branches can damage the structure

Recommendation: Recommended DIY Project

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

I	NI	NP	D


Example Right Rear


Example Front

5: Tree Roots Near Foundation

Repair/Replace

Tree roots and large shrubs adjacent to the structure could have a potential of damaging the foundation. We recommend consulting with a professional, competent and qualified arborist for the best solution to protect the structure as well as the tree.

Recommendation: Contact a qualified professional.


Example Front

6: Grading / Soil Too High

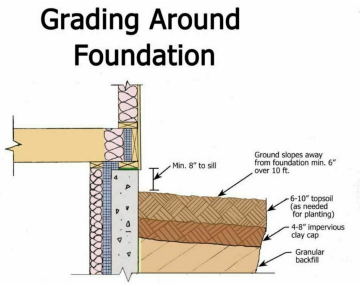
Repair/Replace

High soil was observed around the structure. We recommend having 4 inches minimum clearance between soil/brick and 6 inches minimum clearance between soil/siding and/or stucco, in order to prevent moistur intrusion/damage, as well as conducive conditions for wood destroying insects and other pests.

Recommendation: Recommended DIY Project


Example Front


Example Front



7: Grading Improvement Needed

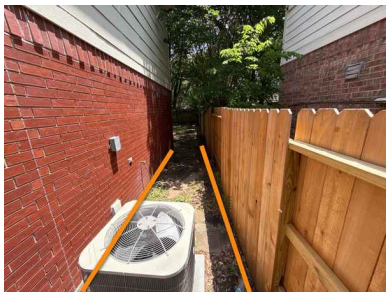
Repair/Replace

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

I	NI	NP	D

The grading around the structure should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition/removal of top soil. The ground should slope away from the structure at a rate of six inches in the first ten feet. In some cases, the installation of an underground drain may be a more efficient or cost effective solution.

Recommendation: Contact a qualified grading contractor.



Example Right

8: Wood Pile Against Structure

Repair/Replace

A wood pile was observed against the structure. This can be a conducive condition for wood destroying insects. We recommend removing the wood pile.

Recommendation: Recommended DIY Project

Example Right

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

Photos of Roof Slopes :

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

I	NI	NP	D

Types of Roof Covering: Asphalt
Viewed From: Ground, Ground with Drone
Comments:
The following limitations and/or deficiencies (if any) with the **Roof Covering Materials** were observed on the day of the inspection of this structure and are noted below.

Trees / Debris:
Visibility of the roof was limited due to the trees growing around it and/or debris on the roof surface.

Drone Inspection:
A drone inspection is limited to areas visible based on the height and angle of the drone during the inspection. It is impossible for a drone to identify every deficiency with a roof, for this reason, we always recommend that you have a professional roofer confirm our findings and to examine the roof further if you have any concerns regarding the condition and overall performance of the roof.

1: Gutter / Downspout Discharge On Roof
Repair/Replace

One or more downspouts terminated above roof surfaces rather than being routed to gutters below or to the ground level. This is very common, but it can reduce the life of roof surface materials below due to large amounts of water frequently flowing over the roof surface. Granules typically are washed off of composition roofing material as a result, and leaks may occur. We recommend considering having a qualified contractor install extensions as necessary so downspouts don't terminate above roof surfaces.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

Example Front

2: Lack Of Clearance - Siding/Roof

Repair/Replace

The clearance of the siding at the flashing was insufficient. There should be 1 to 2 inches between the siding and the roofing as otherwise this condition leaves the siding vulnerable to rot/deterioration. This detail is usually repaired when siding needs repair/replacement or when re-roofing work is performed.

Recommendation: Contact a qualified professional.

Example Front

3: Damaged / Caved Boot Flashing

Repair/Replace

Damaged/caved boot flashing was observed at a plumbing vent. This could hold water in the concaved area of the flashing and allow it to leak between the flashing and the vent pipe. We recommend repair to prevent damage to the surrounding structure.

Recommendation: Contact a qualified roofing professional.

Example Left

4: Damaged / Missing / Improperly Sealed Storm Collar

Repair/Replace

A damaged, missing, and/or improperly sealed storm collar was noted. We recommend repair to prevent water intrusion.

Recommendation: Contact a qualified roofing professional.

Example Right

5: Holes In Soffit / Fascia

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

I	NI	NP	D

Repair/Replace

A hole/gap was observed in the soffit or fascia material. We recommend having this patched/blocked to prevent pest intrusion.

Recommendation: Contact a handyman or DIY project

Example Rear

6: Wood Decay

Repair/Replace

Wood decay was observed on the fascia and/or soffit. We recommend repairs/replacement to all decayed wood to prevent further deterioration and conducive conditions for wood destroying insect activity.

Recommendation: Contact a qualified general contractor.

Example Front

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

Viewed From: Attic, Walkways only

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

I	NI	NP	D

Approximate Average Depth of Insulation:: 0 to 12 inches

Comments:

The following limitations and/or deficiencies (if any) with the **roof structure and attic** were observed on the day of the inspection of this structure and are noted below.

Limited access:

Portions of the roof structure had no accessible attic space, were inaccessible due to insulation levels, roof design, mechanical equipment, duct work, and/or owners belongings. We were unable to perform a visual inspection of those areas.

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 hatches and doors should be insulated.

Today's standards typically require access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) to be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces. We recommend repair to improve the energy efficiency of the home.

Recommendation: Contact a handyman or DIY project

Thermal image of heat transfer at attic stairs

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

I	NI	NP	D

2: Attic Hatch / Door Damaged

Repair/Replace

The attic hatch door was found to be damaged. We recommend repair or replacement.

Recommendation: Contact a handyman or DIY project

Example

3: Improper Fasteners at Attic Access / Hatch

Safety Hazard

Improper fasteners (nails/screws) were use to secure the attic pull down stairs to the structure. 16d penny nails or 1/4" x 3" lag screws should be used. We recommend repair.

Recommendation: Contact a qualified professional.

Example

4: Pulldown Stairs Overextended

Safety Hazard

The attic pulldown stairs was overextended. For safety reasons, we recommend repair prior to using.

Recommendation: Contact a qualified professional.

Example

5: Prior Repairs Noted

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

I	NI	NP	D

Repair/Replace

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

Recommendation: Contact the seller for more info

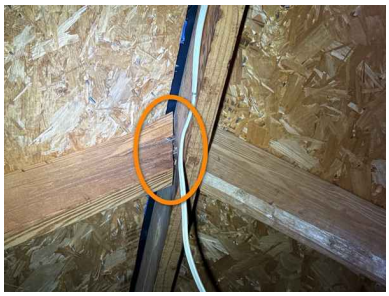
Example

6: Rafter Separation

Repair/Replace

Separation of the roof rafters from the ridge board was observed. This typically is an indication for structural/foundational movement. We recommend having the rafters scabbed to allow proper load transfer.

Recommendation: Contact a qualified professional.



Example

7: Vermin Activity Noted

Repair/Replace

There was evidence of past vermin activity. A pest control specialist should be consulted in this regard. Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the residence to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

Example

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

Comments:

The following limitations and/or deficiencies (if any) with the **walls (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

1: Caulk at Wall Protrusions / Penetrations

Repair/Replace

Exterior wall protrusions should be caulked/sealed to prevent pest and moisture intrusion.

Recommendation: Contact a qualified professional.

Example Right

Example Right Rear

2: Exterior Caulking Deteriorated / Insufficient

Repair/Replace

The exterior caulking in multiple areas around the house at various siding transitions, expansion joints, wall protrusions, doors, windows and other areas, was deteriorated or insufficient. Exterior caulking is the first energy efficient measure to install. This helps minimize air flow and moisture through cracks, seams, utility penetrations and openings. Controlling air infiltration is one of the most cost effective measure in modern construction practice. Good caulking and sealing will reduce dust, dirt, and prevent damage to structural elements. We recommend updating regularly.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

Example Rear

3: Expansion Joint Caulk Missing / Deteriorated

Repair/Replace

An expansion joint in the exterior brick wall was deteriorated or missing caulk. We recommend caulking to prevent excessive moisture and insect intrusion.

Recommendation: Contact a qualified professional.

Example Left

4: Hole In Wall at AC Lines

Repair/Replace

A hole was noted where the air conditioning refrigerant lines entered the structure. We recommend sealing the area with foam insulation to prevent pest intrusion.

Recommendation: Contact a qualified professional.

Example Right

5: Hole in Exterior Wall

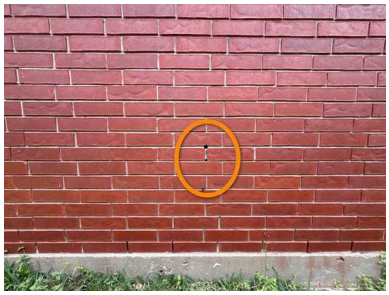
Repair/Replace

A hole was observed in an exterior wall. We recommend having this patched/sealed to prevent pest intrusion.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D


Example Left


Example Front

6: Cracked / Deteriorated Mortar

Repair/Replace

The mortar at the exterior brick/stone veneer was cracked and/or deteriorated. We recommend having these areas repointed to prevent excess moisture intrusion.

Recommendation: Contact a qualified masonry professional.


Example Front Right

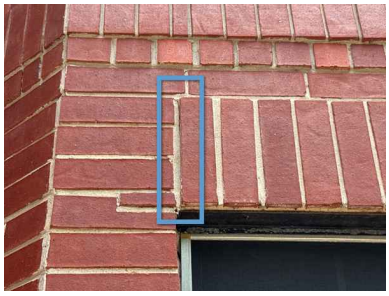
7: Minor Exterior Cracks

Maintenance Required

One or more cracks were noted in the brick/stone veneer. This appeared to have been the result of thermal expansion. We recommend repointing to prevent further deterioration.

Recommendation: Contact a qualified professional.


Example Left


Example Front

8: Insufficient Weep Holes

Maintenance Required

Weep holes (openings in the mortar joints to allow moisture to seep out) were missing at the structure's brick/stone veneer over the windows/doors. Weep holes should be placed every 33 inches on center at the

base of the wall as well as over the windows and doors where the brick veneer is support by lintels. No indication of moisture damage was noted on the inside structure. It might do more harm than good to try and create these as this point in time. We recommend monitoring the areas and contacting a qualified masonry contractor if signs of excessive moisture are observed.

Recommendation: Recommend monitoring.


Example Front

9: Siding / Trim General Damage
Repair/Replace
General damage was found to the exterior siding and/or trim. We recommend to repair as needed.

Recommendation: Contact a qualified handyman.


Example Front

10: Open Siding Joints
Repair/Replace
The siding joints were open. Because these appeared to have been previously caulked, we recommend having them recaulked to prevent moisture intrusion.

Recommendation: Contact a handyman or DIY project


Example Left

11: General Damage at Sheetrock

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

I	NI	NP	D

Repair/Replace

General damage was noted at the Sheetrock/Drywall. We recommend to repair as needed.

Recommendation: Contact a qualified handyman.

Example Living Room

12: Interior Patching

Maintenance Required

Wall patching was noted. This indicates previous work was performed. We recommend monitoring the area.

Recommendation: Recommend monitoring.

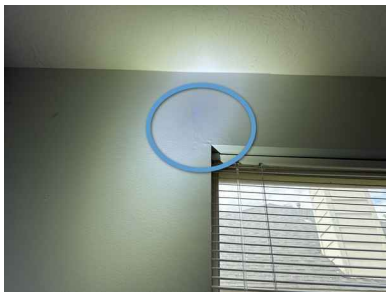
Example Laundry

13: Interior Diagonal Crack / Patching

Maintenance Required

A jagged/diagonal crack, or patching consistent with diagonal cracking, was observed on an interior wall. This typically indicates foundation movement. We recommend patching any open cracks and monitoring for future signs of movement.

Recommendation: Recommend monitoring.



Example 1st Floor Primary Bedroom

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

I	NI	NP	D

14: Hole in Garage Fire Separation

Safety Hazard

One or more holes/gaps were noted in the garage drywall. This breached the structure's fire separation. We recommend having these patched/repaired.

Recommendation: Contact a qualified professional.

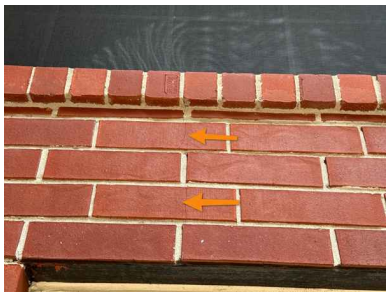
Example

15: Cracks in Bricks and Mortar

Repair/Replace

Cracks were noted in the wall exterior veneer through bricks and mortar. This is an indication of structural movement. We recommend further evaluation by a foundation company or structural engineer.

Example Left



Example Front

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

The following deficiencies (if any) with the **ceilings and floors** were observed on the day of the inspection of this structure and are noted below.

1: Patchwork / Evidence of Previous Repair

Maintenance Required

Evidence of patching was detected, which indicates previous work performed. We recommend asking the sellers about the history of any prior problems and monitoring the area for future issues.

Recommendation: Recommend monitoring.

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

I	NI	NP	D

Example Kitchen

2: Hairline Cracks

Maintenance Required

Hairline cracks, which were by nature mainly cosmetic, were noted at the ceiling finishes. We recommend having these caulked and painted.

Recommendation: Contact a handyman or DIY project

Example stairwell

3: Dry Moisture Staining / Damage

Repair/Replace

Moisture staining/damage was noted and the area was confirmed with a moisture meter and/or infrared thermal Imager to be dry at the time of inspection. We recommend consulting the seller about any history of moisture issues and obtaining any related receipts or warranties for previous work performed. The area(s) should be monitored, and the cause of any active water intrusion/leaks identified and repaired.

Recommendation: Contact a qualified professional.

Example 1st Floor Hall

Example Kitchen

Example Guest Bedroom 1

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

I	NI	NP	D

1st Floor Hall confirmed dry

Kitchen confirmed dry

Guest Bedroom 1 confirmed dry


Example Guest Bedroom 1

Guest Bedroom 1 confirmed dry


Example 2nd Floor game room

2nd Floor game room confirmed dry

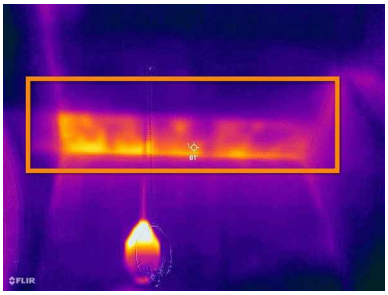
4: Thermal Anomaly - Missing Insulation

Repair/Replace

A thermal anomaly consistent with missing or improperly installed insulation was observed in a section of a ceiling with an infrared thermal imager. The surface was considered to be large enough that it could affect energy consumption and/or comfort of living. We recommend consulting with an insulation contractor to determine cost for repairs.

Recommendation: Contact a qualified professional.

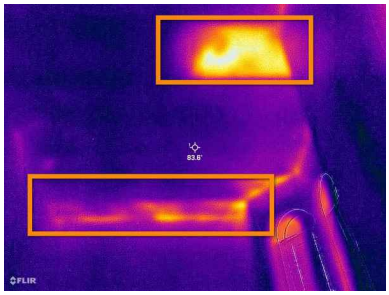

Example Foyer


Foyer thermal anomaly


Example Dining Room

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

I	NI	NP	D


Dining Room thermal anomaly

5: Cosmetic Floor Stains

Maintenance Required

Cosmetic stains were noted on the interior floor finishes. We recommend having the floors professionally cleaned prior to moving in.

Recommendation: Contact a qualified professional.


Example Primary Bedroom

6: Tile Cracked

Repair/Replace

Cracked floor tile was noted in the house. The tile sounded solid when knocked on which suggested the condition was not the result of structural movement. We recommend monitoring and replacing if the condition gets worse.

Recommendation: Contact a qualified professional.


Example 1st Floor Primary Bathroom

7: Organic Growth: Cleaning Needed

Repair/Replace

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

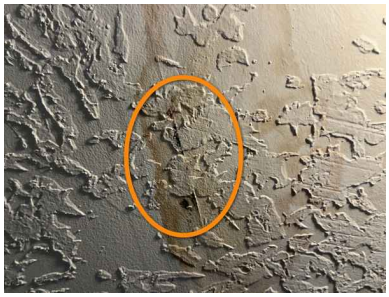
I	NI	NP	D

Signs of organic growth were observed. The area was confirmed with a moisture meter to be dry at the time of inspection. We recommend having the area cleaned and monitored. Any active moisture sources should be identified and repaired.

Recommendation: Recommended DIY Project


Garage Example 1


Garage Example 2


Example 1st Floor Hall

Garage Example 1 confirmed dry

Garage Example 2 confirmed dry

1st Floor Hall confirmed dry

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

Comments:

The following deficiencies (if any) with the **doors (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

When reading this section of the inspection if there are no comments below, the doors were operating as intended at the time of inspections and may have had minor paint and caulking blemishes that are cosmetic in nature and can be repaired as a maintenance item. In this report, there may also be references to doors not operating properly.

Replacing or rekeying exterior locks before moving in is generally recommended. After new locks have been installed, ensure that jambs at striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless the bolt is fully extended.

1: Door(s) Out of Plumb

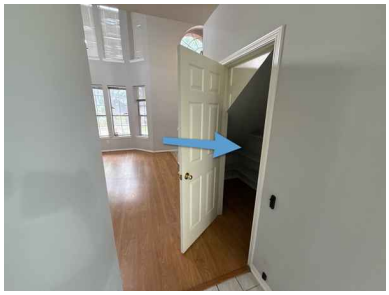
Maintenance Required

One or more door(s) was found to be out of plumb as it moved on its own when open. This may be the result of improper installation or the result of structural movement. Exterior doors that do not properly close may lead to moisture and/or pest intrusion. Should this become too much of annoyance, we recommend rehanging the door.

Recommendation: Recommend monitoring.

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

I	NI	NP	D



Example under stairs closet

2: Damaged Door Trim

Repair/Replace

Damaged door trim was noted. We recommend repair.

Recommendation: Contact a handyman or DIY project

Example Front door

3: Damaged / Inoperative Hardware

Repair/Replace

Damaged/inoperative door hardware was noted. We recommend having this repaired or replaced.

Recommendation: Contact a handyman or DIY project

Example pantry

4: Garage Door Lacked Self-Closing Device

Safety Hazard

Today's standards typically require doors leading from living spaces into attached garages be equipped with self-closing hinges, or a similar device, that prevents the door from being left open which could allow harmful exhaust, or other chemical fumes from items commonly stored into garages, to enter the living areas, as well as avoid a breach in the fire barrier of the structure. We recommend having this detail added.

Recommendation: Contact a handyman or DIY project

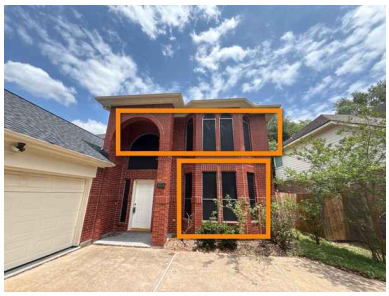
Example

☒ ☐ ☐ ☒ **H. Windows**

Comments:
The following deficiencies (if any) with the **windows** were observed on the day of the inspection of this structure and are noted below.

No reportable deficiencies were present unless otherwise noted in this report.

Solar Screens:
Solar screens limit the visual inspection of windows.



Example Front

1: Window Screen(s) Damaged

Repair/Replace

Damaged window screens were found. We recommend having these replaced to prevent insect intrusion.

Recommendation: Contact a handyman or DIY project

Example Rear

Example Rear

2: Old Windows - Mild Disrepair

Repair/Replace

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

I	NI	NP	D

The windows were in mild disrepair. This is a common condition that typically does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.

Recommendation: Contact a qualified window repair/installation contractor.

3: Hardware Damaged / Inoperative

Repair/Replace

Window hardware was damaged/inoperative. We recommend repair.

Recommendation: Contact a qualified professional.

Example Living Room

4: Failed / Lost Seal

Repair/Replace

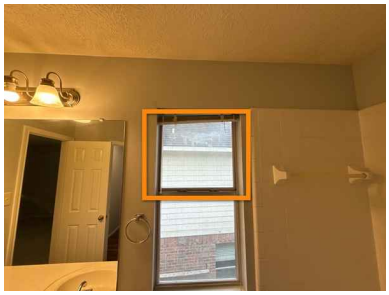
One or more windows had lost its seal and/or experienced low-E failure. This had resulted in condensation/discoloration developing between the panes of glass. This is primarily a cosmetic deficiency, but can cause the window to lose some of its insulating properties. We recommend having the glass replaced as needed.

Recommendation: Contact a qualified window repair/installation contractor.

Example Primary Bedroom

Example Living Room

Example Kitchen door



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

I	NI	NP	D

Example Dining Room Example 2nd Floor Primary Bathroom

5: Window Too Low
Safety Hazard
Windows on the 2nd floor were installed less than 24 inches from the floor. This is a safety hazard especially for small children. A window guard should be installed to keep the windows from opening more than 4 inches.

Recommendation: Recommended DIY Project


Example 2nd Floor game room


Example 2nd Floor Primary Bedroom

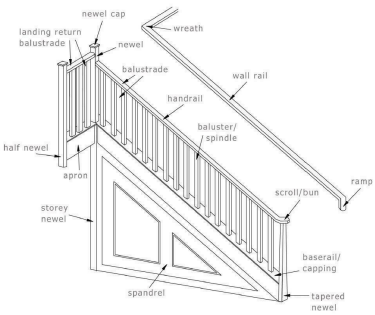
☒ ☐ ☐ ☒ **I. Stairways (Interior and Exterior)**

Comments:
The following deficiencies (if any) with the **stairways (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

1: Handrail Not Continuous
Safety Hazard
The stairway handrail did not run continuously from the bottom of the stairwell to the top of the stairwell so to cover all of the steps (treads). Today's standards typically require handrails to run continuously for the full length of the stair flight. The handrail should be improved to start directly above the lowest step and run continuously to end directly above the top step.

Recommendation: Contact a qualified carpenter.


Example



2: Handrail Not Graspable
Safety Hazard
The stairway handrail did not meet the definition of “graspable” as defined by generally-accepted current standards. We recommend you consider having the handrail altered or replaced to make it safer.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

Example

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

Photo of Fireplace :

Annual service :

Fireplaces and stoves should be serviced and inspected every year for proper operation by a qualified repair man. We perform a level 1 No Changes or Problems Have Occurred to the Fireplace, inspections for chimneys under continued service that operate under the same conditions, with the continued use of the same appliance. In these instances, we'll check the chimney and flue for basic structural soundness and examine the appliance installation and connections. We'll also verify that your chimney is free of obstruction and combustible deposits.

If you feel like you need to go further with an inspection you may want to consider a level 2 or level 3 inspection.

- Level 2 – System Has Changes, Suspected Issues. These types of inspections are typically warranted if you suspect an issue with your system, if there has been an event that may have caused damage, or if you have made any changes to the system since your last inspection. In these situations, a technician thoroughly checks all accessible parts of the chimney system, and we'll examine the internal surfaces and joints of all flue liners within the chimney for issues.
- Level 3 – Hidden Hazards That Require Special Tools

Whenever there is a suspected safety issue in a part of your system that cannot be viewed during a Level 1 or 2 inspection, a Level 3 inspection is recommended. These can be much more invasive and could require removing certain system components (chimney crown, interior chimney wall, etc.) where necessary. We work closely with our customers during these inspections to discuss all work thoroughly before we begin, so there are no surprises.

Comments:

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

Flue Interior:

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

I	NI	NP	D

By nature, the design and height can limit or prevent the examination of the interior of the flue pipe. The inspector is only able to 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.

1: Fireplace Inoperable
Repair/Replace
The fireplace was not operable at time of inspection. We recommend further evaluation and repair.

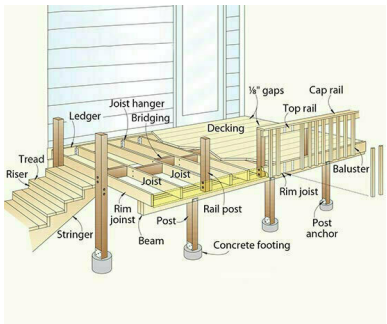
Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **K. Porches, Balconies, Decks, and Carports**
Comments:
The following deficiencies (if any) with the **porches, balconies, decks, and carports** were observed on the day of the inspection of this structure and are noted below.

1: Wood To Soil Contact
Repair/Replace
Wood components were in contact with the soil. This should be avoided as it could lead to structural wood decay and wood destroying insect activity. We recommend having this improved. In some cases, immediate correction may be impractical. In these situations, it is prudent to maintain a preventive termite treatment around the related structure.

Recommendation: Contact a handyman or DIY project


Example Rear



2: Cracked, Loose, Damaged Tile
Repair/Replace
Cracked, loose, and/or damaged tiles were noted at a porch, patio or additional structure. We recommend to replace tiles as needed to prevent potential trip hazards.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

Example

☐ ☐ ☒ ☐ **L. Other**

Comments:

☒ ☐ ☐ ☒ **N. Fences**

Comments :

1: Poor Condition

Repair/Replace

Portions of the fences were found to be aged and in poor condition. We recommend consulting with a professional contractor to determine cost for repairs/replacement.

Recommendation: Contact a qualified professional.

Example Rear - damage

Example Right Rear - loose picket

Example Rear - leaning

2: Gate Dragged / Difficult to Operate

Repair/Replace

A gate dragged or did not properly open/close. We recommend repair/adjustment.

Recommendation: Recommended DIY Project

Example Left

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

I	NI	NP	D

☒ ☐ ☐ ☐ **P. Pests**

Comments :

Prior WDI Treatment :

Evidence of previous wood destroying insect treatment was observed. We recommend asking the sellers when the house was last treated as warranties might be transferable.

Example Front

Pest Inspection:

A typical home inspection does not include pest activity within the scope. While the inspector may have conducted and wood-destroying-insect inspection or made courtesy observations in this report about other pests, this is not a full pest evaluation. Should there be specific concerns related to pest control or activity, we recommend consulting with a qualified specialist for a specialized evaluation.

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

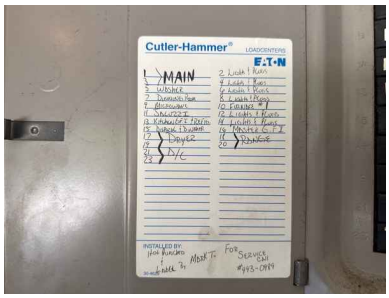
I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

Main Panel : Photo With Cover On, Photo With Cover Off, Breaker Label





Location of Main Panel: Garage

Comments:

All electrical repairs listed should be performed by a licensed electrician. Inspectors are not licensed electricians and additional deficiencies may be identified by licensed professionals that are beyond our scope and qualifications.

1: Full Evaluation Recommended

Repair/Replace

Due to the number of deficiencies, and/or potential safety hazards observed during a partial inspection, we recommend having all electrical panels on the property further evaluated by a licensed, qualified electrician prior to the expiration of your option period and obtaining an estimate for an itemized list of needed repairs and improvements. Not all deficiencies observed were documented in this report. Additional deficiencies may be discovered by the specialist that are not withn the scope of a general home inspection.

Recommendation: Contact a qualified electrical contractor.

2: Missing Surge Protection

Repair/Replace

The service equipment was not equipped with a surge protector. Todays standards require a surge protector to be integrated with or installed near the service entrance in order to protect the whole house from electrical surges. The 2020 NEC (National Electric Code) has made surge protection required for service replacements and upgrades. With a new service, service upgrade, or service replacement, there must now be a type 1 or type 2 surge protector installed at the panel.

Recommendation: Contact a qualified professional.

3: Arc Fault Protection Missing / Insufficient

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

I	NI	NP	D

Repair/Replace

Insufficient Arc Fault Circuit Interrupter (AFCI) protection was installed. Building codes with which new homes must comply require the installation of AFCI protection of all 15 and 20 amp circuits providing power to outlets/lighting in residential family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, and similar rooms. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection may not have been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. We recommend you consider updating the existing electrical to provide adequate AFCI protection. Arc-fault protection can be provided using AFCI circuit breakers installed at the electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

Recommendation: Contact a qualified professional.

4: No Exterior Disconnect

Repair/Replace

The home had no form of emergency disconnect on the exterior of the structure. Today's standards require a means of terminating the electrical power be available for first responders on the outside of the structure near the service entrance so the power may be turned off before entering the home. We recommend having this improved.

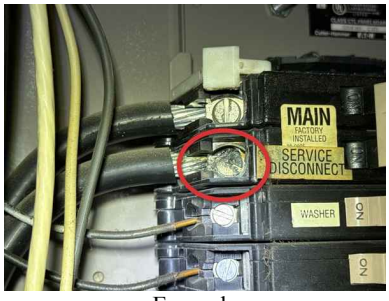
Recommendation: Contact a qualified professional.

5: Damaged Breaker

Safety Hazard

A breaker was found to be damaged. We recommend to replacement.

Recommendation: Contact a qualified electrical contractor.



Example

6: Double-tapping on Breaker(s)

Safety Hazard

I	NI	NP	D

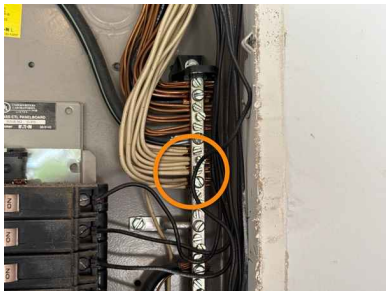
Double-tapping was found on electrical panel breakers. Each breaker should have only one set of wires. We recommend repair. This became a requirement in 2002 by NEC.

Recommendation: Contact a qualified electrical contractor.

Example

7: Double-tapping on Neutral Bus Bar
Repair/Replace
Double-tapping, a condition commonly used to describe multiple conductors being installed under the same terminal, was found at a neutral bus bar. In 2002, the National Electrical Code changed the standards to discontinue this practice. Houses built prior to 2002 were not required to change their panels; however, if any electrical work is done on the panel, it will typically be required for the electrician to bring this condition into compliance.

Recommendation: Contact a qualified electrical contractor.


Example

8: Missing Anti-oxidant Paste
Repair/Replace
Anti-oxidant was missing. Conductor termination compounds are for use on splice and termination connections of aluminum, copper-clad aluminum, and copper conductors and are intended to retard oxidation at the conductor/connector interface. These compounds do not have a deleterious effect on the conductor metal, insulation or equipment when used in accordance with the manufacturer's installation instructions. Reference should be made to the product label located on the smallest unit container for specific instructions as to the proper use of the compound. We recommend having anti-oxidant paste added to prevent corrosion. Although neither the National Electrical Code nor the panel manufacturer may require this, our State Licensing Board obligates us to note this as a deficiency.

Recommendation: Contact a qualified professional.

9: White Lead(s) / Conductor(s) Improperly Color Coded

Repair/Replace

One or more electrical conductors were improperly identified. Wires are typically color coded with white sheathing indicating neutral, green or bare wires indicating grounds, and black or red indicating hot. It is most common to see white wire leads providing power to appliances and HVAC system. We recommend having conductors appropriately marked. This can usually be accomplished with a piece of electrical tape or partially marking the wire with a marker.

Recommendation: Contact a qualified professional.

Example

10: Loose Ground Conductor / Clamp

Safety Hazard

The grounding conductor was loose and improperly secured to the grounding rod. We recommend having this tightened. Replacement of the clamp be necessary for repair.

Recommendation: Contact a qualified professional.

Example Left

11: Dryer Outlet Not On a GFCI Protected Breaker

Safety Hazard

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

I	NI	NP	D

210.8(A) GFCI Protection for Personnel: Dwelling Units The changes in 210.8(A) will result in all 125-volt through 250-volt receptacles installed at dwelling units supplied by single-phase branch circuits rated 150-volts or less to ground be provided with ground-fault circuit-interrupter (GFCI) protection for personnel. During the 2020 NEC cycle it was substantiated that 250-volt receptacle outlets present similar shock hazards as 125-volt receptacle outlets. This change will impact the typical 240-volt receptacle outlets for cord-and-plug connected dryers, ranges, ovens or similar appliances. This new addition of 250-volt receptacles, and the removal of any ampere limitation, will require GFCI protection for commonly used receptacle outlets in the specified areas of 210.8(A)(1) through (A)(11): Bathrooms, Garages and Accessory Buildings, Outdoors, Crawl Spaces, Basements, Kitchens, Sinks, Boathouses, Bathtubs and Shower Stalls, Laundry Areas, Indoor Damp and Wet Locations.

Recommendation: Contact a qualified professional.

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

Type of Wiring: Copper

Comments:

Outlet(s) Present at Kitchen Island/Peninsula:

Outlet receptacles were present on the side of the kitchen island/peninsula. While installation of receptacles in these locations is not prohibited, since 2023, it has come to be considered a potential safety hazard by many experts as the cord for common cooking appliances could be pulled or snagged resulting in impact or burn injuries. Safer receptacle designs capable of being installed on the top surface are available by various manufacturers. Extra care should be taken when using these receptacles to prevent hazards, particularly if/when children are present.

Example

1: Closet Globe Missing

⚠Safety Hazard

Today's standards require having a globe cover protecting closet light fixtures. We recommend making the upgrade for improved safety.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

Example 2nd Floor Primary Bathroom Closet

2: Inoperable / Noisy Ceiling Fan

Repair/Replace

A ceiling fan was inoperable and/or noisy at the time of inspection. We recommend having this further investigated to determine the cause and have any necessary repairs made.

Recommendation: Contact a qualified professional.

Example Guest Bedroom 2 - noisy

3: Exterior Outlet / Switch Needs Weatherproof Housing

Repair/Replace

Today's standards typically require exterior outlets/switches exposed to the elements to be housed in a bubble - style cover. We recommend to upgrade or repair covers as needed.

Recommendation: Contact a qualified electrical contractor.

Example Right

4: Tamper Proof Outlets

Safety Hazard

Today's construction standards require that all outlets within 5 feet of the floor to be tamper resistant. The outlets in this structure did not meet this requirement. We recommend making the upgrade, especially if children will be occupying or visiting the property.

Recommendation: Contact a qualified professional.

5: Cover Plate Damaged

Safety Hazard

One or more receptacles had a damaged cover plate. We recommend replacement.

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

I	NI	NP	D

Recommendation: Recommended DIY Project


Example Garage


Example 2nd Floor Primary Bedroom

6: Outlet Not GFCI Protected

⚠Safety Hazard

One or more outlets lacked proper Ground Fault Circuit Interrupter (GFCI) protection. Today's standards require GFCI protection be installed at all 120 and 240 volt circuits in the kitchen, laundry rooms, basements, crawl spaces, garages, exterior outlets, as well as any interior receptacles located within 6 feet of a plumbing fixture as measured by flexible cord, in order to avoid potential electric shock or electrocution hazards. It is also a best practice for floor outlets to be GFCI protected. We recommend having proper GFCI protection installed per today's standards.

Recommendation: Contact a qualified electrical contractor.


Example Exterior Front


Example Garage

☐ ☐ ☒ ☐ **C. Other**

Comments:

☒ ☐ ☐ ☒ **D. Smoke/ Carbon Monoxide Detectors**

Informational :

The following deficiencies (if any) with the **smoke, fire, and carbon monoxide detectors** were observed on the day of the inspection of this structure and are noted below.

We recommend checking the alarms quarterly and replacing the batteries at least every six months to make sure they operate properly. We recommend replacing the some/ carbon monoxide system every 10 years.

Smoke Alarm Information:

Smoke Alarms Information:

Smoke alarms are required for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. It is recommended to test the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and

fire safety are recommended by the NFPA, and can be found here:

http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms

Carbon Monoxide Detectors :
Carbon Monoxide Alarm Required

If the structure has an attached garage and/or gas appliances, the installation of Carbon Monoxide (CO) detectors are required outside of each sleeping area. More information about CO detectors and their requirements can be found here: Info about CO

Comments :

1: Insufficient Smoke / CO Alarms Installed
Safety Hazard

There were an insufficient number of smoke detectors and/or CO detectors installed in this home. We recommend having alarms properly installed in all required locations.

Recommendation: Contact a qualified professional.

2: Smoke/Carbon Monoxide Detector Missing
Safety Hazard

Smoke/Carbon monoxide detector is not present at time of inspection. Recommend installation before closing.

Recommendation: Contact a qualified professional.


Example Guest Bedroom 1

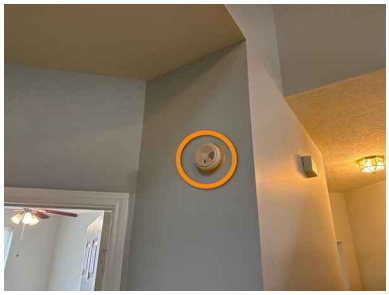
3: Outdated smoke/CO detectors
Repair/Replace

One or more smoke and/or carbon monoxide detectors appear to be outdated. Smoke and carbon monoxide detectors have a reliable lifespan of 10 years. Recommend replacing.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D



Example 1st Floor

☒ ☐ ☐ ☒ **E. Doorbell**

Comments :

The following deficiencies (if any) with the **doorbell** were observed on the day of the inspection of this structure and are noted below.

1: Loose Door Bell

Repair/Replace

The doorbell is loose at the wall mount.

Recommendation: Contact a qualified professional.

Example

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

I	NI	NP	D

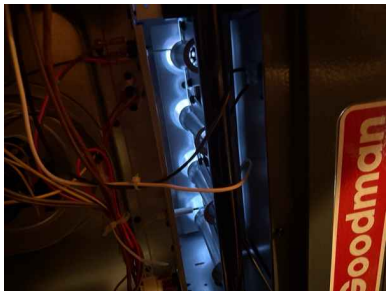
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Forced Air, Gas-Fired Heat

Energy Sources: Gas

Unit 1: Photo Manufactures Label, Photo of flames, Photo of hot air temperature



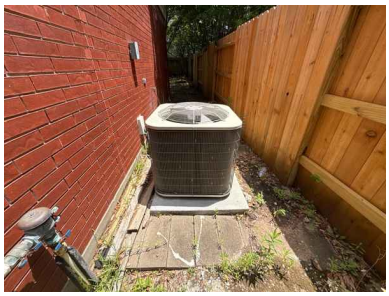
Comments:
All repairs listed in this section should be performed by a licensed HVAC technician. Inspectors are not licensed HVAC technicians and additional deficiencies may be identified by licensed professionals that are beyond our scope and qualifications.

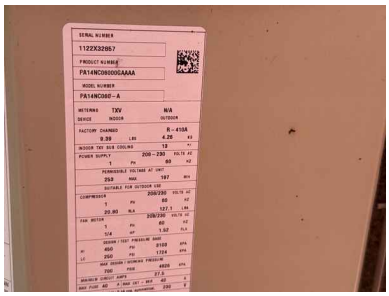
☒ ☒ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Central Air Conditioner

Unit 1: Photo of condenser, Photos of thermostat upon arrival and departure, Photo of condenser data plate, Photo of return air temperature, Photo of vent temperature, Photo of evaporator data plate, Thermal image of cool air at vent

Delta T Result: 18 Degrees F

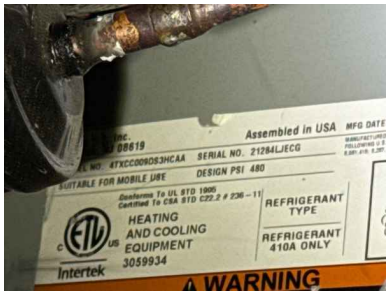


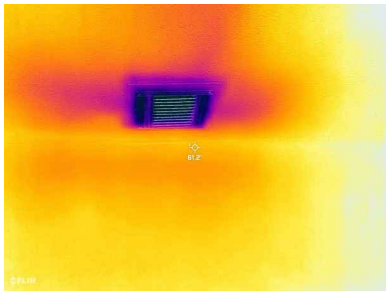




Mfg 2022

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

I	NI	NP	D





Mfg 2021

Bi-Annual service:
It is generally recommended to 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. We recommend to inquire about maintenance history from the existing homeowner.

Comments:
All repairs listed in this section should be performed by a licensed HVAC technician. Inspectors are not licensed HVAC technicians and additional deficiencies may be identified by licensed professionals that are beyond our scope and qualifications.

Evaporator Coils Sealed: The evaporating coils had been sealed. Cutting the seal goes beyond the scope of the home inspection. We were unable to view the condition of the coils. We recommend having the HVAC system serviced on at least a biannual basis.

Testing Delta T : Testing the differential temperature of the supply (vent) air and the return (ambient) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air conditioning equipment. The normal range is between 15.◦ f. & 22.◦ f. For a complete evaluation of the system, we recommend having the entire system inspected by a licensed, professional, competent and qualified HVAC technician.

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

Comments:
All repairs listed in this section should be performed by a licensed HVAC technician. Inspectors are not licensed HVAC technicians and additional deficiencies may be identified by licensed professionals that are beyond our scope and qualifications.

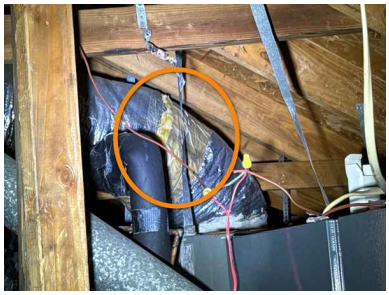
1: Damaged Insulation
Repair/Replace

Damaged duct insulation was noted in the attic space. We recommend having this repaired/replaced for improved energy efficiency and to prevent condensation from forming on the exterior of the duct which could damage the surrounding structure and create conducive conditions for mold growth. This was

Recommendation: Contact a qualified professional.

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

I	NI	NP	D



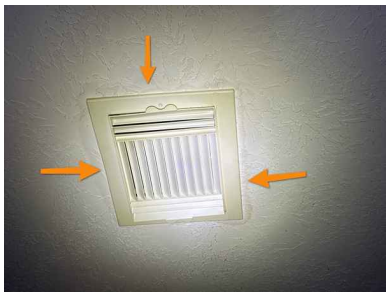
2: Organic Growth / Moisture Stains / Rust at Vent or Register

Repair/Replace

Moisture stains, rust, and/or organic growth was noted on and around the AC enclosures. This could indicate leaks in the ductwork. It is recommended to have any leaks sealed for enhanced efficiency and energy savings and prevent mold growth. We recommend having this further evaluated, cleaned, and repaired as needed.

Recommendation: Contact a qualified professional.

Example 1st Floor Primary Bathroom - organic growth



Example Kitchen - moisture staining

3: Dirty Filter(s)

Repair/Replace

One or more air filters were dirty and should be changed. Conventional filters should be checked every month and replaced as necessary. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: - Reduced blower life due to dirt build-up on vanes, which increasing operating costs. - Reduced indoor air quality. - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. - Reduced air flow through the home.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D	
☐	☐	☒	☐	**D. Other**

Comments:

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

I	NI	NP	D

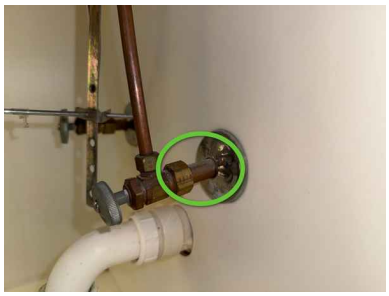
IV. PLUMBING SYSTEMS

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

Photo of Location of Water Meter: Front Yard, Within 5 ft of front sidewalk, Within 5 ft from street, Within 5 ft of driveway

Photo of Location of Main Water Supply Valve : Not located

Photo of Type of Supply Piping Material: Copper



Example copper supply lines

Photo of Static Water Pressure Reading: 61 PSI

Comments:
Inspectors are not licensed plumbers and additional deficiencies may be identified by qualified specialists that are beyond our scope and qualifications.

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.

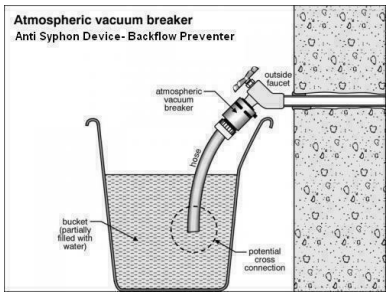
Water Filtration / Softener Not Tested:
Water Filtration/Softeners are not tested under a TREC inspection

The house was equipped with a water softener system. This type of system typically requires routine maintenance every 3 to 5 years. We recommend consulting with the sellers to determine if the unit was

maintained per the manufacturer's recommendations.

1: Anti-siphon / Backflow Prevention Device Missing
Repair/Replace
One or more exterior hose bibs did not have a back flow preventer. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are typically affordable and can be found in most home improvement stores. We recommend having these added.

Recommendation: Contact a handyman or DIY project



Example Left

2: Knob Damaged / Missing
Repair/Replace
One or more exterior control knob(s) was damaged or missing. We recommend having this replaced for easy use of the fixture.

Recommendation: Contact a qualified professional.

Example 1st Floor Primary Bathroom

3: Missing Sheathing
Repair/Replace

Today's standards require plumbing distribution lines to be protected at all wall protrusions by a sheathing/insulation to prevent pines from bonding to the mortar. No indication of moisture damage was noted on the inside of the structure in these areas. It may not be cost effective to add this level of protection at this point in time. We recommend monitoring these areas on the interior.

Recommendation: Contact a qualified professional.

Example Right

4: Kitchen Sink - Organic Growth

Repair/Replace

There were signs of organic growth observed under the kitchen sink. We recommend having the cause of the growth identified and repaired prior to having the area repaired/cleaned.

Recommendation: Contact a qualified professional.

Example

5: Leak At Control

Repair/Replace

A leaking faucet control was noted. We recommend repair to prevent damage to the cabinets or structure.

Recommendation: Contact a qualified professional.

Example 2nd Floor Primary Bathroom

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

I	NI	NP	D

6: Lavatory - Under Cabinet Damage

Repair/Replace

An under lavatory cabinet had water damage which appeared to be the result of past leakage. The moisture meter showed no elevated levels of moisture present in the cabinet floor at the time of the inspection indicating that the source of leakage may have been corrected.

Recommendation: Contact a qualified professional.

Example 1st Floor Primary Bathroom Right lavatory

1st Floor Primary Bathroom confirmed dry

7: Inoperable Lavatory Stopper(s)

Maintenance Required

A lavatory stopper was not functional at a bathroom lavatory. We recommend having stoppers adjusted or repaired to retain water as designed.

Recommendation: Contact a handyman or DIY project

Example 1st Floor Primary Bathroom

8: Missing Tub Stopper(s)

Repair/Replace

One or more stopper(s) were noted missing at a bathtub. We recommend having stoppers installed to prevent damage to the drainage system from foreign objects.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D


Example 2nd Floor Primary Bathroom

9: Shower / Tub Wall Protrusions

Repair/Replace

All shower and bathtub handles, faucets, spouts and shower heads should be caulked at the wall. Be sure to caulk any gaps that may appear between the hardware & tile of the fixtures or shower enclosures. Most tile surfaces will have gaps in the grout that can also allow for water penetration past the tile work. A leak in any one of these areas can cause concealed structural damage that would not be obvious in a visual inspection.

Recommendation: Contact a qualified professional.


Example 2nd Floor Primary Bathroom


Example Guest Bathroom 1


Example 2nd Floor Primary Bathroom

10: Escutcheon Plate Seal

Repair/Replace

We recommend having escutcheon plates sealed/caulked to the wall to prevent water intrusion into the wall where it can cause damage.

Recommendation: Contact a qualified professional.


Example Guest Bathroom 1


Example 2nd Floor Primary Bathroom

11: Leak at shower wall assembly

Repair/Replace

A leak was noted at the shower wall assembly. We recommend having the caulking updated to prevent water leaking outside the shower area and damaging the surrounding structure.

Recommendation: Contact a qualified professional.

Example 1st Floor Primary Bathroom

12: Loose Toilet

Repair/Replace

A loose toilet was noted. If the subfloor is wood there is the possibility for water damage. We recommend having the necessary repairs made.

Recommendation: Contact a qualified professional.

Example 1st Floor Primary Bathroom

13: Organic Growth at Shower / Tub

Repair/Replace

Organic growth was noted at a bathtub or shower. We recommend cleaning.

Recommendation: Contact a handyman or DIY project

Example 1st Floor Primary Bathroom

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

I	NI	NP	D

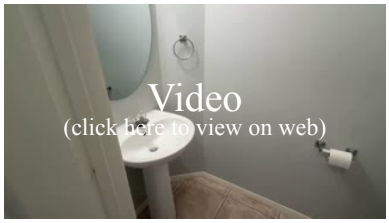
☒ ☒ ☐ ☐ **B. Drains, Wastes, and Vents**

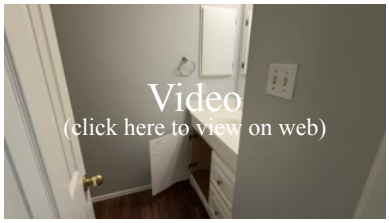
Material Type: PVC

Photo of the Location of sewer drain cleanout: Back Yard

Every 18 to 22 months:
A good general rule is to have the sewer lines cleaned out every 18 to 22 months.

Functional Flow Videos: Videos





Comments:

1: Drain Cleanout - Damaged / Missing Cap

Repair/Replace

The cap to a drain cleanout was missing or damaged. We recommend having this repaired to prevent pest intrusion or debris from clogging the line.

Recommendation: Contact a qualified professional.

Example

2: Slow Drain(s)

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

I	NI	NP	D

Repair/Replace

Slow, less than functional drainage was observed at one or more bathroom lavatory, tub or shower. We recommend having this further evaluated and repaired as needed.

Recommendation: Contact a qualified professional.

Example Kitchen

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

Water Heater Drain Pan Debris:
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.

Energy Source: Gas

Location: Attic

Photos Unit 1: Access restricted to water heater

Capacity: unable to determine

Comments:
Inspectors are not licensed plumbers and additional deficiencies may be identified by licensed specialists that are beyond our scope and qualifications.

TPRV Valve:
Due to the age of the unit or other conditions which could damage the water heater or surrounding structure, the temperature pressure relief valve was not operated. These valves should be reinspected at least once every 3 years by a licensed plumbing contractor or authorized inspection agency, to ensure that the product has not been affected by corrosive water conditions and to ensure that the valve and discharge line have not been altered or tampered with illegally. Certain naturally occurring conditions may corrode the valve or its components over time, rendering the valve inoperative. Such conditions are not detectable unless the valve and its components are physically removed and inspected. Do not attempt to conduct this inspection on your own. Contact your plumbing contractor for a reinspection to assure continuing safety. FAILURE TO REINSPECT THIS VALVE AS DIRECTED COULD RESULT IN UNSAFE TEMPERATURE OR PRESSURE BUILD-UP WHICH CAN RESULT IN SERIOUS INJURY OR DEATH AND/OR SEVERE PROPERTY DAMAGE.

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

I	NI	NP	D

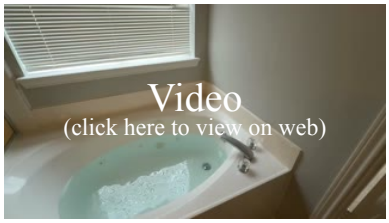
TPRV Testing

Not Inspected - Access Restricted :
The design of the attic structure, attic ductwork, and/or occupant's belongings blocked access to the water heater at the time of the inspection. We were unable to test for proper response and operation due to the water heater being off at the time of inspection. We recommend having this evaluated after access is provided and the water heater has been turned on.

Water Heater Not On:
The water heater was not on at the time of inspection. Therefore we were unable to test the applicable plumbing fixtures for hot water supply or verify the operation of the appliance. We recommend further evaluation and repair of the plumbing system once the water heater is turned on.

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

Video of Hydro Therapy Tub Being Operated:



Comments:
Inspectors are not licensed plumbers or electricians and additional deficiencies may be identified by qualified specialists that are beyond our scope and qualifications.

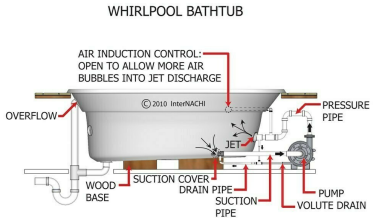


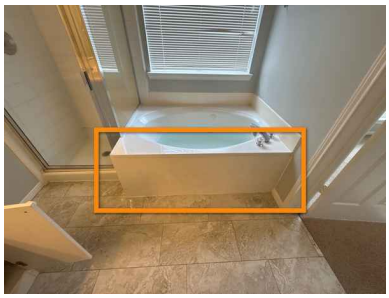
Photo of GFCI:

Example

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

I	NI	NP	D

No Access Hatch: There was no hatch provided for access to the pump for the whirlpool tub. A hatch should be provided to allow for inspection, service and repair of tub, pump and electrical equipment.



Example

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.

1: No Access to Pump
Repair/Replace

Tub currently has no access for repairs, this can also prevent the identification of leaks and determining if the system is bonded and on a GFCI-protected circuit. A hatch should be provided to allow for inspection, service, and repair of the tub, pump and electrical equipment.

Recommendation: Contact a qualified professional.

☐ ☐ ☒ ☐ **E. Other**
Comments:

☒ ☐ ☐ ☐ **F. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: Left Exterior Wall

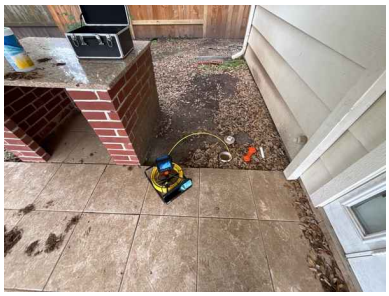
Type of Gas Distribution Piping Material: Black Iron
Comments:

☒ ☐ ☐ ☒ **G. Sewer Scope**
Client Approved Sewer Scope: The main sewer line from the point of entry toward the public connection was inspected. We recommend having regular maintenance/inspection performed every three to five years and cleaned as needed.

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

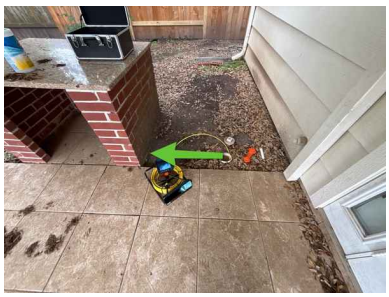
I	NI	NP	D

Photo of Sewer Scope Point of Entry: N/A: Unable to scope



Material Type: PVC -
The main drain line appeared to be made of the following material(s).

Photos of Sewer Scope: Photos of sewer scope







Comments:

1: Blockage
Repair/Replace

Blockage was observed in the main house pipe from the cleanout. We recommend having this pressure jetted by a licensed plumber, re-inspected, and repaired as needed.

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D


Example 1


Example 2


Example 3

2: Standing Water

Repair/Replace

Standing water was observed in the line. We recommend having the line pressure jetted by a licensed plumber, re-inspected, and repaired as needed.

Recommendation: Contact a qualified plumbing contractor.


Example

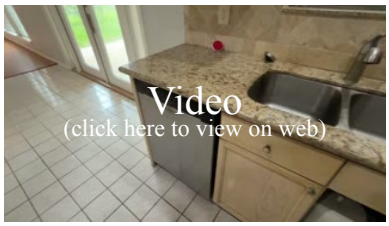
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Video of Unit Operating: Video



Comments:

1: Dishwasher backs up into sink

Repair/Replace

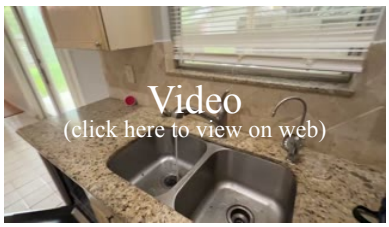
The dishwasher backs up into sink when operated. Recommend to repair.

Recommendation: Contact a qualified appliance repair professional.

☒ ☐ ☐ ☒ **B. Food Waste Disposers**

Videos:

Videos of each unit being operated



Comments:

1: Disposal Inoperable

Repair/Replace

Garbage disposal was inoperable at the time of inspection. Recommend qualified handyman repair.

Here is a DIY resource for troubleshooting.

Recommendation: Contact a qualified handyman.

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

I	NI	NP	D

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

Video Operating:

Comments:

1: Air leak

Repair/Replace

An air leak was observed at the top of the unit. We recommend having this improved to ensure all exhaust fumes are expelled through the ductwork to the exterior

Recommendation: Contact a qualified professional.

Example

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

Photo of Oven Temperatures :

Overview of Cooktop Burners on High:

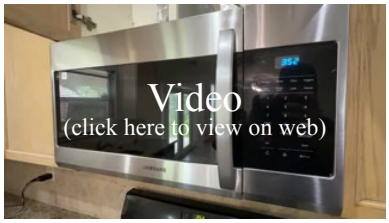
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Comments:

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Video of Operation and Turntable Spinning:



Comments:

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

Comments:

1: Bath Fan Vented in Attic

Repair/Replace

One or more bathroom exhaust vents terminated in the attic space. This condition is improper and will introduce excessive amounts of moisture to the attic space. Excessive moisture deposited into the attic may result in damage to home materials from decay or encourage the growth of microbes such as mold. Exhaust vents should terminate at the home exterior. We recommend correction by a qualified contractor.

Recommendation: Contact a qualified professional.

Example

2: No exhaust vent for shower area

Repair/Replace

Although the room containing the toilet had an exhaust fan, the room containing the shower had no exhaust fan. This condition can create excessively high humidity which may cause problems such as corrosion or

I	NI	NP	D

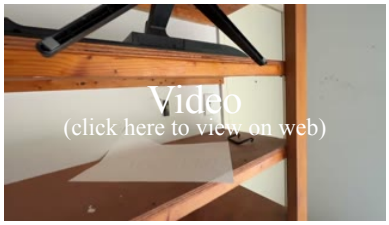
microbial growth. We recommend that a ventilation fan be installed to exhaust damp air from showering activities to the home exterior.

Recommendation: Contact a qualified professional.

Example 1st Floor Primary Bathroom

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Video of Units Being Operated:



Comments:

1: Loose Drive Belt/Chain

Repair/Replace

The drive train For the garage door opener is loose. recommend tightening.

Recommendation: Contact a qualified professional.

Example

☐ ☒ ☐ ☐ **H. Dryer Exhaust Systems**

Clean vent Annually:

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.

Comments:

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I	NI	NP	D

Dryer Connected : A dryer was connected to its exhaust vent. We were unable to view the condition of the duct interior. We recommend having the dryer exhaust vent cleaned on a yearly basis to prevent lint buildup.

☐ ☒ ☐ ☐ **I. Other**

Washer/Dryer not inspected : Note: Inspection of the clothes washer and dryer is beyond the scope and qualification of our standards of practice. These appliances were not operated. If this is a concern, we recommend further evaluation and repair as needed by a qualified technician.

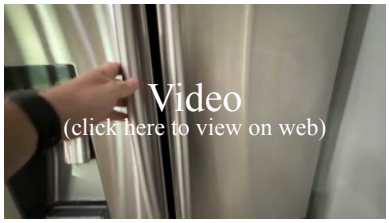
Example

☒ ☒ ☐ ☐ **J. Refrigerators**

Comments:

Appliance Off / Unplugged:

An appliance was not plugged in, therefore, we were only able to perform a visual inspection.



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I	NI	NP	D

VI. OPTIONAL SYSTEMS

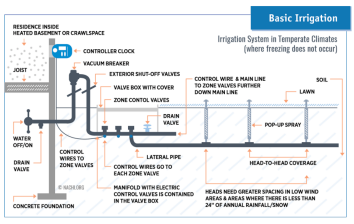
☒ ☐ ☐ ☒ **A. Landscape Irrigation (Sprinkler) Systems**

Photo of Control Panel:
Garage

Photo of Rain Sensor:
Left Fence

Photo of Backflow Device:
Right Exterior Wall

Comments:
All Repairs Listed should be performed by a qualified irrigation company.



Not Inspected - The System Off / Winterized:
The irrigation system was off or winterized preventing operation of the system.

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

I	NI	NP	D

Turning a winterized system is beyond the scope of a typical home inspection as we do not want to potentially damage the property. If it is winterized in the winter, adding water back into the pipe could potentially freeze and break. If it is winterized or turned off in the summer, there is a great chance of the system having a problem. We recommend the buyers ask to have the irrigation system de-winterized by the homeowner to be inspected. Trip fees and a re inspection fee may be applied.

Example

1: Pipe Insulation Missing / Insufficient

Repair/Replace

Missing, damaged, deteriorated or insufficient was noted. Pipe insulation improvement recommended.

Recommendation: Recommended DIY Project

Example

2: Rain Sensor Loose / Improperly Positioned

Repair/Replace

The rain sensor mount was loose. We recommend having this properly positioned and secured to allow the device to function as intended.

Recommendation: Contact a handyman or DIY project

Example Left fence

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I	NI	NP	D

3: Leak at Backflow Preventer

Repair/Replace

A leak was noted at the backflow preventer. We recommend repair.

Recommendation: Contact a qualified landscaping contractor

Example