

# *True Grit Home Inspection*

## Property Inspection Report



Inspector: Brandon Courmier

TREC 22460, TDLR MAC1497, TDA 0789621  
25410 Morgan Dr, Tomball, TX 77375  
Phone: 832.418.1270  
Email: [brandon@truegrithomeinspection.com](mailto:brandon@truegrithomeinspection.com)

23002 Greystone Heritage Ln, Katy, TX 77493  
Inspection prepared for: Todd Anderson  
Real Estate Agent: MJ Barreda -

Date of Inspection: 12-19-2024 Time: 9:00 AM  
Age of Home: 2014 Size: 2332  
Weather: 51f clear  
121924BC1  
Home, WDI, Pool

## PROPERTY INSPECTION REPORT FORM

<u>Todd Anderson</u>	<u>12-19-2024</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>23002 Greystone Heritage Ln, Katy, TX 77493</u>	
<i>Address of Inspected Property</i>	
<u>Brandon Courmier</u>	<u>TREC 22460, TDLR MAC1497, TDA 0789621</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

### PURPOSE OF INSPECTION

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

### RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

### RESPONSIBILITY OF THE CLIENT

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

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

### REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

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

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

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

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

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

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR****TRUE GRIT HOME INSPECTION, PLLC. SERVICE AGREEMENT****THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT****BETWEEN YOU THE CLIENT AND TRUE GRIT HOME INSPECTION, PLLC. , ITS SUBSIDIARIES,  
AND ALL SUBCONTRACTORS SCHEDULED OR ARRANGED THROUGH US****PLEASE READ CAREFULLY**

1. **SCOPE OF THE INSPECTION:** The inspector will perform a general, non-Invasive limited visual ("eyeball") inspection of the property structure at the address listed below to provide Client(s) with a written opinion as to the apparent general condition of the structure(s) components and systems at the time of the inspection. The inspection will be performed in a manner consistent with the "Standard of Practice" and "Code of Ethics" of "TREC" Texas Real Estate Commission and prepare a written report of the apparent condition of the readily accessible systems and components of the Property unless otherwise indicated existing at the time of the inspection. A copy of these Standards are readily available to the Client(s) at

[http://www.trec.state.tx.us/inspector/rules\\_governing\\_inspectors.asp](http://www.trec.state.tx.us/inspector/rules_governing_inspectors.asp)

Only systems and components that can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector will be inspected. Latent and concealed defects and deficiencies are excluded from the inspection, and Inspector is not liable for latent and concealed defects and deficiencies. Any area which is not exposed to view, concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or other things, or areas/items which have been excluded by "TREC" Texas Real Estate Commission standards and/or by the agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. In the event that the property is a part of a condominium unit, such inspection will not include any other connected or external portions of a multi-unit building or any common areas covered by a joint use agreement or considered common areas.

2. **STANDARDS OF PRACTICE:** The parties agree that the Standards of Practice "TREC" Texas Real Estate Commission shall define the standard of duty and the conditions, limitations, scope, and exclusions of the inspection and are incorporated by reference herein.

3. **CLIENT'S DUTY:** Client agrees to read the entire report when it is received and promptly call the

Inspector with any question or concern regarding the inspection or written report. The written report shall be the final exclusive findings of the Inspector. In the event client becomes aware of a reportable condition which was not reported by the Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) before making any repair, alteration, or replacement.

4. **FURTHER EVALUATION:** Client acknowledges and agrees that the Inspector is a generalist and that further investigation of a reported condition by an appropriate certified licensed specialist may provide additional information that may affect a Client(s) decision to purchase the home. Client should seek further evaluation from licensed professionals regarding the deficiencies identified in the written report. Inspector is not liable for Client(s) failure to further investigate reported deficiencies.

5. **CHANGE IN CONDITION(S):** The parties agree and understand that conditions of systems and components may change between the inspection date and the time of closing. It is the Client's responsibility to further investigate before closing and the Inspector is not liable for any changes of conditions.

6. **NOT A WARRANTY:** The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. Client(s) understand that the inspection and inspection report does not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied, or insurance policy, nor is it a substitute for real estate transfer disclosures which may be required by law. **INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE PRESENT OR FUTURE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM, THE PRESENCE OR ABSENCE OF LATENT OR HIDDEN DEFECTS THAT ARE NOT REASONABLY ASCERTAIN IN A COMPETENTLY PERFORMED HOME INSPECTION, OR THE REMAINING USEFUL LIFE OF ANY SYSTEM OR COMPONENT OF THE PROPERTY.**

7. **NOT AN APPRAISAL:** The Inspection will not include an appraisal of the value or a survey of building and/or property lines. This inspection or the inspection report may not be construed as an appraisal or survey and may not be used as such for any purpose.

8. **NOT A COMPLIANCE INSPECTION:** This inspection or inspection report is NOT a code compliance inspection or certification for past or present governmental codes or regulations.

9. **INSURABILITY:** The inspection or inspection report does not determine whether the property is insurable.

10. **THIRD PARTIES AND SUBROGATION:** The inspection and written report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against the Inspector, its employees or agents, arising out of the services performed by the Inspector under this Agreement, or claims alleging in whole or part any negligent act or omission of the Inspector, the Client agrees to indemnify, defend, and hold harmless Inspector from any and all damages, expenses, costs, and attorney fees, arising from such a claim.

11. **LIMITATION OF LEGAL ACTION:** The parties agree that any legal action must be brought within one (1) year from the date of the inspection(s), or will be deemed waived and forever barred.

12. **LIABILITY:** The parties agree that True Grit Home Inspection, PLLC. and its employees and its agents assume no liability or responsibility for cost of repairing or replacing any defects specified in the written report, as well as no liability for the costs of further evaluation or investigation of the defects specified in the written report. Further, the parties agree and understand that the Inspector and its employees and its agents assume no liability for the costs of repairing or replacing any of the unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. In the event of a claim by the Client that an installed system, or component of the premises which was inspected by the inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no liability to the client. Client agrees that prior to taking any action, legal or otherwise, Client shall: submit a written claim to Inspection Company within 10 days of the deficiency discovery to 25410 Morgan Dr, Tomball TX 77375. The written claim shall describe the suspected deficiency. Allow the Inspection Company, their agent or legal representative to perform a re-inspection of the deficiencies stated in the claim. Agree to not to disturb or repair the disputed item prior to a re-inspection except in cases where injury or subsequent property damage may occur.

13. **DISPUTES AND ARBITRATION** In the event a dispute arises regarding an inspection that has been performed under this service agreement, Client(s) agree to notify True Grit Home Inspection, PLLC. within ten (10) days of the time of discovery to give True Grit Home Inspection, PLLC. a reasonable opportunity to re-inspect the property and resolved the dispute amicably. Upon the request of either party, all unresolved disputes relating to this agreement shall be submitted for arbitration in accordance with (AAA) American Association of Arbitrators and pursuant to the Federal Arbitration Act then in effect with costs shared equally. This provision shall be specifically enforceable and damages for breach of this provision shall include but not limited to court costs and attorney's fees. Client agrees that True Grit Home Inspection, PLLC. and its agents' liability, if any, shall be limited to the amount of the inspection fee paid for inspection. This limitation shall apply regardless of the cause of action or the legal theory pled or asserted specifically including, but not limited to, negligence.

14. **SEVERABILITY:** If any court of competent jurisdiction determines that any section, provision or part of this Agreement is void, unenforceable, or contrary to Texas law, the remaining sections of this Agreement shall remain in full force and effect.

15. **DAMAGES:** If the inspection company or any of its employees, agents, providers, officers, members, or shareholders, are found to be liable for any claim or damage due to the alleged negligence or willful misconduct of the Inspection company performing the home inspection or in the reporting on the condition of the property in the inspection report, **THE MAXIMUM DAMAGE THAT THE CLIENT CAN RECOVER SHALL NOT EXCEED THE COST OF THE INSPECTION FEE PAID BY THE CLIENT.** The Inspection Company shall not be liable to the Client for any loss of use of the property, repair or replacement cost, consequential or punitive damages or for attorneys' fees or court costs. The Inspection Company shall not be liable to the Client for any claims, loss or damage if the Client alters, tampers with or repairs or replaces the condition which is the subject matter of the Client's claim before the Inspection Company has had an opportunity to inspect the alleged defective condition.

16. **CLIENT UNDERSTANDS:** The integrity and moisture content of framing and sheathing behind finished wall coverings (exterior siding, stucco, cement stone coverings, fiber cement siding, drywall, interior bath and shower tile walls, etc) is not visible to inspect and beyond the scope of our services and is excluded within our services and is excluded within our inspection and inspection report. The lack of proper detailing and flashing may result in water penetration behind siding resulting in water penetration and structural damage which True Grit Home Inspection, PLLC makes no guarantee, warranty, or implied in the inspection or inspection report.

17. **EXPERT TESTIMONY / LITIGATION FINANCIAL COMPENSATION CLAUSE:** In the event our services are needed at any time in the future as expert testimony or in a litigation case, client agrees at this time / in advance to financially compensate this firm for it's time and services. Terms: Non-refundable retainer of \$2,500.00 upfront, Hourly rate of \$175.00 for any activities on our part for your case, including but not limited to; deposition, phone time, research, court time, travel time portal to portal, review of case prior to court appearance, etc. Balance due invoiced weekly, submitted Friday, payable the next Friday

18. **RE-INSPECTIONS:** True Grit Home Inspection, PLLC does not normally conduct re-inspection services. We are not in the business of certifying the workmanship and/or warranting another company's repair work. Receipts and/or warranty for work performed should be obtained from the company or companies who have provided repairs. In the event a re-inspection is performed it is agreed to in advance that True Grit Home Inspection, PLLC does not assume responsibility of any kind for another company's work.

19. **LIMITATION AND EXCLUSION CLAUSE:** The Client expressly acknowledges and agrees that the following are not included in the scope of the inspection and the inspection report and further acknowledges that the Inspector makes no representations or warranties as to them. **THE FOLLOWING SYSTEMS, ITEMS, AND CONDITIONS WHICH ARE NOT WITHIN THE SCOPE OF THE BUILDING INSPECTION INCLUDE BUT ARE NOT LIMITED TO:** recreational, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains, shrubs, trees, and tennis courts. Cosmetic conditions wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure ,equipment or component, soiled, faded, torn, or dirty floor, wall or window coverings, etc. Noise pollution or air quality. Earthquake hazard, flood plain certification, liquefaction, soil, retaining walls, slide potential, wave action and hydrological stability, soil and earth measurements and stability, seismic safety, code and zoning, engineer level analysis, underground

utilities, sink hole potential, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, mildew, fungi, other environmental hazards, pest infestation, security systems, fire protection systems, sump pumps, household appliances, humidifiers, paint, other treatment windows, interior walls, ceilings and floors, water purification systems, (ozone generator/saltwater, etc), underground storage tanks, energy efficiency measurements, motion or photo electric sensor lighting, concealed or private security systems, water wells, all over flow drains, heating system's accessories, solar heating systems, heat exchangers, wood burning stoves, sprinkler systems, water softener or purification systems, central vacuum systems, telephone intercom or cable TV systems, internet connections and cable connections, antennae, lightning arrestors, load controllers, governing codes, permits, ordinances, statutes, and covenants, and manufacturer specifications, recalls, EIFS, Chinese drywall and tainted materials, plasterboard, sheet rock, gypsum board, latent and concealed defects, and manufactured stone veneer, culture stone siding, fiber cement siding, flues or chimneys, coal stoves, water leaks, water intrusion, design and architect problems, circuit breaker operation, fireplace drafting, boundaries egress and ingress, quality of materials, private sewage, wattage and wiring, electromagnetic field, non-built in appliances, rodents, ants, birds, or other wood boring organisms, security locks and devices, thermostat and gauges. Client understands that these systems, items, and conditions, are excepted and excluded from this inspection and Inspection report. Any general comments about these systems, items, and conditions of the written report are informal only and DO NOT REPRESENT AN INSPECTION.

20. THIRD PARTY SERVICE PROVIDERS: YOUR INSPECTOR MAY HAVE AN AFFILIATION WITH A THIRD PARTY SERVICE PROVIDER ("TPSP") IN ORDER TO OFFER YOU ADDITIONAL VALUE- ADDED SERVICES. BY ENTERING INTO THIS AGREEMENT YOU (A) AUTHORIZE YOUR INSPECTOR TO PROVIDE YOUR CONTACT INFORMATION (INCLUDING TELEPHONE NUMBER) TO THE TPSP, (B) WAIVE AND RELEASE ANY RESTRICTIONS THAT MAY PREVENT THE TPSP FROM CONTACTING YOU (INCLUDING BY TELEPHONE USING AUTOMATED DIALING TECHNOLOGY), AND (C) AUTHORIZE THE TPSP TO CONTACT YOU (INCLUDING BY TELEPHONE) REGARDING SPECIAL HOME ALARM SYSTEM OFFERS.

21. PERSONAL SAFETY: We are not responsible for another participant's personal safety during the inspection process. Client, their representative's, or others participation shall be at his/her own risk for falls, injuries, property damage, etc. We reserve the right to refuse service to anyone for any reason.

22. This Agreement, including the terms and conditions on all pages, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties.

23. ACKNOWLEDGMENT: the undersigned has reviewed this document, understands its content and agrees to the terms and conditions contained. The client further represents and warrants that he or she has full and complete authority to execute this contract on behalf of any spouse or significant other, and to fully bind any spouse or significant other to all terms, conditions, exclusions and limitations of this agreement.

**If after walking thru the property with the inspector, if you are in anyway dissatisfied with the services provided by True Grit Home Inspection, PLLC., you are under no obligation to pay the inspection fee, but the inspection report will not be delivered. State "three-day right to cancel" may apply.**

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Foundations
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Type of Foundation(s):  
 • Slab Foundation

Comments:

- Corner pop noticed. Corner sections of the foundation are not supported as much as rest of foundation. This is not typically an issue, but take notice if cracks begin to form in bricks or mortar above corner pop.
- Nominal concrete crack thru garage. Epoxy coating conceals crack. Monitor for growth.
- Visible crack in foundation is beginning to separate and has caused brick cracks. Left side.
- Visible crack in foundation is minor in size, but in line with left side crack. Right side.
- **It is my opinion that the foundation has a significant deficiency and should be further evaluated by a reputable foundation contractor or structural engineer. Based on crack that appears to run through center of foundation. Larger on left side.**



Corner pop noticed. Corner sections of the foundation are not supported as much as rest of foundation. This is not typically an issue, but take notice if cracks begin to form in bricks or mortar above corner pop.



Visible crack in foundation is beginning to separate and has caused brick cracks. Left side.

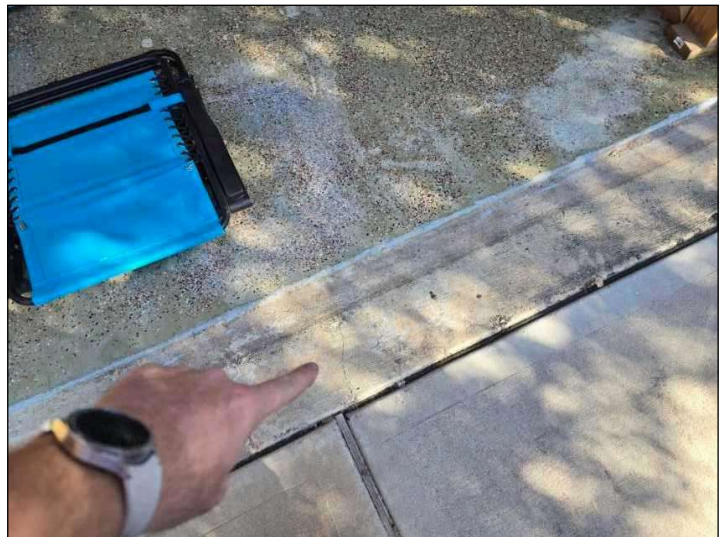
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Visible crack in foundation is minor in size, but in line with left side crack. Right side.

Nominal concrete crack thru garage. Epoxy coating conceals crack. Monitor for growth.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Grading and Drainage
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	C. Roof Covering Materials
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Type(s) of Roof Covering:

- Composition shingles noted. (25-30 year total estimated life)

Viewed From:

- Ground
- Ariel Images

Comments:

- Exposed nails should be sealed over.
- Gutters terminate on top of shingles. Gutters should extend to the ground or to another gutter. Shingles may wear faster in this area.
- Back patio shingles were not tied into existing shingles correctly. Played over existing roof.

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I	NI	NP	D
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Back patio shingles were not tied into existing shingles correctly. Played over existing roof.



Gutters terminate on top of shingles. Gutters should extend to the ground or to another gutter. Shingles may wear faster in this area.



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I	NI	NP	D
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Back patio shingles were not tied into existing shingles correctly. Played over existing roof.



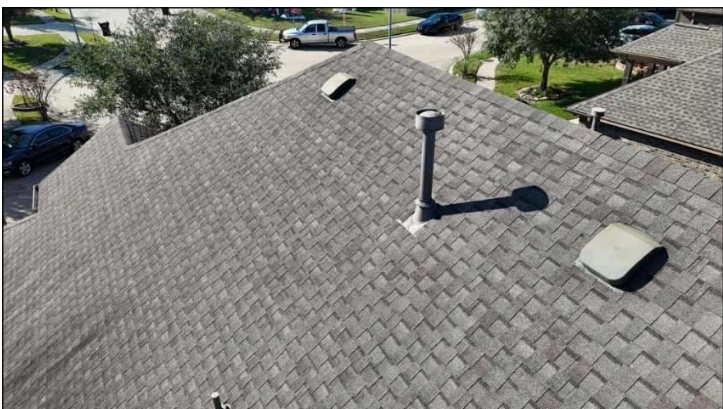
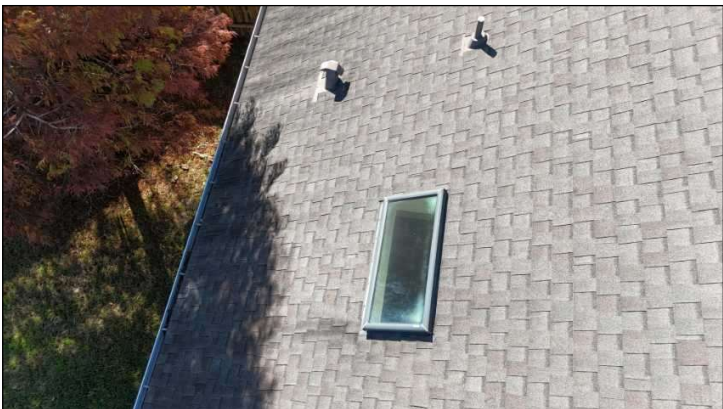
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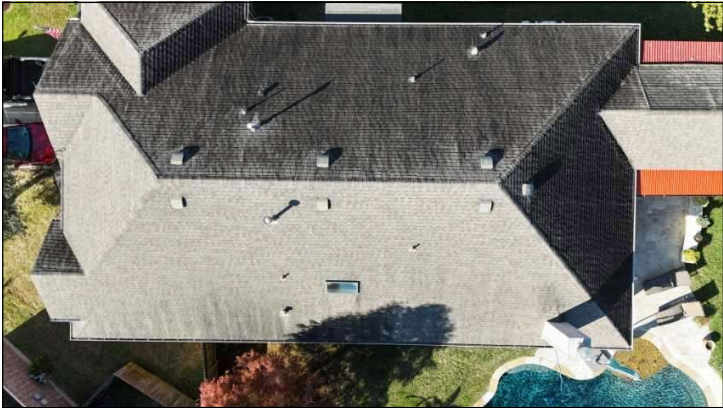
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I	NI	NP	D
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Exposed nails should be sealed over.

D. Roof Structure and Attics

Viewed From:

- Ground
- Attic

Approximate Average Depth of Insulation:

- Insulation is 10+ inches deep

Comments:

- Insulation type(s): Blown fiberglass - newer style
- Missing insulation in some places. Noted via thermal camera.



Missing insulation in some places. Noted via thermal camera.



Insulation type(s): Blown fiberglass - newer style

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Insulation type(s): Blown fiberglass - newer style

Reference Photo

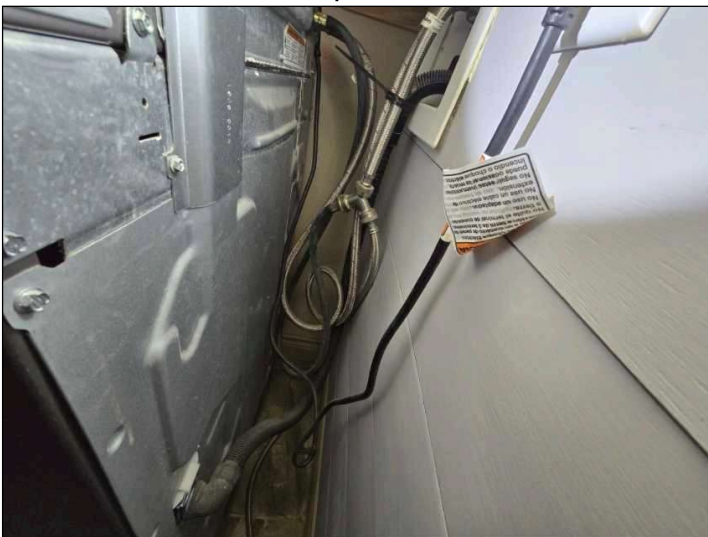
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	E. Walls (Interior and Exterior)
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Wall Materials:

- Exterior walls are covered with cement fiber board. (Example: HardiePlank, LP Smartside, etc.)
- Exterior walls are made of brick
- Interior walls are made of Drywall

Comments:

- Exterior cracks in brick veneer noted. Cracks located at window corners are from settlement or uneven weight distribution.
- Limited access to many areas due to personal belongings and coverings in an occupied house.



Reference Photo behind washing machine



Exterior cracks in brick veneer noted. Cracks located at window corners are from settlement or uneven weight distribution.

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I	NI	NP	D
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F. Ceilings and Floors

Ceiling and Floor Materials:

- Ceiling is made of drywall
- Floors have carpet on them.
- Floors have tile on them.

Comments:

- Damaged cabinets noted. Possible spill / leak could be reason.
- Limited access to many areas due to personal belongings.
- Trim separation noted in master bedroom. No moisture found.
- Flooring coverings like rugs and furniture limit some visible inspection points.



Damaged cabinets noted. Possible spill / leak could be reason.



Limited access to many areas due to personal belongings.



Trim separation noted in master bedroom. No moisture found.

I=Inspected

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G. Doors (Interior and Exterior)
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Comments:

- Garage door should have self-closing hinges that close door from wide open. Adjust hinge setting.



Garage door should have self-closing hinges that close door from wide open. Adjust hinge setting.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	H. Windows
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Window Types:

- Sliding windows.
- Windows are double pane.
- Windows are made of vinyl

Comments:

- Missing / damaged screens noted.
- Middle bedroom window is permanently blocked by storage building. This window is no longer an egress window and limits the use of this room as a sleeping / bedroom.

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I	NI	NP	D
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Missing / damaged screens noted.



Middle bedroom window is permanently blocked by storage building. This window is no longer an egress window and limits the use of this room as a sleeping / bedroom.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Locations:

- Fireplace is located in the living room

Types:

- Fireplace has a gas powered log.

Comments:

- REMINDER: Open damper when using fireplace.

K. Porches, Balconies, Decks, and Carports

Comments:

- Pergola and outdoor structures appear to be well build and in good shape.

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Pergola and outdoor structures appear to be well build and in good shape.

Pergola and outdoor structures appear to be well build and in good shape.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	L. Other
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Materials:  
Comments:

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I	NI	NP	D
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## II. ELECTRICAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Service Entrance and Panels
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### Panel Locations:

- Service conductors enter underground from utilities.
- Electrical panel is located on the left side of the building if looking at front of house from the street.
- Electrical panel is located in the garage.

### Materials and Amp Rating:

- Copper Service Entry Conductors
- 150 Amp Service Entrance

### Comments:

- There are white wires in the panel that should be labeled as hot wires
- Surge protector should be closest to main disconnect in a Square D Panel.
- Disconnected circuits in pool panel.



Reference Photo



Surge protector should be closest to main disconnect in a Square D Panel.

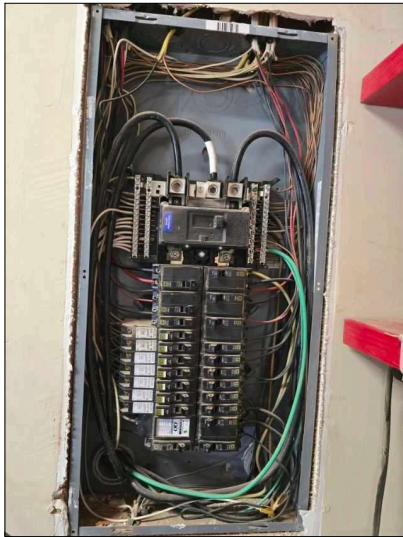
I=Inspected

NI=Not Inspected

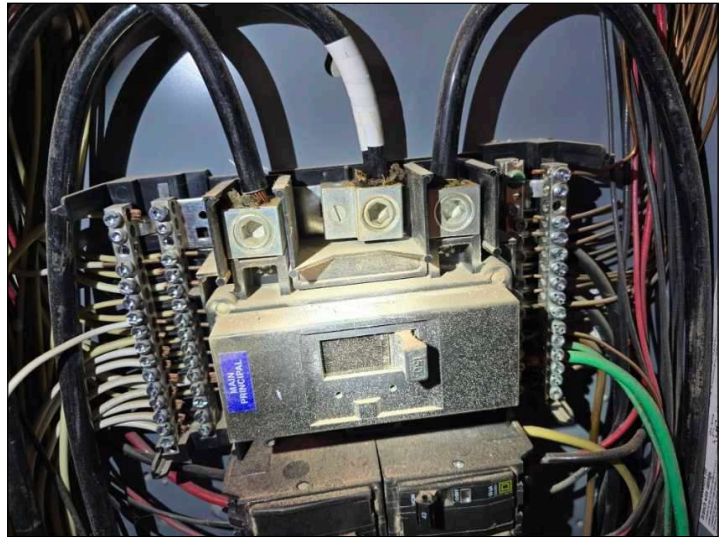
NP=Not Present

D=Deficient

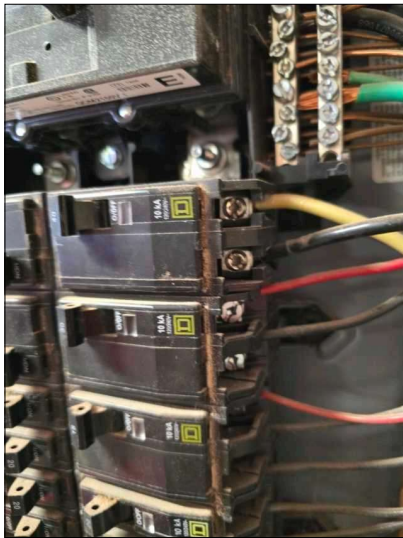
I	NI	NP	D
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Reference Photo



150 amp copper



There are white wires in the panel that should be labeled as hot wires



Reference Photo

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

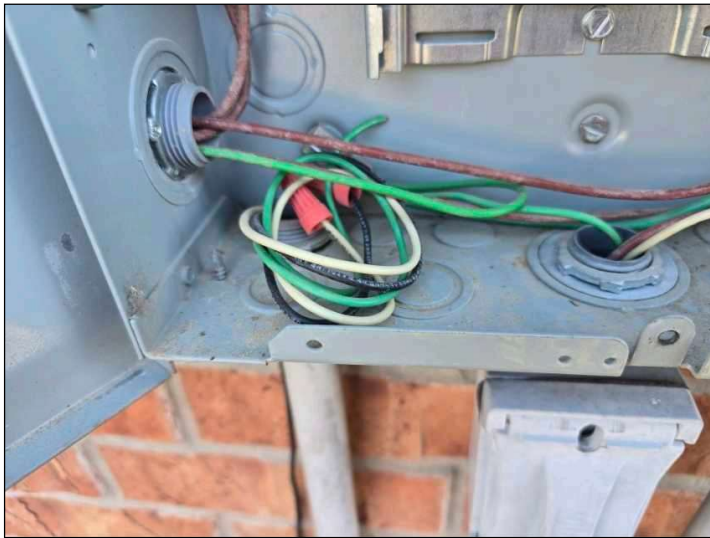
I	NI	NP	D
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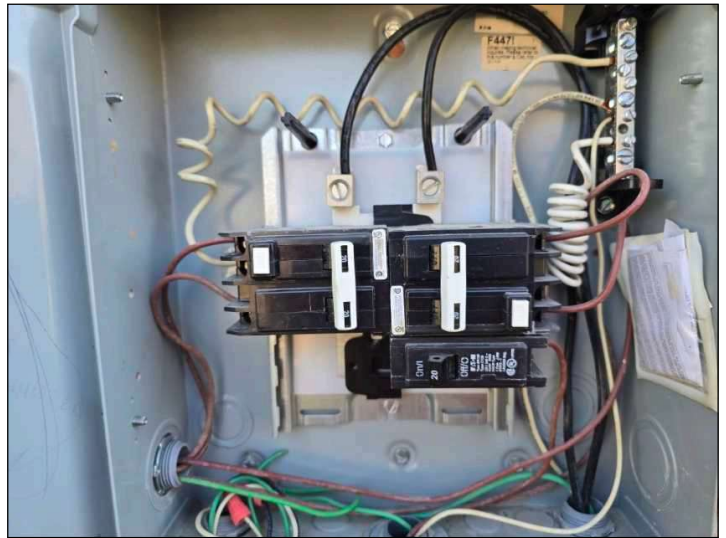
Automatic transfer switch installed. Not tested.



Pool panel



Disconnected circuits in pool panel.



Reference Photo

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring
- 15 amp
- 20 amp

Comments:

- Cord outside used as permanent wiring. Noted this may be removed.
- Bedroom closet light fixture does not working.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Bedroom closet light fixture does not working.



Cord outside used as permanent wiring. Noted this may be removed.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Other
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Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Heating Equipment
-------------------------------------	--------------------------	--------------------------	-------------------------------------	----------------------

Type of Systems:

- Gas fired forced hot air.

Energy Sources:

- The furnace is gas/ fuel powered. 80% AFUE

Comments:

- Furnace visually inspected and checked.
- Estimated Age of Furnace :2014
- Rust / corrosion found on furnace burner tubes. Possible rust corrosion on heat exchanger. Suggest having HVAC contractor perform a maintenance inspection for CO leakage.



Operated



Operated

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

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



Estimated Age of Furnace :2014 88k btu gas furnace



Rust / corrosion found on furnace burner tubes. Possible rust corrosion on heat exchanger. Suggest having HVAC contractor perform a maintenance inspection for CO leakage.

B. Cooling Equipment

Type of Systems:

- Split Unit Size: 4 ton
- Refrigerant: R410A
- MFG Dates 2014 coil (inside); 2023 condenser (outside)

Comments:

- Heavy rust in overflow pan. Recommend replacement of overflow pan, as rust can cause holes to leak.
- Trip switches present inside a/c condenser overflow pan. These detect water and will cause the unit to stop operating.
- Coils could not be accessed without damage to seals.
- Secondary Drain line discharge location is over window. If water is seen coming from here, the primary may be stopped up. Contact HVAC service immediately to prevent possible damage.
- Missing locking refrigerant caps. These caps prevent tampering and possible chemical abuse.

I=Inspected

NI=Not Inspected

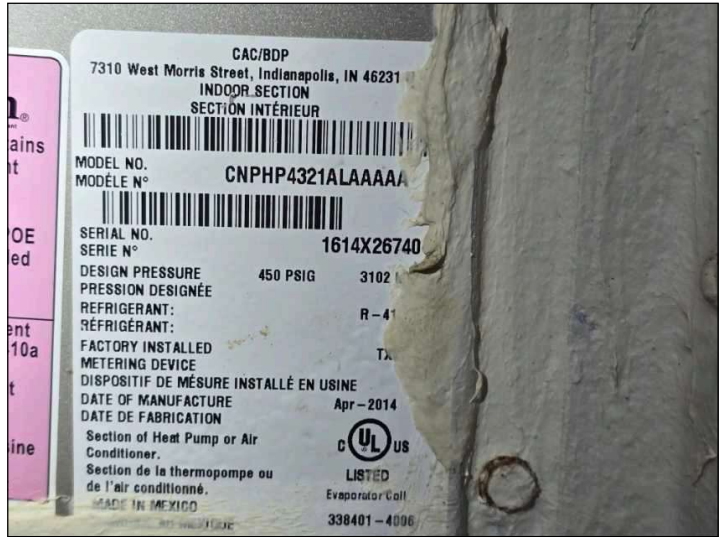
NP=Not Present

D=Deficient

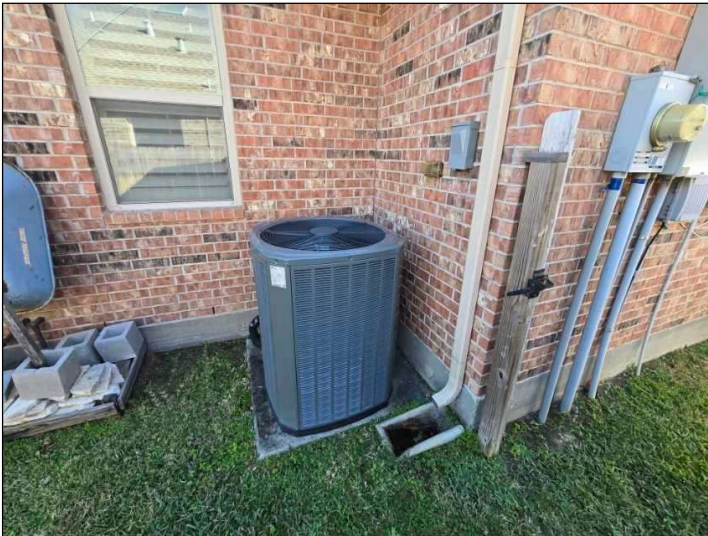
I NI NP D



Heavy rust in overflow pan. Recommend replacement of overflow pan, as rust can cause holes to leak.



2014 coil



Reference Photo



4 ton, 2023, R410A

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Missing locking refrigerant caps. These caps prevent tampering and possible chemical abuse.



Secondary Drain line discharge location is over window. If water is seen coming from here, the primary may be stopped up. Contact HVAC service immediately to prevent possible damage.



20f delta T across coil is acceptable.

C. Duct Systems, Chases, and Vents

Comments:

- Change 1" filters every 30-60 days.
- Filter is dirty
- Rust on supply plenum around duct connections. Can occur with air leakage causing condensation on metal box. Clean and reseal connections.
- Air scrubbing UV light device isntalled. Not functioning according to light.
- Home has a scent smelling box added to supply plenum. May add an oily substance inside insulation board that cannot be cleaned. Do not suggest using this device.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Filter is dirty



Filter is dirty



Home has a scent smelling box added to supply plenum. May add an oily substance inside insulation board that cannot be cleaned. Do not suggest using this device.



Air scrubbing UV light device is installed. Not functioning according to light.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Rust on supply plenum around duct connections. Can occur with air leakage causing condensation on metal box. Clean and reseal connections.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Other
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Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: Front of structure near street.

Location of Main Water Supply Valve:

- Possibly inside garage. Could not locate due to access.

Comments:

- Type of Supply Piping Material: PEX
- Static Water Pressure Reading: 65 psi
- Water shutoff location.
- Backflow preventer not present on exterior hose bib. This will prevent contaminants from flowing back into the potable water system.
- PEX manifold present inside house. Check periodically as these tend to leak. No leaks at time of inspection.
- 2 handle tub present without a temperature regulating mixing valve present / found. This allows for a max temperature to be preset to avoid scolding.



PEX manifold present inside house. Check periodically as these tend to leak. No leaks at time of inspection.



Missing PEX valve wrench

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



2 handle tub present without a temperature regulating mixing valve present / found. This allows for a max temperature to be preset to avoid scolding.



Backflow preventer not present on exterior hose bib. This will prevent contaminants from flowing back into the potable water system.



Under sink filtered water not used.

B. Drains, Wastes, and Vents

Comments:

- Type of Drain Piping Material: PVC / Plastic
- Note that lavatory does not have an overflow vent and can easily overflow. Use caution.
- Noted that kitchen drain has some debris around threads. No signs of leaking. Monitor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Note that lavatory does not have an overflow vent and can easily overflow. Use caution.



Cleanout location



Noted that kitchen drain has some debris around threads. No signs of leaking. Monitor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

C. Water Heating Equipment

Energy Source:

- Water heater is gas powered
- Water heater is located in the attic

Capacity:

- Unit is 40 gallons

Comments:

- Estimated MFG year of water heater : 2014
- Water heater is set to [140f]. This is high, may scald and be less energy efficient as the normal 120F setting.
- Water heater vent and drain lines. If water is seen coming from here, contact plumber for evaluation.
- Corrosion present at piping connections. Corrosion and rust can lead to leaks. Repair as needed.



Water heater is set to [140f]. This is high, may scald and be less energy efficient as the normal 120F setting.



Reference Photo

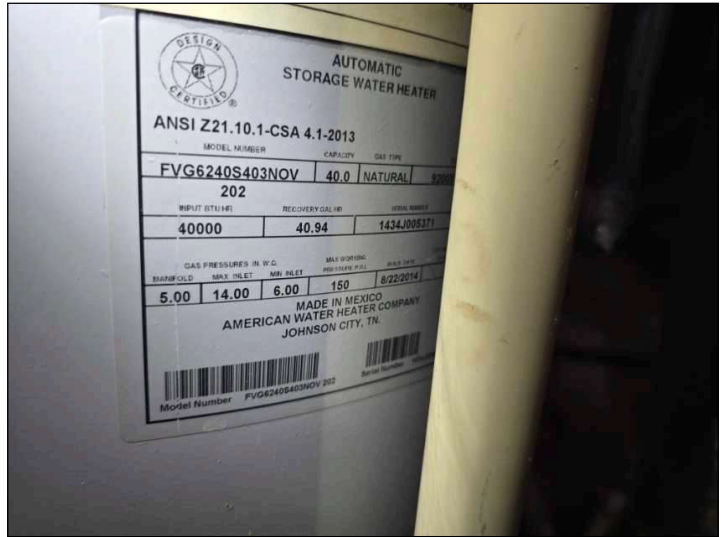
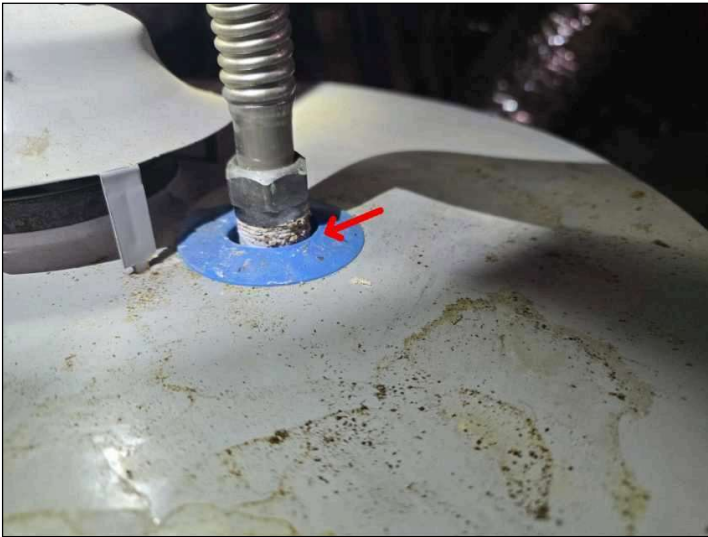
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Corrosion present at piping connections. Corrosion and rust can lead to leaks. Repair as needed.

Estimated MFG year of water heater : 2014



Water heater vent and drain lines. If water is seen coming from here, contact plumber for evaluation.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

- No access panel to pumps or receptacle.
- Safety shutoff located on wall in closet.

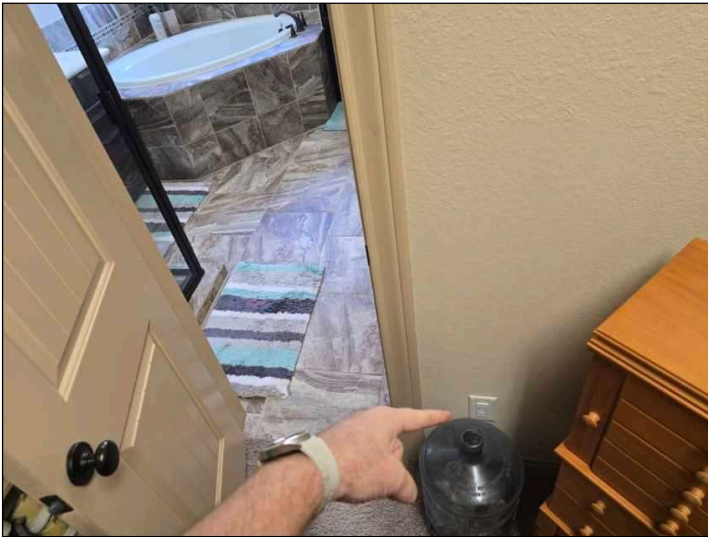
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Safety shutoff located on wall in closet.



No access panel to pumps or receptacle.



Operated

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:

- Left of house

Type of Gas Distribution Piping Material:

- Steel- black pipe

Comments:

- Gas Meter and Shutoff Location.
- Note that auxiliary gas lines added outside are metal pipe and rusting. Paint to stop rusting.

I=Inspected

NI=Not Inspected

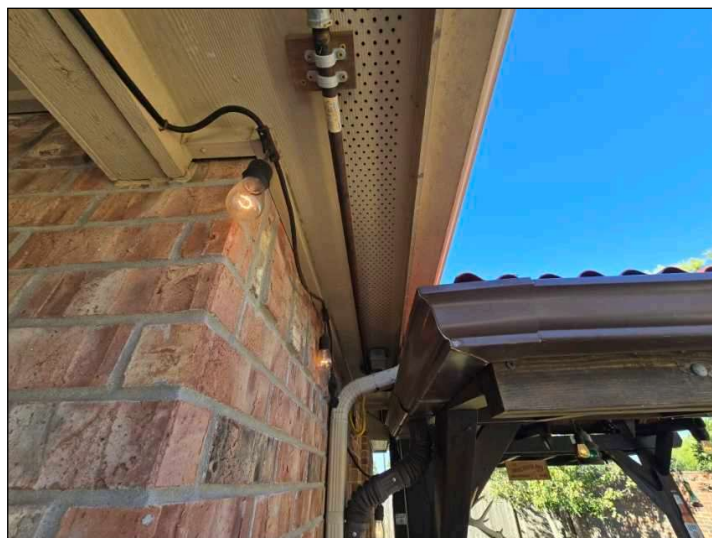
NP=Not Present

D=Deficient

I	NI	NP	D
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Gas Meter and Shutoff Location.



Note that auxiliary gas lines added outside are metal pipe and rusting. Paint to stop rusting.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
--------------------------	--------------------------	-------------------------------------	--------------------------	----------

Materials:  
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
-------------------------------------	--------------------------	--------------------------	--------------------------	----------------

Comments:  
 • Operated.



Operated.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B. Food Waste Disposers
-------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------

Comments:  
 • Operated - appeared functional at time of inspection.



Operated - appeared functional at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

C. Range Hood and Exhaust Systems

Comments:  
 • Operated.

D. Ranges, Cooktops, and Ovens

Comments:  
 • All heating elements operated when tested.  
 • Oven(s) operated when tested.



All heating elements operated when tested.



Oven(s) operated when tested.

E. Microwave Ovens

Comments:  
 • Microwave operated normally



Microwave operated normally

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Door Type:

- One 16' steel door
- Sectional door noted.

Comments:

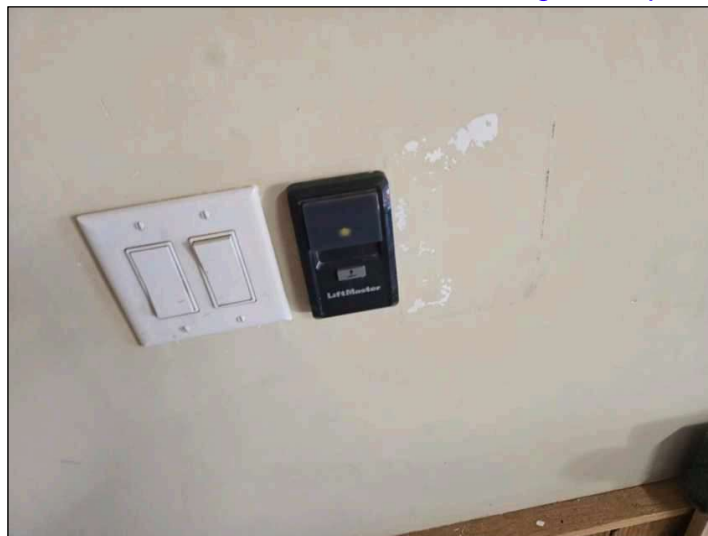
- Missing safety test instructions on wall next to the operators.
- Glue from panels and frame has come loose. This glue helps secure the structure.



Reference Photo



Glue from panels and frame has come loose. This glue helps secure the structure.



Missing safety test instructions on wall next to the operators.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Dryer Exhaust Systems

Comments:

- Could not fully inspect the dryer vent, due to access.



Reference Photo

I. Other

Comments:

- Beverage chiller is present and appears functional.
- Refrigerator present but not part of home inspection.
- Washing machine and dryer present but not tested for functionality.



Washing machine and dryer present but not tested for functionality.



Outdoor grills operated

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

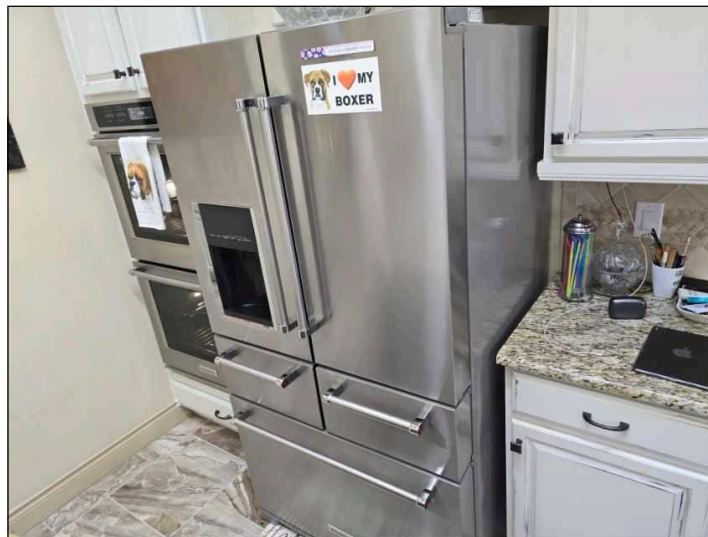
I	NI	NP	D
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Outdoor grill operated.



Beverage chiller is present and appears functional.



Refrigerator present but not part of home inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### VI. OPTIONAL SYSTEMS

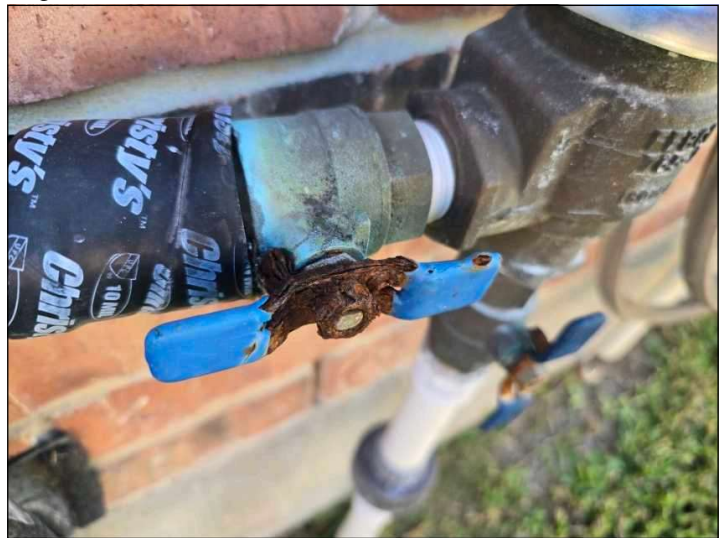
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A. Landscape Irrigation (Sprinkler) Systems
-------------------------------------	--------------------------	--------------------------	-------------------------------------	---

Comments:

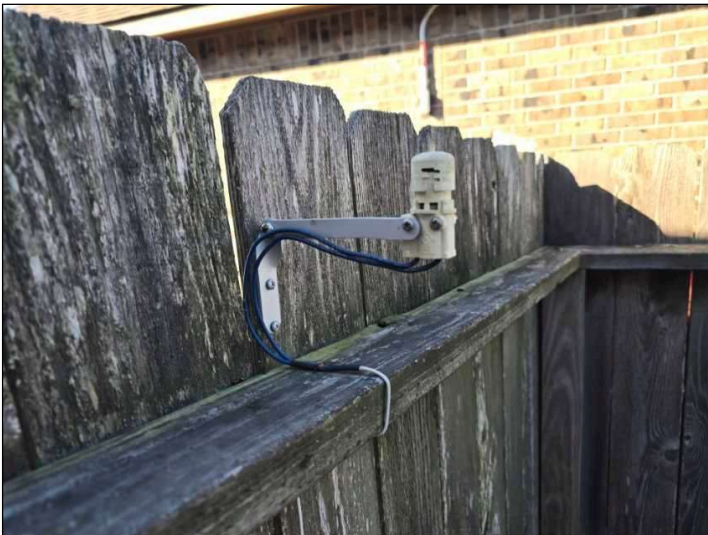
- NOTE: Backflow preventer should be protected from weather during winter months.
- Several heads need adjusted to not spray house or other structures.
- Missing labeled zones and / or irrigation installer license.
- Exposed piping missing some insulation.
- Valve handle is rusted and damaged.



Exposed piping missing some insulation.



Valve handle is rusted and damaged.



Rain sensor present but not tested for all functions.



Missing labeled zones and / or irrigation installer license.

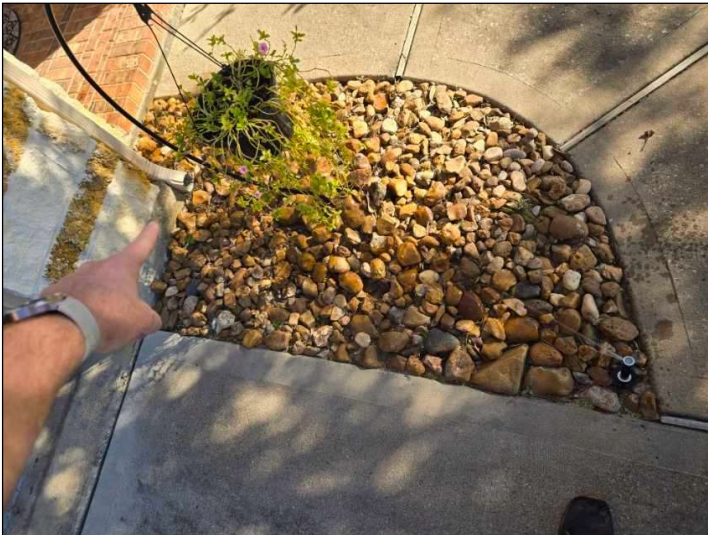
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Several heads need adjusted to not spray house or other structures.



Several heads need adjusted to not spray house or other structures.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

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

Type of Construction:

- In-Ground
- Shotcrete with Pebble Finish
- Pool Volume: 15,000 gallons (estimated)

Comments:

- A high level pool inspection was performed. This is an equipment operation, safety devices, and visual surface inspection only. This not a leak detection, underground piping / electrical, or expected life inspection. Filters are not opened during this inspection.
- Pool missing safety fence, audible alarms on back doors and gates. Highly recommend for the safety of children, both yours, or local kids that may enter pool without your knowing.
- All PVC piping should be painted with UV protectant paint to prevent sun damage and cracking. Along with proper labeling.
- Filter appears operative
- Missing bonding wire from pump to pump.
- Robotic pool cleaner currently installed. Confirm it stays with the home.
- Pool previously had a time box added for various functions. This is no longer used as the motor is now a variable speed motor.
- **Lights did not operate. Disconnected from main panel.**

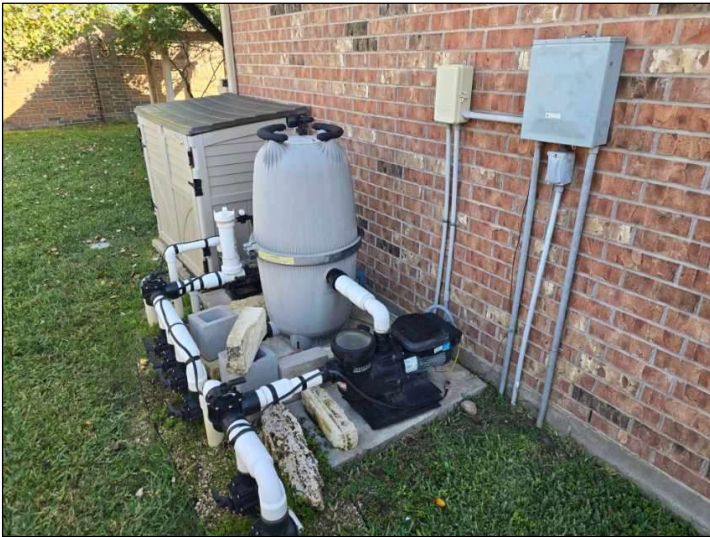
I=Inspected

NI=Not Inspected

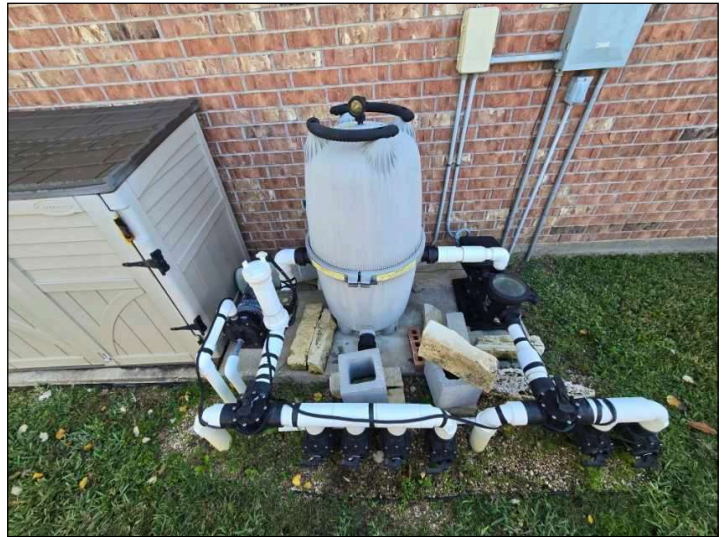
NP=Not Present

D=Deficient

I	NI	NP	D
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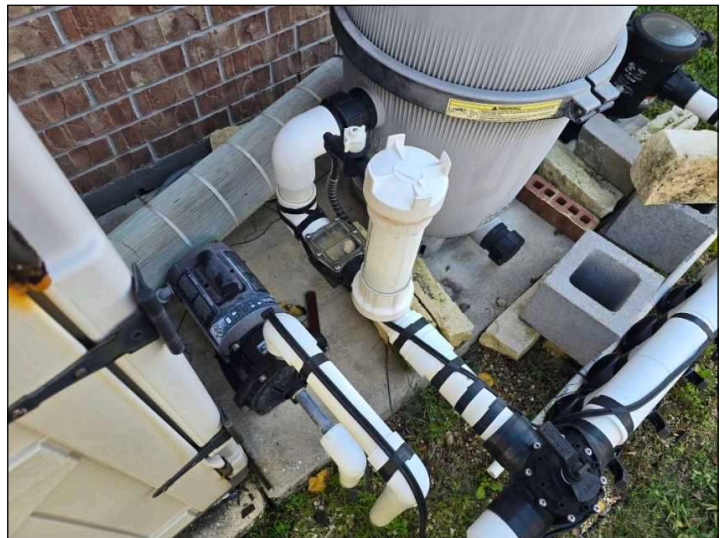
Reference Photo



All PVC piping should be painted with UV protectant paint to prevent sun damage and cracking. Along with proper labeling.



Filter appears operative



Chlorinator. Add tabs as needed.

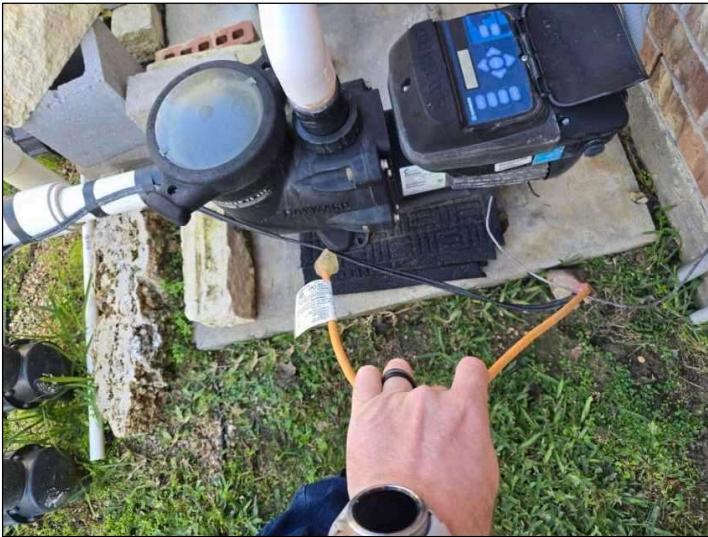
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Plug in heat wire noted on pipes.



Missing bonding wire from pump to pump.



Robotic pool cleaner currently installed. Confirm it stays with the home.



Reference Photo

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



A high level pool inspection was performed. This is an equipment operation, safety devices, and visual surface inspection only. This not a leak detection, underground piping / electrical, or expected life inspection. Filters are not opened during this inspection.



Pool previously had a time box added for various functions. This is no longer used as the motor is now a variable speed motor.



Skimmers were clean. Added cleanout ports can be plugged as desired.



Lights did not operate. Disconnected from main panel.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

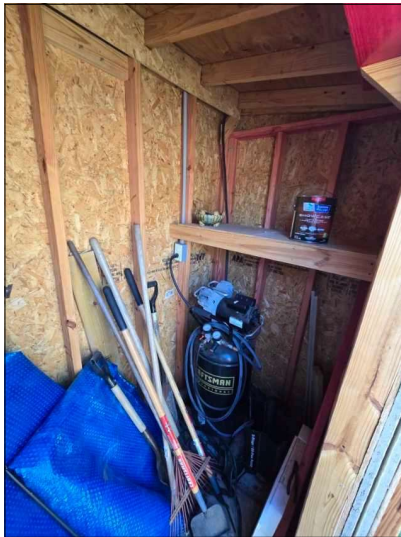
C. Outbuildings

Materials:

- Wooden Shed
- Storage shed plastic

Comments:

- Building visually reviewed only.
- Store bought sheds / structures only visually reviewed.
- Added shed has an elevated and poured concrete base.



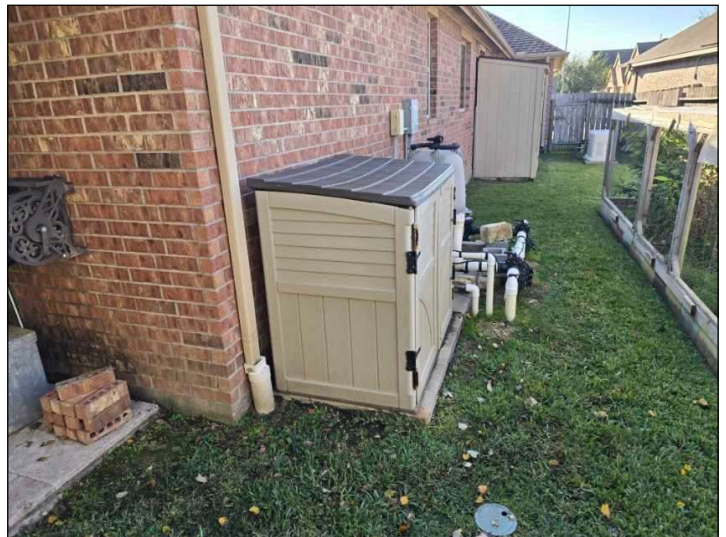
Building visually reviewed only.



Added shed has an elevated and poured concrete base.



Building visually reviewed only.



Store bought sheds / structures only visually reviewed.

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

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

Type of Pump:  
 Type of Storage Equipment:  
 Comments:

E. Private Sewage Disposal Systems

Type of System:  
 Location of Drain Field:  
 Comments:

F. Other Built- in Appliances

Observations:  
 • A home generator is present, and the inspector may perform a visual inspection and potential manual operation of engine, but is not a certified technician. Additional evaluation by certified technician may be desired.



A home generator is present, and the inspector may perform a visual inspection and potential manual operation of engine, but is not a certified technician. Additional evaluation by certified technician may be desired.



Manual crank operations previously performed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Cranked 1st attempt.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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G. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## VII. WOOD DESTROYING INSECT NOTES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Damage
-------------------------------------	--------------------------	--------------------------	--------------------------	-----------

**Materials:**

- **Conductive Conditions Present**

**Observations:**

- No Visual WDI (termites) observed.
- Some inspection limitations behind storage buildings and sheds.

## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

## Report Summary

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

**Note:** If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

STRUCTURAL SYSTEMS		
Page 7 Item: A	Foundations	<ul style="list-style-type: none"> <li>It is my opinion that the foundation has a significant deficiency and should be further evaluated by a reputable foundation contractor or structural engineer. Based on crack that appears to run through center of foundation. Larger on left side.</li> </ul>
OPTIONAL SYSTEMS		
Page 42 Item: B	Swimming Pools, Spas, Hot Tubs, and Equipment	<ul style="list-style-type: none"> <li>Lights did not operate. Disconnected from main panel.</li> </ul>