PrimeVue
HOME INSPECTIONS

Home and Termite Inspections
254-727-0900
1234 DALLAS

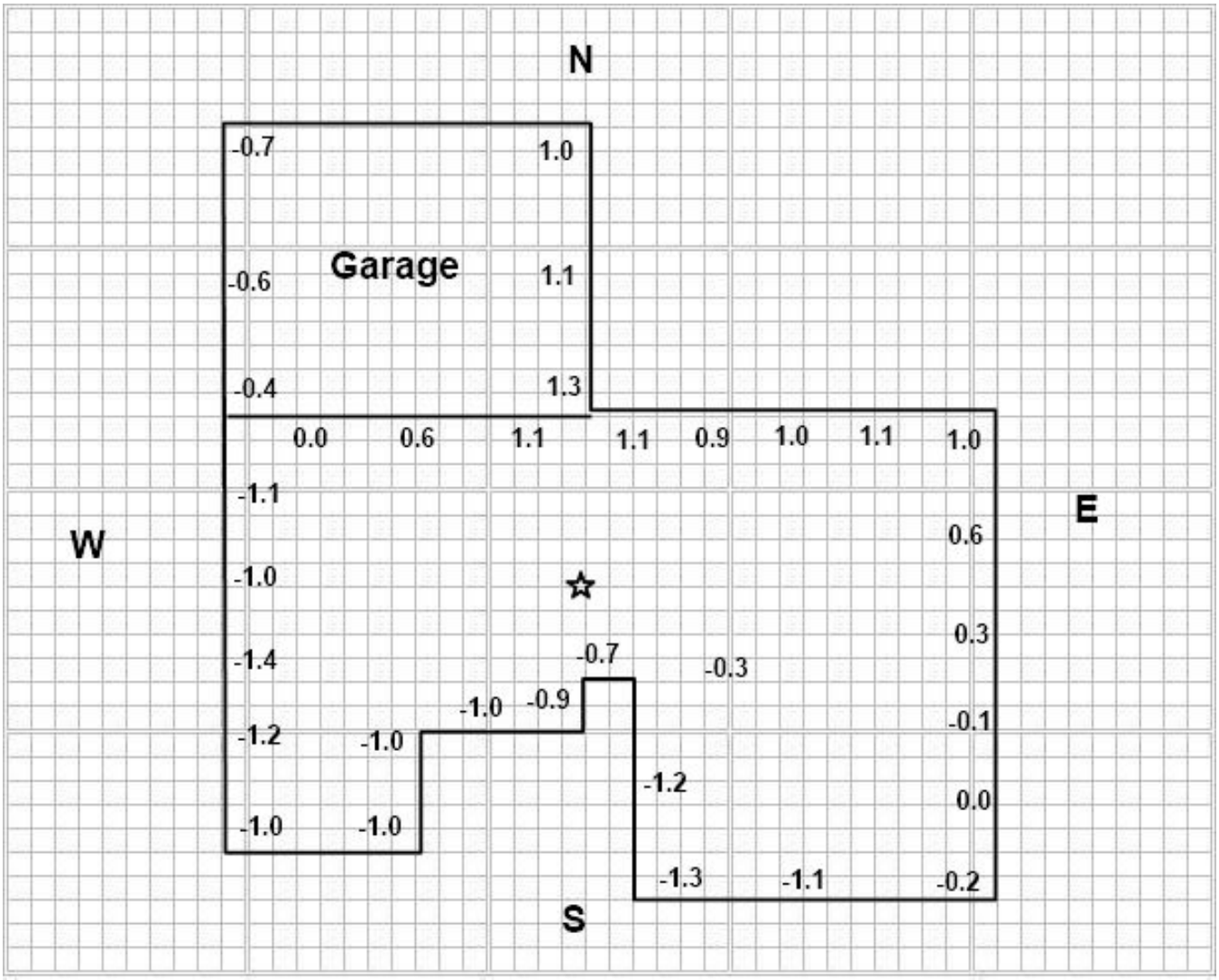
Inspected by Jude Hwang TREC #25266

DEFICIENCY SUMMARY

This is a summary of deficiency's ONLY in the report

1. Foundations

1.



During the foundation elevation test, the area around the southwest corner showed a negative slope. The zero reference point is around the main entrance door. A certified foundation engineering precision evaluation is recommended.

2. 

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

3. 

Minor Concerns/Maintenance Items/FYI

Tree(s) in close proximity of the foundation was observed. Client should consider the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots and moisture removal, or have the trees taken down so that they do not damage the property over time.

4. 

East Back

Minor Concerns/Maintenance Items/FYI

Some exterior corners of the concrete foundation walls were cracked or broken. Exterior corners are high-stress areas and this condition is not unusual in some older homes. The foundation appeared to be adequately supporting the exterior wall structure in these areas.

5.

Minor Concerns/Maintenance Items/FYI

Unfinished foundation hardware, tie rods or snap ties observed at the time of inspection.

6.

Minor Concerns/Maintenance Items/FYI

One or more of the post tension cable ends / fasteners are exposed and need to be properly sealed on theside of the structure.

7. 

Minor Concerns/Maintenance Items/FYI

The portions of the concrete foundation wall surfaces minor crack in parge coat.

8. 

Minor Concerns/Maintenance Items/FYI

The top of the foundation wall of almost west side had inadequate clearance from grade at time of inspection.

2. Grading and Drainage

9. 

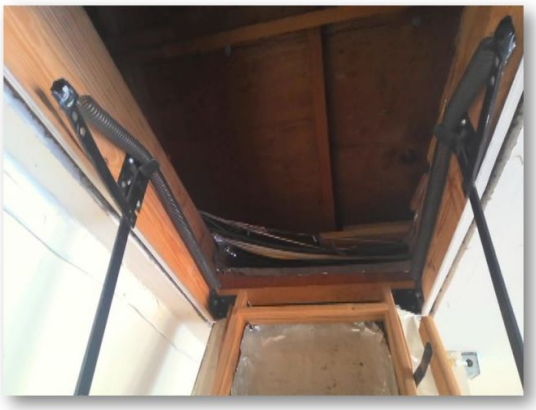
10. 

The gutters of this house appear to have been recently replaced, but overall, the condition of the splash guards is poor or they are missing. Additionally, damage was found at the time of inspection where the downspouts meet the ground. Overall, the rainwater drainage system requires maintenance.

3. Roof Structures and Attics

11. 

Insulation is not installed in the attic over the garage.

12. 

The pull-down ladder access is positioned in reverse, making it difficult to access the attic.

13. 

Attic staircase should be tighten a hardware. When step on the ladder, unstable balance from stair. **This is safety hazard**.

4. Walls (Interior and Exterior)

14. 

One or more common cracks were observed on the brick/stone veneer.

15. Pipes penetrating exterior walls left gaps that needed to be sealed by a qualified contractor with an appropriate sealant to prevent moisture and insect entry.

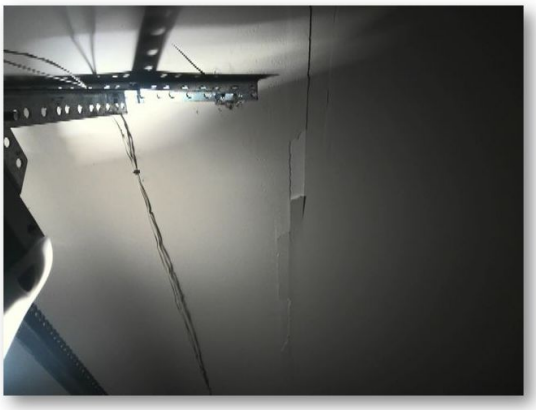
16. **The exterior wall trim had gaps that should be filled** with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

17. Wet and rotten wood draw increases the possibility of insect's invasion.

18. Drywall patches installed in the garage were poorly executed. Drywall seams visible in the walls of the garage were typical of poor installation.

19. Caulking is needed around the electrical conduit for the sprinkler system on the garage interior

5. Ceilings and Floors



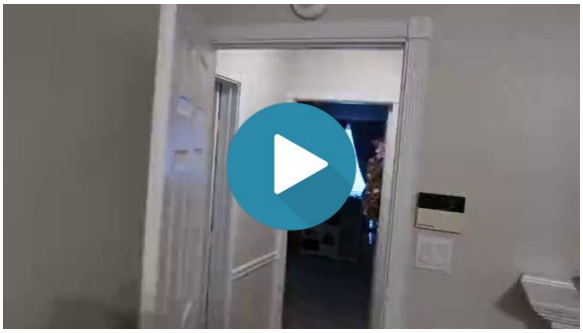
20. There are several areas where the ceiling and walls of the garage meet that show signs of chipping.

21. The garage floor appears to have cracks that exceed the standard threshold, likely due to the influence of the roots from the large tree in front.

6. Doors (Interior and Exterior)

22. An interior doors were missing a stopper. This condition is may result in wall and door

damage. A stop be installed to protect the wall.

23. 

The interior door of the master bedroom automatically closes due to the floor being out of level.

24. 

The exterior paint on the door is damaged and looks unappealing. It is recommended to adjust the hardware so it does not contact the door case, and then repaint the door.

25. The door in the wall between the garage and the home living space did not have operable self closing

26. 

Garage door was observed penetrations had gaps indicate at time of inspection

7. Windows

27. 

Windows and trim outside the house require caulking to prevent possible moisture damage

28. 

Outside window brick wall was observed hairline crack, require patch to prevent possible moisture damage

29. 

East wall Window screen was damaged

30. 

Front room windows are missing screen observed.

31. 

Windows are old, most window were difficult to operate and needed maintenance.

8. Fireplaces and Chimneys

32. 

The firebox of the fireplace in the living room needed cleaning.

33. The chimney had no cricket.

34. There is paint chipping on the chimney sidewall, and paint is peeling around the rain cover.

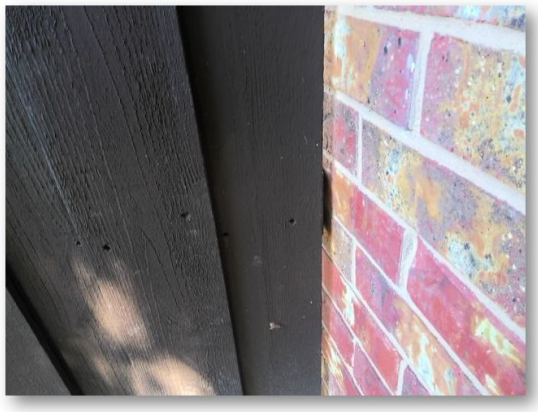
9. Porches, Balconies, Decks, and Carports

35.

36. There are tile cracks and hairline cracks in the floors of the front porch and backyard patio.

37. The driveway at the back of the house shows significant cracking due to tree roots.

38. The city swerer line cover is protruding above the walkway floor.

39. 

The wood fence is in contact with the exterior wall of the structure.

40. 

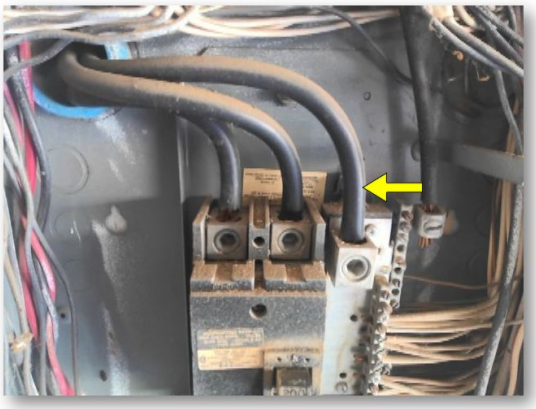
The fence door is obstructed by the downspout splash guard, interfering with its operation. This issue needs to be resolved.

10. Service Entrance and Panels

41. Various minor issues have been found in the electrical panel. An evaluation by a licensed electrician is needed.

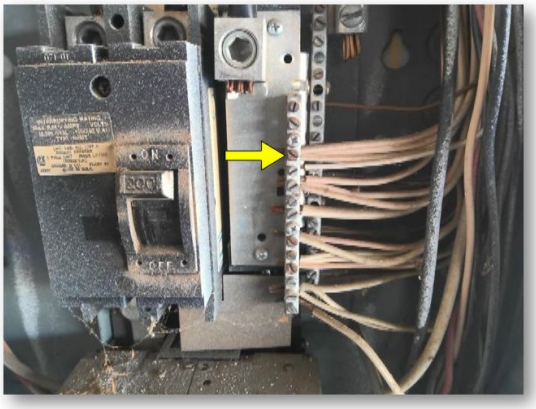
42. 

The Circuit Directory label identifying individual electrical circuits was missing from the service panel.



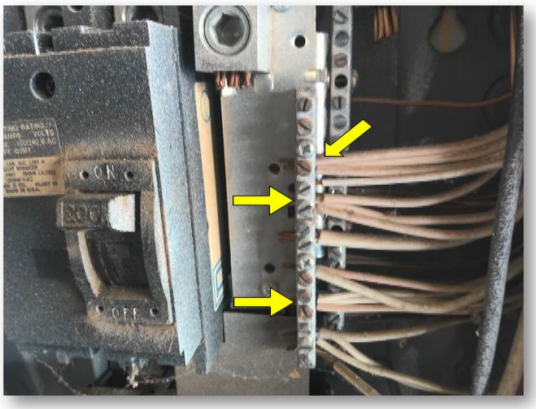
43.

The main neutral line does not have a white marking for identification.



44.

Components in this service panel were corroded,



45.

There are double tapped neutral conductors in the electric service panel.

11. Branch Circuits, Connected Devices, and Fixtures

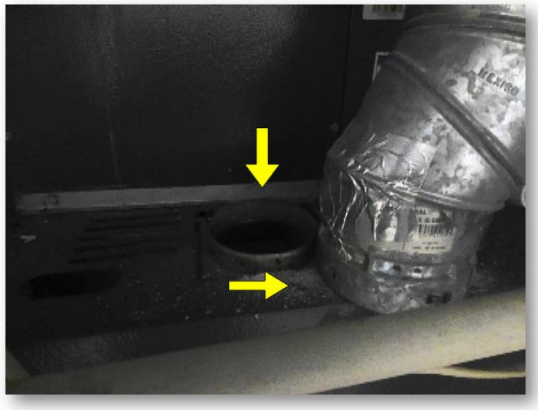
46. Extension cord used as permanent wiring was visible at the garage.

47. Electrical receptacles in the wet bar was installed upside down, with the ground holes above the neutral and hot slots.

48.

☑ Ceiling fans inoperable or in need of repair

12. Heating Equipment



49.

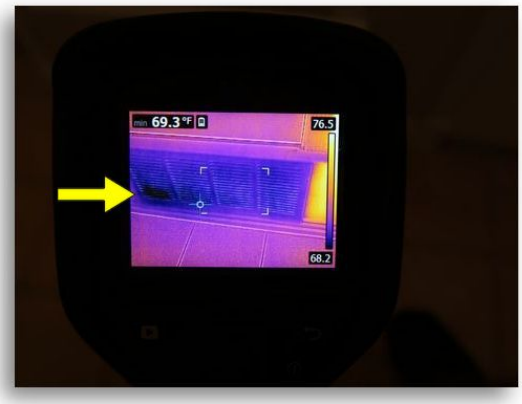
⚠**Significant/Major Concerns**
The furnace combustion exhaust vent was separated.

50.

The direction of the gas line valve handle supplying the furnace is reversed, making it difficult to operate. It needs to be replaced. Additionally, the gas line sediment trap is missing.

13. Cooling Equipment

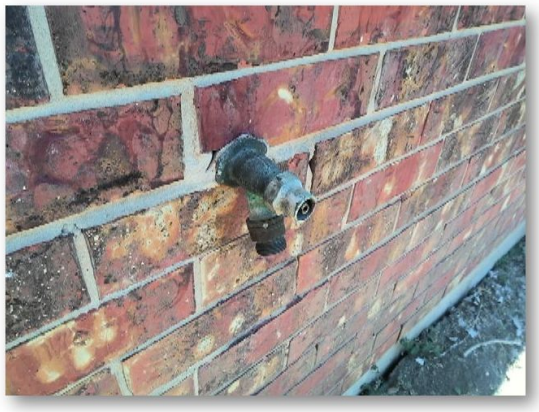
51. When the furnace is operating and the blower is running, the noise is excessively loud.

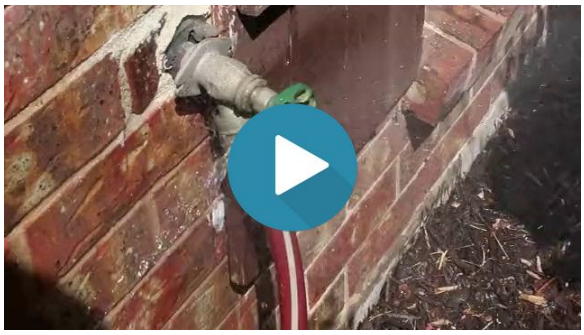


52. Moisture was detected by an infrared camera near the lower condensate drain line of the furnace return.

53. The insulation on the suction line of the outdoor AC unit is old and heavily worn. Replacement is recommended. Additionally, silicone sealing is needed around the area between the exterior wall and the fuse case.

14. Plumbing Supply, Distribution Systems and Fixtures

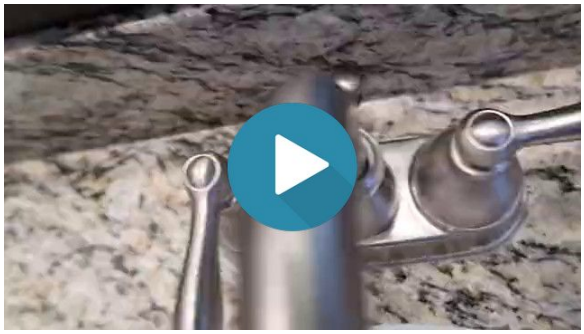
54. 
One of exterior faucet missing the handle.

55. 
An exterior faucet near the front of the home was leaking.

56. 
One of the exterior hose bibs is severely loose. It should be secured to prevent damage to the pipe.

15. Drains, Wastes, and Vents

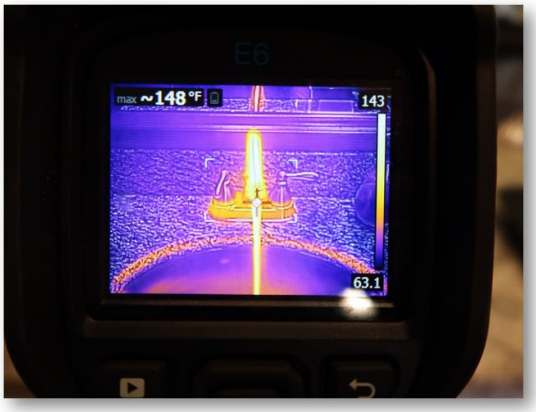
57. 

58. 

59. 

Several sinks and bathtubs have drain stoppers that are not functioning properly.

16. Water Heating Equipment

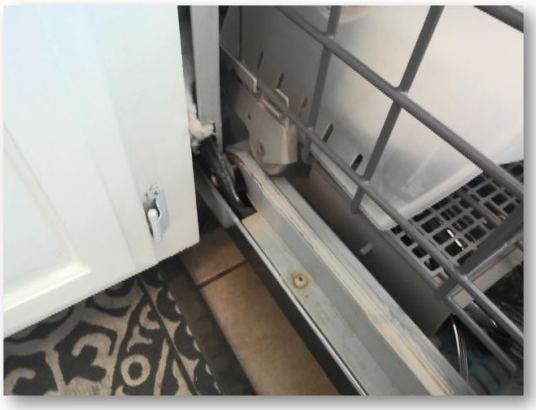


60. The water temperature is generally set too high. The recommended maximum temperature is 120°F to prevent the risk of burns, especially to children's hands.

17. Gas Distribution Systems and Gas Appliances

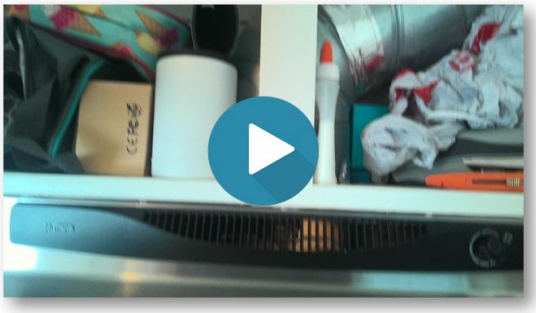
61. Gas pipes at the meter exhibited corrosion.

18. Dishwashers

62. 

☑ Rust present in interior of unit

19. Range Hood and Exhaust Systems

63. 

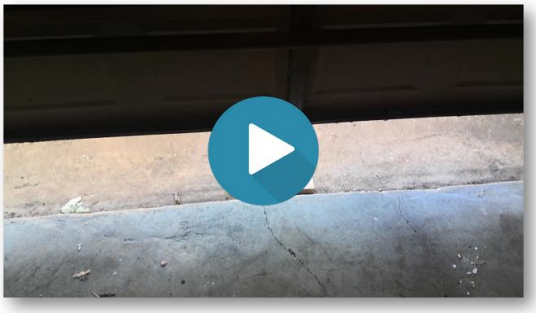
The fan noise of the exhaust hood is excessively loud. The hood uses an updraft system, but the airflow is circulating instead of functioning properly.

20. Ranges, Cooktops, and Ovens

64. 

☑ Control knobs are loose and/or missing

21. Garage Door Operators



65. The pressure-activated automatic reverse feature was tested and appeared not to be operating in a satisfactory manner at the time of the inspection.

22. Landscape Irrigation (Sprinkler) Systems

66. The 'Back' button on the landscape sprinkler controller is unresponsive.

67. The city backflow prevention valve handle has rust on it.

The typical rates for contractors to perform further evaluation are listed below. In some cases the fee can be applied to the cost of repairs. The majority of agents work with a team of preferred contractors.

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

PROPERTY INSPECTION REPORT FORM

	09/10/2024
Name of Client	*Date of Inspection*
, TX	
Address of Inspected Property	
Jude Hwang	25266
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).

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

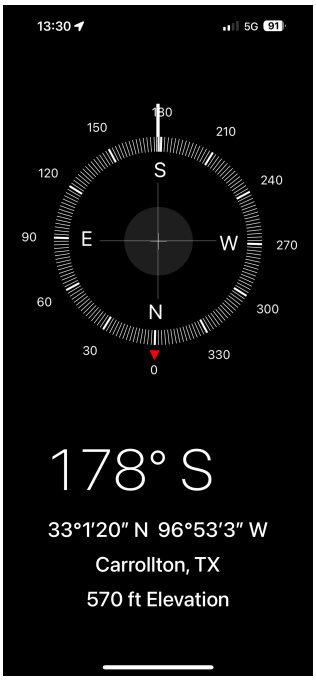
Present at Inspection:	☑ Buyer latter portion of the inspection.	☐ Selling Agent	☐ Listing Agent	☐ Occupant
	☐ Buyer's agent			
Building Status:	☐ Vacant	☑ Owner Occupied	☐ Tenant Occupied	☐ Other
Weather Conditions:	☑ Sunny	☐ Cloudy	☐ Rain	Temp: 82°F
Utilities On:	☑ Yes	☐ No Water	☐ No Electricity	☐ No Gas

Special Notes: During the inspection the weather was sunny.
The Inspection started at 1:30 pm. The inspection ended at 6 pm.
The home was originally constructed in approximately 1974
The size of the home was approximately 2000 square feet.
At the inspection, the ground was dry.

Electric Meter Location : Home exterior: left side Gas Meter Location : Home exterior: rear

Water Meter, Water Shut Off Location : in underground box near the sidewalk

House Direction of Front



Weather Conditions

Aerial Filming

Photo by Jude Hwang FAA#4905783
Photo by DJI Mavic 3 RC Pro

INACCESSIBLE OR OBSTRUCTED AREAS

☐ Sub Flooring
☑ Floors Covered
☑ Walls/Ceilings Covered or Freshly Painted
☑ Behind/Under Furniture and/or Stored Items
☑ Attic Space is Limited - Viewed from Accessible Areas
☑ Plumbing Areas - Only Visible Plumbing Inspected
☑ Siding Over Older Existing Siding
☐ Crawl Space is limited - Viewed From Accessible Areas
☑ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

This report contains representative pictures of certain deficiencies identified during the inspection.
Additional photos, if any, can be viewed at the end of this report located in the PHOTO SUMMARY section,
Whenever a defect and/or deficiency of any kind is noted in a system and/or any part and/or item of this structure, we recommend that a qualified, licensed and/or certified specialist and/or technician to inspect, repair and/or service the entire system and/or part. Sometimes noted defects and/or deficiencies are symptoms of other and sometimes more serious conditions and/or defects.
It is also recommended that the buyer walks through the property the day before closing to assure conditions have not changed since inspection.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is **not** required to:

(A) inspect:

(i) items other than those listed within these standards of practice;
(ii) elevators;
(iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
(iv) anything buried, hidden, latent, or concealed;
(v) sub-surface drainage systems;
(vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
(vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

(i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
(ii) cosmetic or aesthetic conditions; or
(iii) wear and tear from ordinary use;

(C) determine:

(i) insurability, warrant ability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
(ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
(iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall “Chinese Drywall” or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, pollutant, fungal presence or activity, or poison;

(iv) types of wood or preservative treatment and fastener compatibility; or
(v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:
(i) decay, deterioration, or damage that may occur after the inspection;
(ii) deficiencies from abuse, misuse or lack of use;
(iii) changes in performance of any component or system due to changes in use or occupancy;
(iv) the consequences of the inspection or its effects on current or future buyers and sellers;
(v) common household accidents, personal injury, or death;
(vi) the presence of water penetrations; or
(vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;

(K) operate recirculation or sump pumps;

(L) remedy conditions preventing inspection of any item;

(M) apply open flame or light a pilot to operate any appliance;

(N) turn on decommissioned equipment, systems or utility services; or

(O) provide repair cost estimates, recommendations, or re-inspection services.

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods. This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrant ability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. ***This report is not to be used by or for any property and/or home warranty company.***

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging. When one or two like deficiencies are found they will be listed, when three or more deficiencies are found the term various or multiple will be used. This eliminates the exhaustive reporting of like defects.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Post Tension Slab on Grade

Comments:

Expansive clay soils are common in North Texas and can significantly affect house foundations. These soils expand in volume (swell) when wet and decrease in volume (shrink) when dry, causing corresponding reactions in the foundation. Maintaining a consistent moisture level in the soil helps ensure the stability of the foundation.

Here are some guidelines for watering around your foundation:

1. ****Frequency**:**
   Water the foundation consistently, especially during dry periods. Typically, you should water your foundation 1-2 times per week. During extremely hot and dry periods, you might need to water more frequently.

2. ****Amount**:**
   Apply water slowly to allow it to soak in rather than run off. A general recommendation is to use soaker hoses placed about 12-18 inches away from the foundation. Run the soaker hoses for about 20-30 minutes each time, ensuring that the soil is moist but not waterlogged.

3. ****Depth**:**
   Aim for the water to penetrate 4-6 inches into the soil. This depth helps ensure the moisture reaches the roots of the soil and helps maintain consistent soil moisture levels around the foundation.

4. ****Even Coverage**:**
   Ensure the entire perimeter of your foundation receives even moisture. Avoid creating puddles or overly saturated areas, which can lead to other issues.

5. ****Timing**:**
   Watering early in the morning or late in the evening is best, as this reduces evaporation and allows the water to soak into the soil effectively.

By following these guidelines, you can help mitigate the effects of soil expansion and contraction, which can lead to foundation problems. If you're experiencing significant foundation issues, it's also advisable to consult with a foundation repair specialist.

The foundation construction includes a slab-on-grade design. The General Home Inspection is a visual assessment, and inspection of the slab-on-grade foundation is limited since most of the foundation and slab are typically hidden underground or by interior floor coverings. Where possible, I inspect the portion of the foundation visible at the home exterior, between the grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern. However, moisture can enter the foundation through these cracks by capillary

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

I	NI	NP	D

action, potentially causing damage within the home structure that is usually detectable only through invasive techniques, which lie beyond the scope of the General Home Inspection.

Performance Opinion:
On 9/10/2024 at 8:30 am, Inspector Jude Hwang's opinion was that the foundation appeared to be in **Acceptable Condition**. I **did** observe visible evidence indicating movement and/or settlement. The inspected areas included, but were not limited to, accessible walls, ceilings, floors, doors, and windows, which showed signs of movement and/or settlement. Additionally, the attic space showed no visible indications of movement and/or settlement.

Buyers Advisory Notice:
These opinions are based solely on the inspector's observations, made without sophisticated testing procedures, specialized tools, or equipment. Therefore, the expressed opinions reflect apparent conditions and not absolute facts, and are only valid as of 9/10/2024 at 8:30 am.

Foundation construction included a post-tensioned slab-on-grade. Post-tensioning is a method in which cables embedded in the concrete floor slab are placed under permanent tension by stretching them. This places the entire concrete slab under compression, which improves its performance. Care must be taken during any renovations not to damage cables by drilling or cutting into the concrete slab or shooting steel pins into concrete with a powder-actuated tool. This condition can be dangerous and may cause serious or fatal injury.

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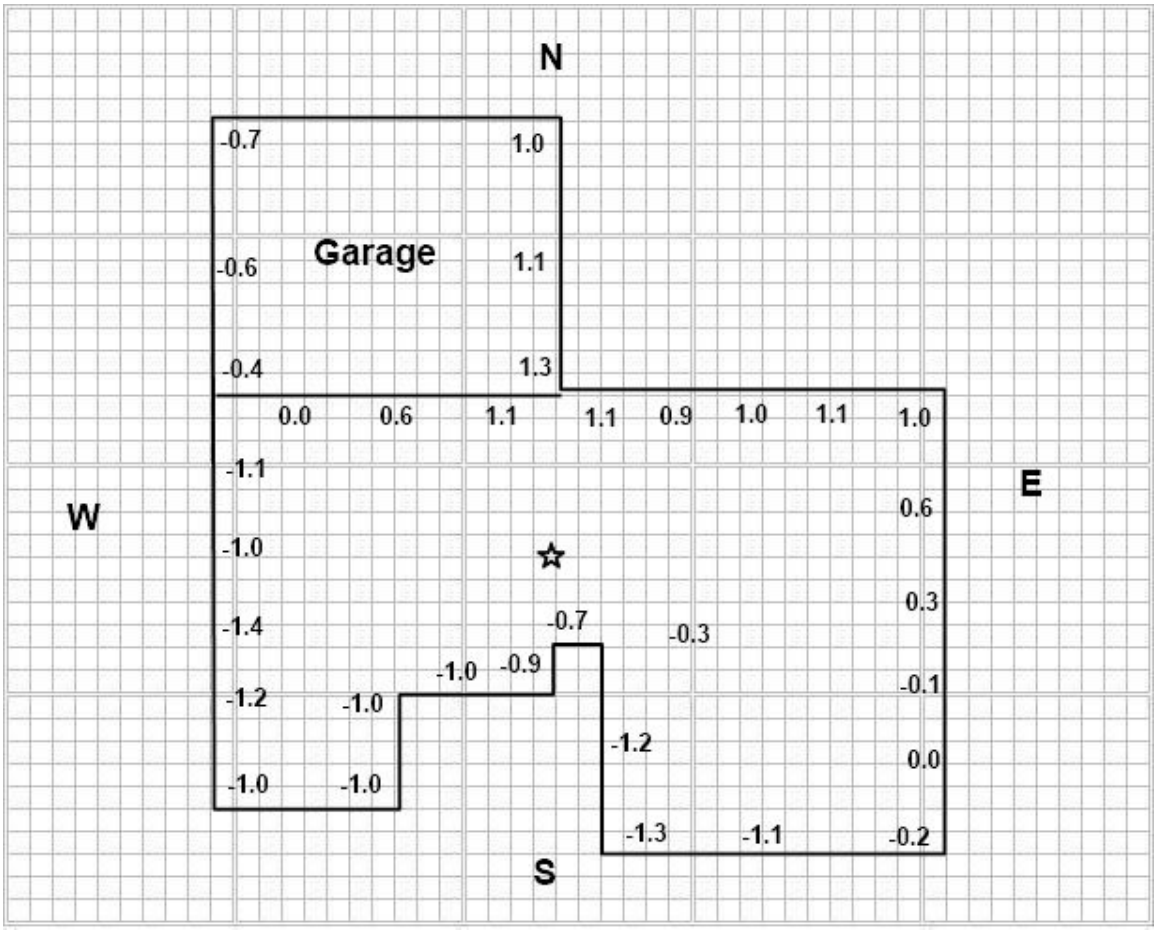
I	NI	NP	D

Foundation Elevation Test by ZipLevel



During the foundation elevation test, the area around the southwest corner showed a negative slope. The zero reference point is around the main entrance door. A certified foundation engineering precision evaluation is recommended.

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I	NI	NP	D

Disclaimer: The attached elevations are provided for informational purposes only and should not be used for serious negotiations. PrimeVue Home Inspections inspectors are not qualified professional engineers and do not attempt to imitate one. If you have concerns about the foundation's life expectancy, insurability, or potential for future problems, a professional engineer should be consulted.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **foundation** that were noted on this structure at the time of the Inspection:

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

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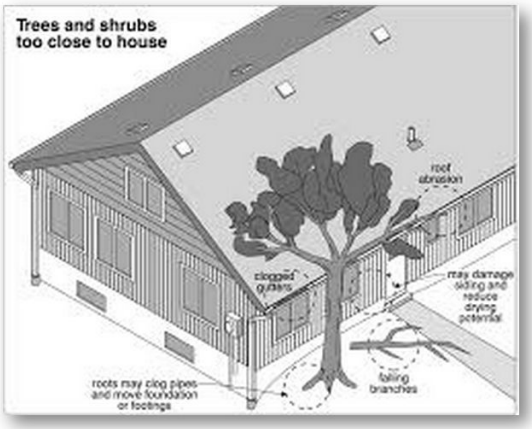
Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

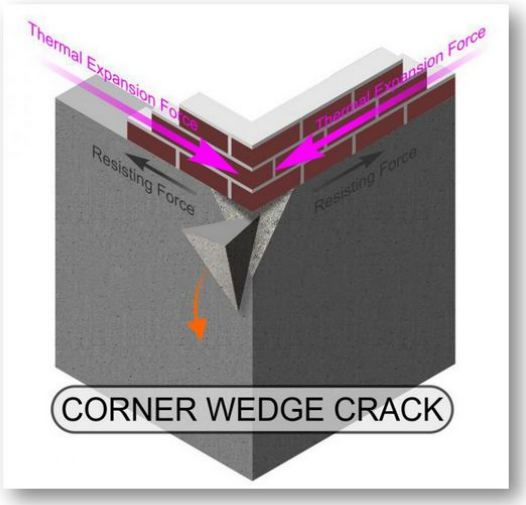
Here is an informational article on foundation cracks.



Minor Concerns/Maintenance Items/FYI

Tree(s) in close proximity of the foundation was observed. Client should consider the installation of a root barrier to reduce the possibility of damage to the foundation from tree roots

and moisture removal, or have the trees taken down so that they do not damage the property over time.



East Back

Minor Concerns/Maintenance Items/FYI

Some exterior corners of the concrete foundation walls were cracked or broken. Exterior corners are high-stress areas and this condition is not unusual in some older homes. The foundation appeared to be adequately supporting the exterior wall structure in these areas.

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I	NI	NP	D

Minor Concerns/Maintenance Items/FYI

Unfinished foundation hardware, tie rods or snap ties observed at the time of inspection. The location is west side of front on the corner. Metal snap-ties protruding from the foundation were sharp and may cause injury. Snap-ties should be broken off at the foundation surface.

Minor Concerns/Maintenance Items/FYI

One or more of the post tension cable ends / fasteners are exposed and need to be properly sealed on theside of the structure.

Exposed/rusted post tension cable ends exist at one or more locations, indicating the need for repair. Exposure to the elements can cause rusting and reduced strength. The cables should be cleaned and covered over with a non-shrink/non-metallic grout. The grout used for this repair should not contain any chemicals known to be destructive to the prestressing steel. Contact a qualified service company for corrective action. Please note that some areas of the perimeter beam(s) was/were hidden from view by soil or vegetation; therefore, other exposed/rusted cable tendons may exist.

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I	NI	NP	D

Minor Concerns/Maintenance Items/FYI

The portions of the concrete foundation wall surfaces minor crack in parge coat. No structural damage related to this condition was visible at the time of the inspection. This condition can be caused by pouring concrete under excessively cold conditions. Consider application of a page coat to help prevent future freeze damage. A parge coat is a layer of cementicious material such as mortar that is applied to concrete to protect its weather surface.

Minor Concerns/Maintenance Items/FYI

The top of the foundation wall of almost west side had inadequate clearance from grade at time of inspection. The top of the foundation wall should be a minimum of six inches above soil. Inadequate clearance may result in moisture intrusion of the structure. Excessively high moisture levels can result in damage to the home structure or materials. We recommend consult with a qualified contractor.

☑ Cracks in brick
☑ Cracks in Parge Coat
☑ Cracks in wall(s)
☑ Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.
☑ Signs of structural movement noted; suggest that an expert in this field be consulted for

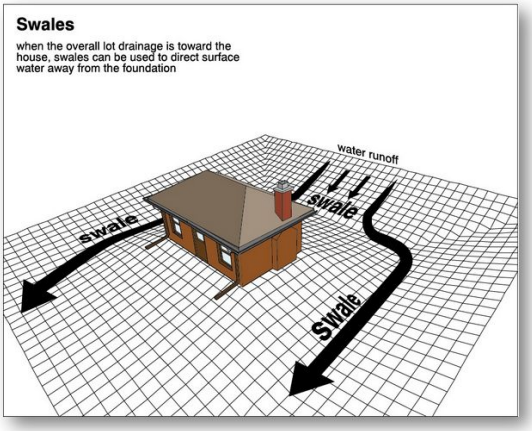
further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

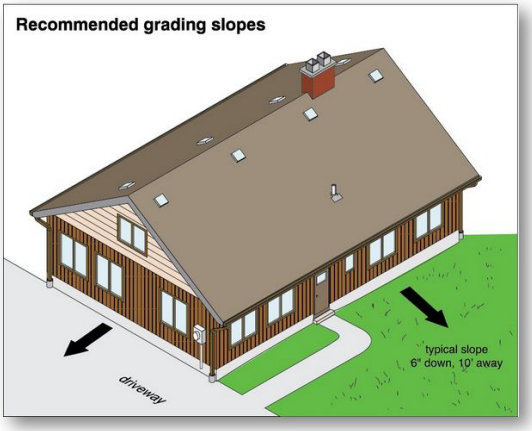
Retaining Walls ; I☐ NI ☐ NP ☑ D☐

SUGGESTED FOUNDATION MAINTENANCE & CARE -
Proper drainage and moisture control are crucial for all types of foundations, given the expansive nature of the area's load-bearing soils. Drainage should be directed away from all sides of the foundation using grade slopes. Often, floor coverings and stored items obscure signs of settlement, such as cracking, unless they are severe. This inspection was not a structural engineering survey, nor did it include specialized testing of sub-slab plumbing systems, which require excavation. If structural movement is observed, it is recommended to consult a structural engineer who can identify the causes and determine any necessary corrective actions to address or prevent further movement.

☑ ☐ ☐ ☑ **B. Grading and Drainage**
Comments:

In this Inspectors opinion the **Grading and Drainage** appeared to be in **Acceptable Condition.**





Proper drainage is critical to the performance of the foundation. All grades should slope away from the structure at a rate of 6 inches for every 10 feet.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **grading and drainage** that were noted on this structure at the Time of the Inspection:

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

I	NI	NP	D

Missing Splash Gaurd

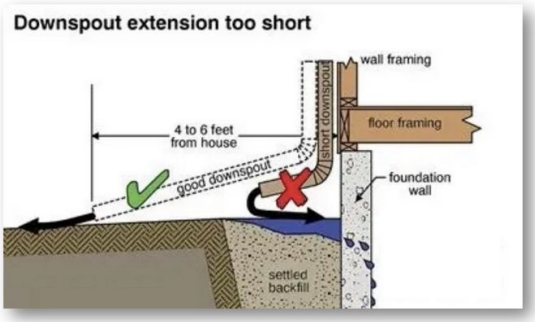
☑ Gutters draining too close to the structure
☑ Grade slopes toward the structure

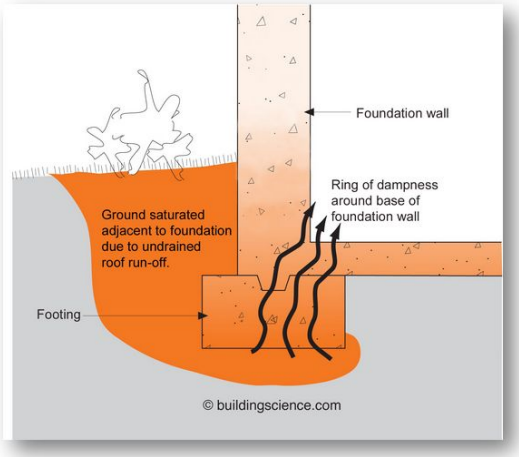
Gutters and downspout's:
In this Inspectors opinion the **Gutter & Downspout System** appeared to be in **Operable Condition.**

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

I	NI	NP	D

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **gutter & downspout system** that were noted on this structure at the Time of the Inspection:





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I	NI	NP	D

The gutters of this house appear to have been recently replaced, but overall, the condition of the splash guards is poor or they are missing. Additionally, damage was found at the time of inspection where the downspouts meet the ground. Overall, the rainwater drainage system requires maintenance.

Note
A properly installed gutter system is essential for maintaining consistent moisture content in the surrounding soil.

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

I	NI	NP	D

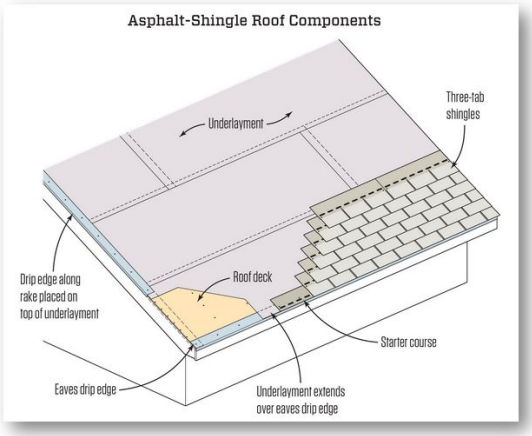
☑ ☐ ☐ ☐ **C. Roof Covering Materials**

Type(s) of Roof Covering: Asphalt Shingle
Viewed From: Walked on roof
Conditions that prevented walking the roof (if applicable): ☐ Roof pitch too steep (Safety) ☐ Weather (Safety) ☐ Requires ladder over one story (See TREC Standards of Practice)
Comments

This inspection includes the roof covering, flashings, skylights, gutters, and roof penetrations. If there are concerns about the roof's life expectancy or potential future issues, consultation with a roofing specialist is recommended. **The home inspector is not responsible for determining the insurability of the roof covering materials.**

Roof covering appeared to be performing as intended at time of inspection. At the time of the inspection, the inspectors opinion of the **Roof Covering** is **Operable Condition**.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Roofing Material** that were noted on this structure at the time of the Inspection:



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

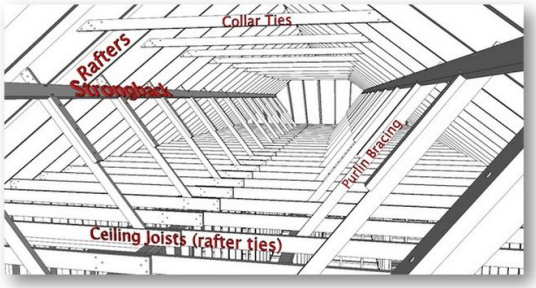
I	NI	NP	D

Notes:
Over the years, various types, brands, and models of asphalt composition shingles have been installed, each with unique manufacturer's installation requirements that may not apply to similar-looking shingles from other manufacturers. Additionally, most shingles have underlayment requirements that cannot be visually confirmed once installed, and fasteners that cannot be inspected without disrupting the adhesive strips, which are crucial for wind damage resistance. Therefore, the Inspector disclaims responsibility for accurately confirming proper asphalt shingle installation. The Inspector's comments will be based on common installation requirements for many shingle types, brands, and models, as well as deficiencies that develop over time due to weather exposure and other factors. Accurate confirmation of a specific shingle roof installation, which requires detailed research beyond the scope of a General Home Inspection, will necessitate the services of a qualified roofing contractor.

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

Viewed From: Entered the Attic
Approximate Average Depth of Insulation: Unverified
Comments:
Framing Type : Conventional
Visible Framing Material : *Wood*
Insulation Type Fiber Glass Loosefill, Aluminum sheets have been installed over the attic insulation throughout.

At the time of the Inspection it was the Inspectors opinion that your Roofing and Attic structure appeared to be in Operable Condition.



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

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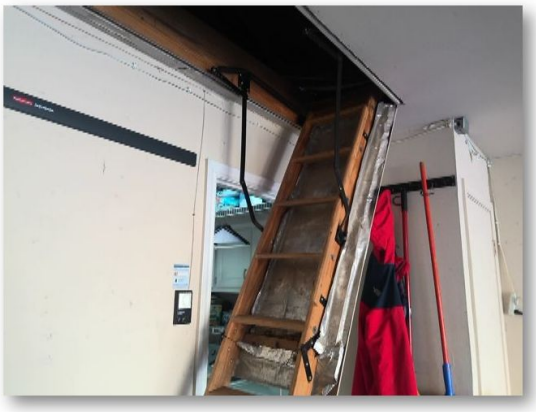
The attic was accessed by a ceiling-installed pull-down ladder in Garage.



Insulation is not installed in the attic over the garage. Although we understand in theory people think why to insulate the ceiling of garage area, but if it is connected as part of the attic it would be a good to add insulation to this areas. If cold or warm air can get through these areas it will affect the whole home.

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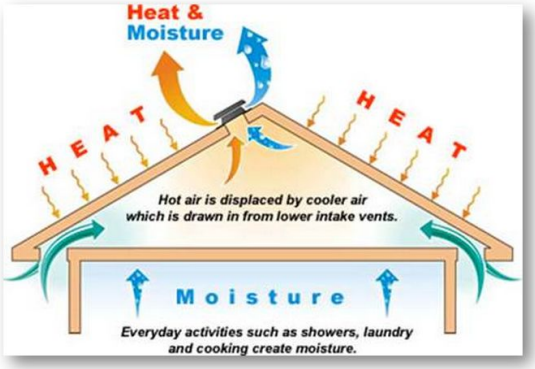
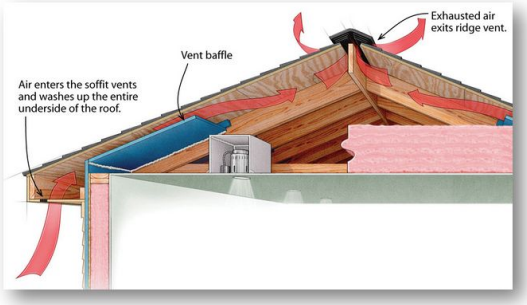
Attic/Roof Structure Ventilation Type :Continuos Ridge Vent, Soffit Vent, Box Vent

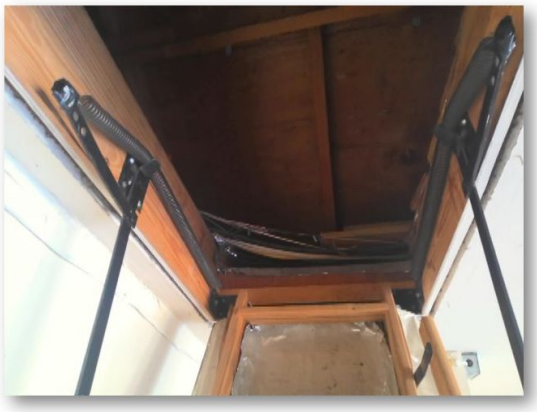




The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the Roof Structure and Attics that were noted on this structure at the time of the Inspection:

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

I	NI	NP	D



The pull-down ladder access is positioned in reverse, making it difficult to access the attic.

Attic staircase should be tighten a hardware. When step on the ladder, unstable balance from stair. **This is safety hazard**.

☑ Damaged access ladder

NI - There are areas of this structure with no accessible attic space due to the absence of a walkway or decking. It is unsafe for the inspector to balance on ceiling joists through the insulation. If this is a concern, it is recommended to install a walkway to facilitate a more thorough attic inspection.

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

Comments:

The thermal imagery scan revealed a hot/cold spot, typically indicating inadequate insulation in the ceiling and/or walls. This issue may also result from the settling of blown-in or batt insulation in older structures. Missing insulation in ceiling areas can often be addressed by inspecting the attic spaces. However, fixing insulation gaps in walls can be more challenging due to limited access. Some inefficiencies might remain because the cost of fixing them outweighs

the benefits. It is advisable to have an insulation contractor or HVAC specialist conduct further investigation.

Interior Walls:
At the time of the inspection the Inspectors opinion was that the **Interior walls** were a **Drywall type** and appeared to be in **Operable Condition.**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Interior Wall** that were noted on this structure at the Time of the Inspection:

☑ Freshly Painted

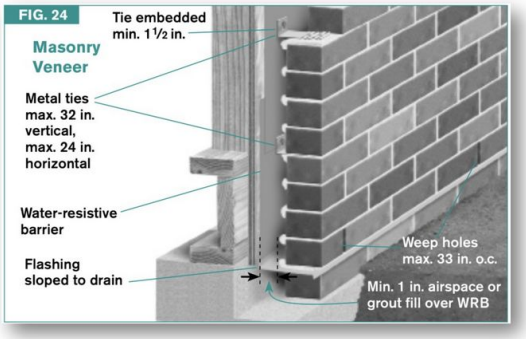
The inside of the walls thru out the structure could not be inspected due to no access.
What is behind sheet rock and other wall cladding can not be seen by the inspector.
The inspector can not remove or cause damage to anything at or on the structure.
This is a visual inspection of what is acquiring on the day of the inspection.

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes:

- interior wall, floor and ceiling coverings and surfaces;
- doors and windows: condition, hardware, and operation;
- interior trim: baseboard, casing, molding, etc.;
- permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

Exterior Walls:
At the time of the inspection the Inspectors opinion was that the **Exterior walls** were a **brick veneer type, Hardie board type and appeared to be in Fair Condition.**

Siding Materials: ☑ Brick ☐ Stone ☐ Wood ☐ Wood byproducts ☐ Stucco
☐ Vinyl ☐ Aluminum ☐ Asbestos ☑ Fiber Cement Board ☐ Other

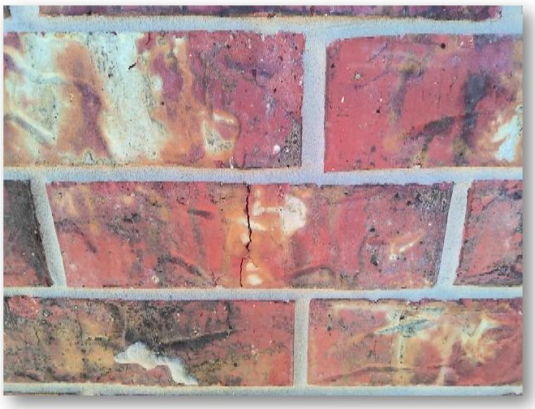


I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Although the exterior wall construction was hidden behind interior and exterior coverings, the exterior walls of the home appeared to be conventional wood framing covered by brick. Proper construction methods include installing a drainage plane (such as housewrap or felt paper) applied to the exterior wall sheathing, leaving an air gap between the drainage plane and the brick, and providing a method to divert any moisture that enters the air gap to the exterior of the brick. Brick is typically fastened to the framing using metal fasteners. The Inspector was unable to confirm the presence of a moisture-resistant membrane.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Exterior Wall** that were noted on this structure at the Time of the Inspection:



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

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

I	NI	NP	D

Pipes penetrating exterior walls left gaps that needed to be sealed by a qualified contractor with an appropriate sealant to prevent moisture and insect entry.

Exterior Trim:
At the time of the inspection the Inspectors opinion was that the **Exterior Trim** were a **Fiber-cement and appeared to be in Acceptable Condition.**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Exterior Trim** that were noted on this structure at the Time of the Inspection:

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

I	NI	NP	D

west

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

I	NI	NP	D

The exterior wall trim had gaps that should be filled with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

Wet and rotten wood draw increases the possibility of insect's invasion. By repairing these areas you reduce the possibility of infestation. When replacing this wood we recommend using a man made material such as a James Hardi board. It more resistant to moisture and insects.

Interior Trim:
At the time of the inspection the Inspectors opinion was that the **Interior Trim** were a **Wood and appeared to be in Operable Condition.**

Garage Interior Wall
At the time of the inspection the Inspectors opinion was that the **Interior walls** were a **Drywall type** and appeared to be in **Fair Condition.**

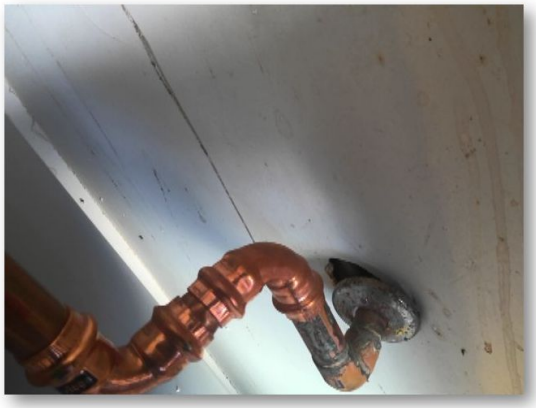
The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Garage Interior Wall** that were noted on this structure at the Time of the Inspection:

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

I	NI	NP	D



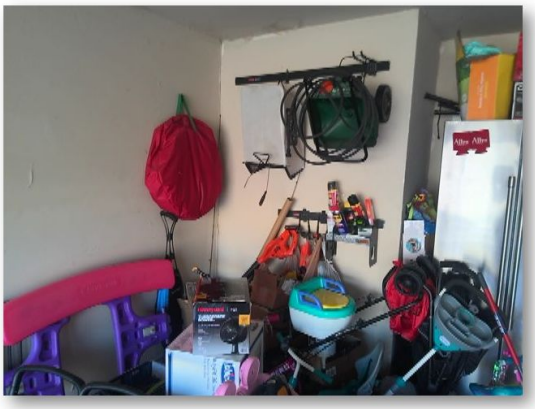
Drywall patches installed in the garage were poorly executed. Drywall seams visible in the walls of the garage were typical of poor installation.

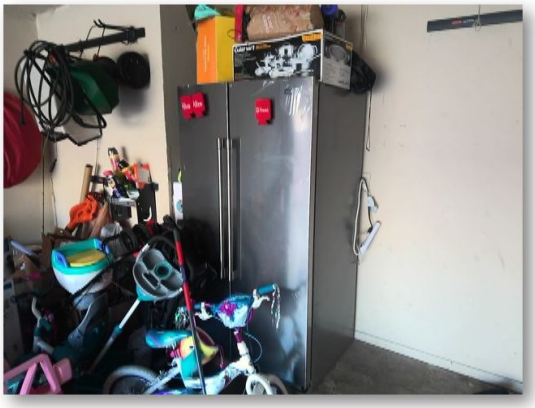



Caulking is needed around the electrical conduit for the sprinkler system on the garage interior

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

I	NI	NP	D

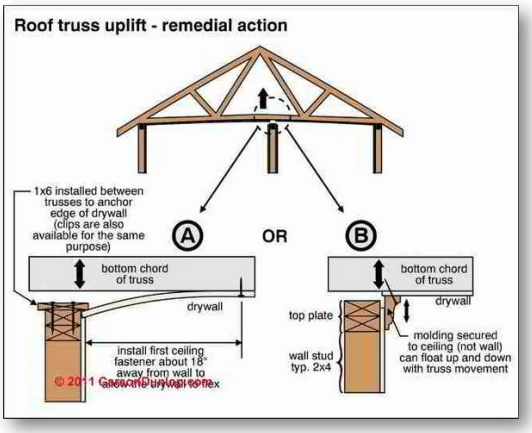




During the inspection of the property, it was noted that the some of garage space was obstructed by the owner's personal items. The presence of these items limited the ability to fully assess the condition and functionality of the garage.

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:
In the Inspectors opinion the **Ceilings** appeared to be in **Operable Condition** on the Day of this Inspection.



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I	NI	NP	D

Cracks that appear between the ceiling and wall **might be caused by truss uplift**. Roof trusses tend to slightly move due to temperature or humidity. However, cracks that run along the ceiling and continue down to the wall are a sign of structure damage, and should be dealt with in a timely manner.

In the Inspectors opinion the **Interior floors** appeared to be in **Operable Condition** on the Day of this Inspection.

Garage

Inspection of the garage typically includes examination of the following:

- General structure;
- Floor, wall and ceiling surfaces;
- Operation of all accessible conventional doors and door hardware;
- Vehicle door condition and operation
- Proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection;
- Interior and exterior lighting;
- Stairs and stairways
- Proper firewall separation from living space
- Proper floor drainage

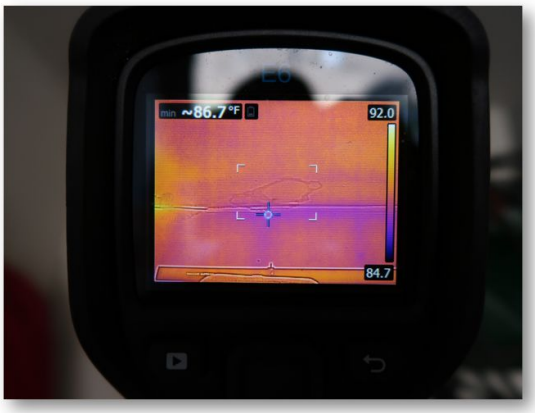
In the Inspectors opinion the **Garage Ceilings** appeared to be in **Acceptable Condition** on the Day of this Inspection.

The following observations, deficiencies and/or exceptions if any associated with the **Garage Ceilings** that were observed on this house are noted below

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

I	NI	NP	D

There are several areas where the ceiling and walls of the garage meet that show signs of chipping. Patching is needed, and since this could be due to structural movement, ongoing monitoring is recommended.



Water stains were discovered on the garage ceiling, but an infrared camera scan indicated no moisture retention.

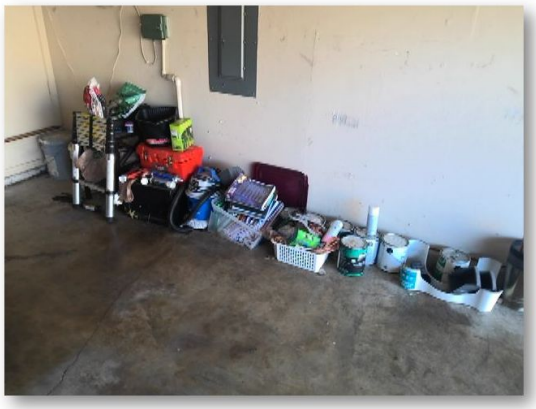
In the Inspectors opinion the **Garage floors** appeared to be in **Fair Condition** on the Day of this Inspection.

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

I	NI	NP	D

The following observations, deficiencies and/or exceptions if any associated with the **Garage Floor** that were observed on this house are noted below

The garage floor appears to have cracks that exceed the standard threshold, likely due to the influence of the roots from the large tree in front.



During the inspection of the property, it was noted that the some of garage space was

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

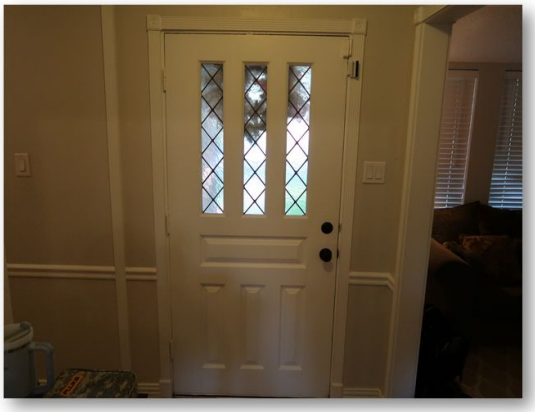
I	NI	NP	D

obstructed by the owner's personal items. The presence of these items limited the ability to fully assess the condition and functionality of the garage.

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

Comments:

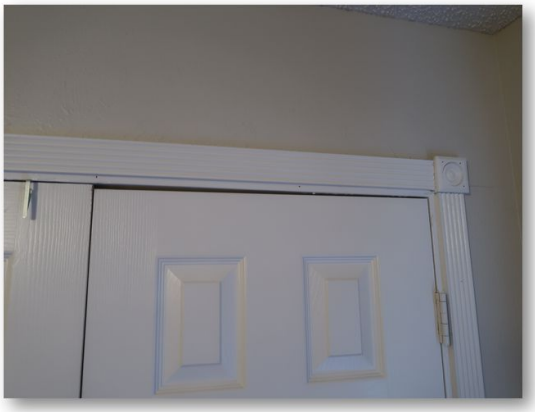
At the time of the Inspection the **Interior and Exterior Doors** appeared to be in **Operable Condition.**

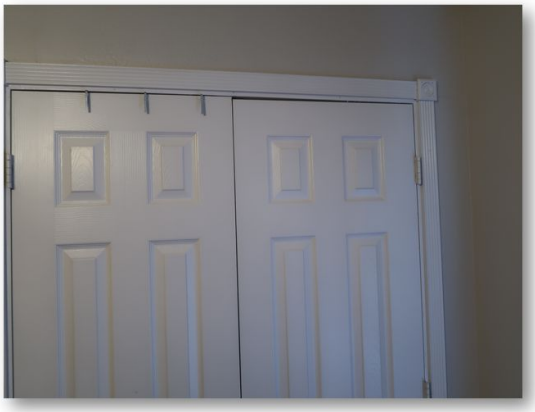


I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Interior Doors



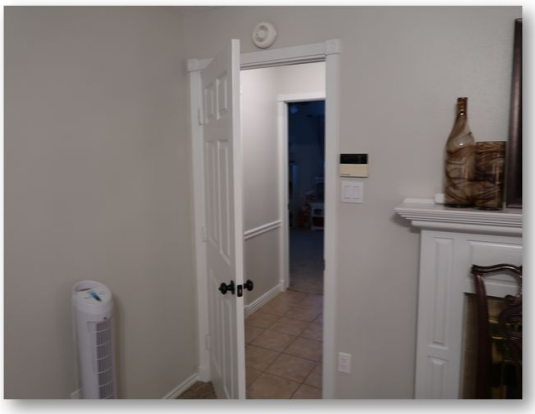


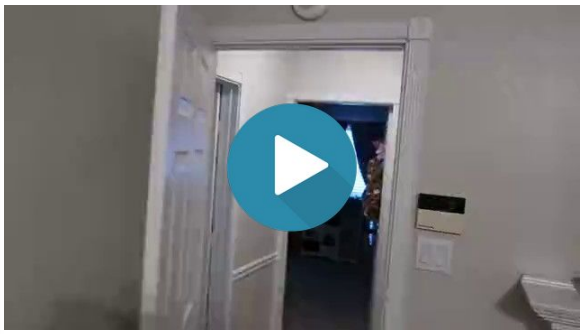
The double doors of the closets in the smaller rooms are out of square, but this does not affect their ability to open and close properly.

An interior doors were missing a stopper. This condition is may result in wall and door damage. A stop be installed to protect the wall.

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

I	NI	NP	D





The interior door of the master bedroom automatically closes due to the floor being out of level. This could be related to structural movement. However, this issue can be corrected with door hardware adjustments.

Exterior Doors

The exterior paint on the door is damaged and looks unappealing. It is recommended to adjust the hardware so it does not contact the door case, and then repaint the door.

Garage Doors

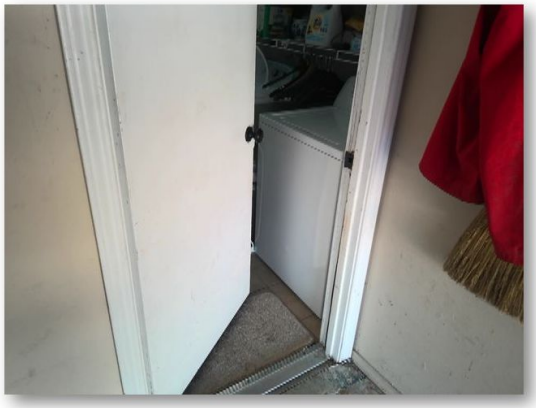
Type: ☑ Metal ☐ Wood ☐ Fiberglass ☐ Doors / panels are damaged

At the time of the Inspection the **Garage Service and Vehicle Door** appeared to be in **Operable Condition.**

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

I	NI	NP	D

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Doors** that were noted on this structure at the Time of the Inspection:



The door in the wall between the garage and the home living space did not have operable self closing or automatic-closing device installed as is required by modern safety standards. Self- or automatic-closing doors are designed to slow the spread of fire starting in the garage and to prevent toxic exhaust fumes from entering indoor air. An operable self- or automatic-closing device should be installed by a qualified contractor.

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

I	NI	NP	D

The surface of the door case between the garage and living space requires maintenance.

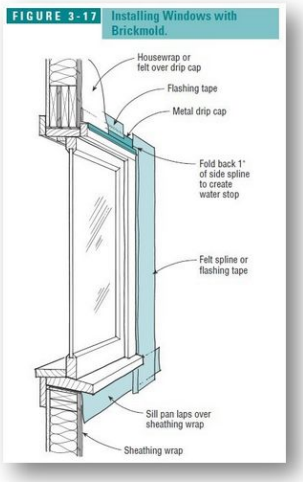
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

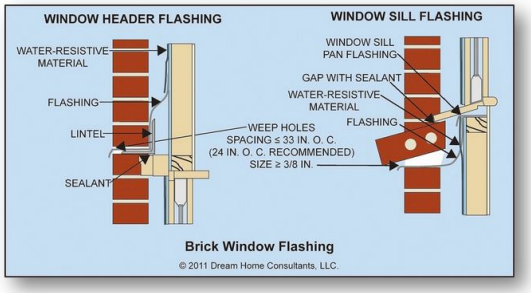
I	NI	NP	D

Garage door was observed penetrations had gaps indicate at time of inspection that should to be sealed by a qualified contractor with an appropriate weather seal to prevent moisture, vermin and insect entry. Correction should be made as necessary by a builder.

☑ ☐ ☐ ☑ **H. Windows**

Comments:
At the time of the Inspection the Inspectors opinion was that the **Interior and Exterior Windows and Window Screens** appeared to be in **Acceptable Condition.**





- When components of the exterior window sill are loose, damaged, or deteriorated, maintenance is required. This helps prevent moisture from intruding into the home materials and exterior wall structure and prevents the development of microbial growth, such as mold. All work should be performed by a qualified contractor.

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

I	NI	NP	D

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Windows and screens** that were noted on this structure at the Time of the Inspection:

Windows and trim outside the house require caulking to prevent possible moisture damage

Outside window brick wall was observed hairline crack, require patch to prevent possible moisture damage

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

I	NI	NP	D

East wall Window screen was damaged

Front room windows are missing screen observed. An evaluation and work as necessary should be performed by a qualified contractor.

Windows are old, most window were difficult to operate and needed maintenance. Should consult with a qualified contractor to discuss options and costs for repair or replacement.

☑ Some windows are difficult to open or close

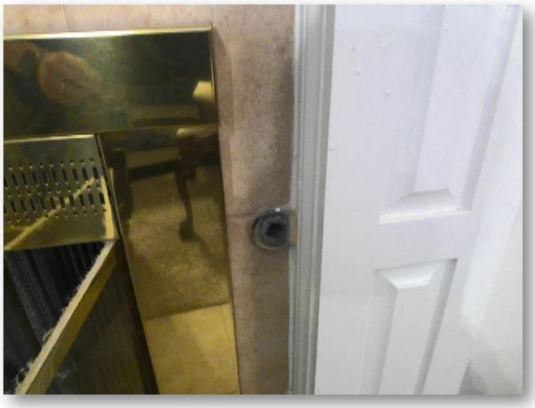
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Note
If present, signs of lost seals in thermal pane windows may appear and disappear as weather changes. Windows with lost seals may not be evident at the time of the inspection. Windows only checked for obvious fogging. Recommend thermal seals be checked by a specialist. Storm windows only checked for damaged or missing glass.

☐ ☐ ☑ ☐ **I. Stairways (Interior and Exterior)**
Comments:

☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**
Comments:
At the time of the Inspection the Inspectors opinion was that the interior/exterior **Fireplace and Chimney** appeared to be in **Acceptable Condition.**



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

I	NI	NP	D

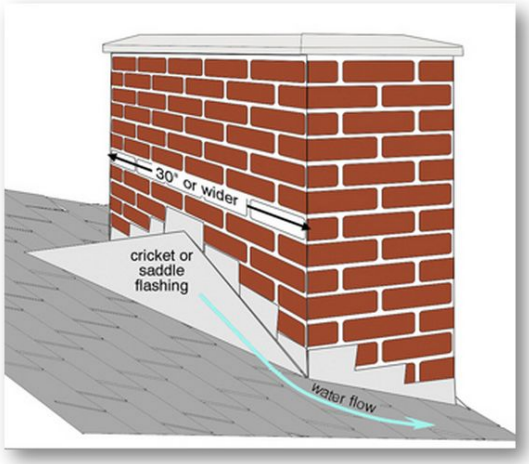
The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **fireplace and chimney** that were noted on this structure at the Time of the Inspection:

Type of Fireplace: ☑ Factory ☐ Masonry ☐ Free Standing ☐ Wood Stove

The firebox of the fireplace in the living room needed cleaning.

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

I	NI	NP	D



The chimney had no cricket. A cricket is a small roof built on the uphill side of the chimney to prevent roof drainage from pooling and causing damage from roof leakage.

There is paint chipping on the chimney sidewall, and paint is peeling around the rain cover.

☑ Creosote build up in firebox or flue

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

I	NI	NP	D

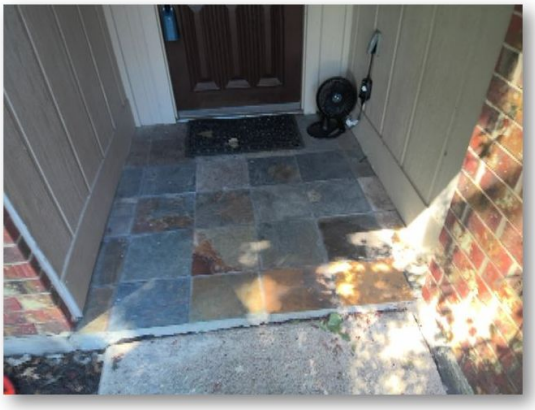
Notes:
Unable to check recessed gas valve(s) for leaks. The majority of the flue is not accessible.

☑ ☐ ☐ ☑ **K. Porches, Balconies, Decks, and Carports**
Comments:

Porch/Patio:

This porch was located in the front, rear of the home.

At the time of the Inspection the Inspectors opinion was that the **Porches/Patios** appeared to be in **Acceptable Condition.** on the day of the Inspection.



The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **porches and patio** that were noted on this structure at the Time of the Inspection:

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

I	NI	NP	D

There are tile cracks and hairline cracks in the floors of the front porch and backyard patio.

Sidewalks & Driveways
In the Inspectors opinion was that the **Sidewalks and Driveways** appeared to be in **Fair Condition.**

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Sidewalk/s & Driveway/s** that were noted on this structure at the Time of the Inspection:

The driveway at the back of the house shows significant cracking due to tree roots.

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

I	NI	NP	D



Notable cracks are evident in both the walkway floor and the curbing.

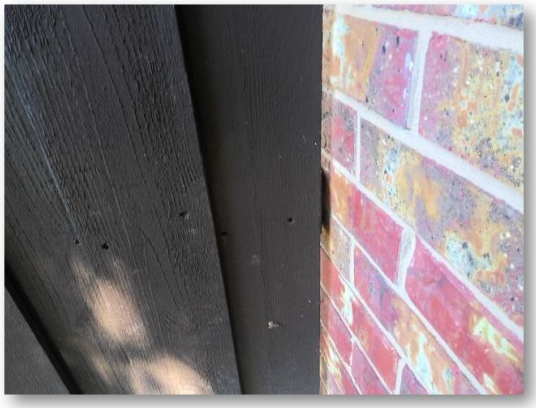

The city swerer line cover is protruding above the walkway floor. This poses a tripping hazard for children and pedestrians. The cover should be adjusted to be flush with the floor as soon as possible, as it is a safety hazard.

Fences
In the Inspectors opinion was that the **Fences** appeared to be in **Acceptable Condition**.

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

I	NI	NP	D

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Fence/s** that were noted on this structure at the Time of the Inspection:



The wood fence is in contact with the exterior wall of the structure. This condition is conducive to wood-destroying insects (WDI). It is recommended to install the wood fence with a gap of approximately 1/2" from the exterior wall.

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

I	NI	NP	D

The fence door is obstructed by the downspout splash guard, interfering with its operation. This issue needs to be resolved.

INFRARED THERMOGRAPHY

During this inspection, we used an infrared camera to analyze surface temperature differentials that are not usually visible. Before using the camera, the inspector ensures the HVAC system is operational to increase the temperature differential between the interior and exterior of the home. The infrared camera assists in identifying moisture intrusion, electrical system defects, and other anomalies within the home. However, it does not alter the scope of the inspection as defined by the cited standard of practice, nor does it allow for definitive identification of conditions behind finished surfaces. The infrared camera is a tool, similar to an outlet tester or flashlight, that helps the inspector make more accurate recommendations regarding the home's current conditions. Several factors, such as atmospheric conditions (wind, humidity, cloud cover, etc.), surface moisture, and debris, can negatively affect the inspector's ability to identify thermal anomalies. The presence or absence of infrared camera photographs does not indicate the presence or absence of concealed defects

II. ELECTRICAL SYSTEMS

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

Comments:

☐ Overhead Service ☑ Underground Service

Main Disconnect Panel

Amperage of Main Disconnect, if present: 200A

Location:Garage

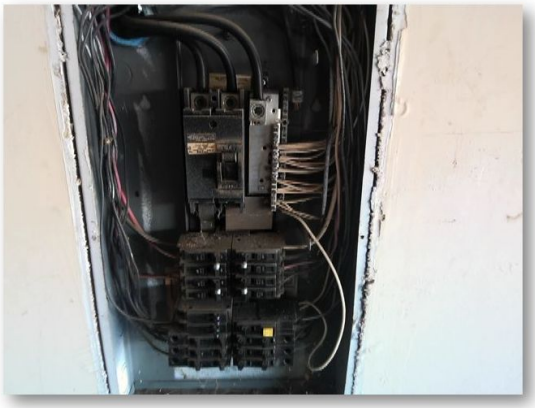
Panel Manufacture: Square D.

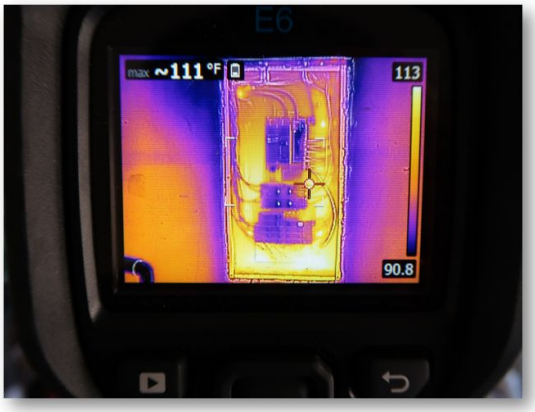
Breaker Brand : The service panel contained circuit breakers manufactured by Square D.

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

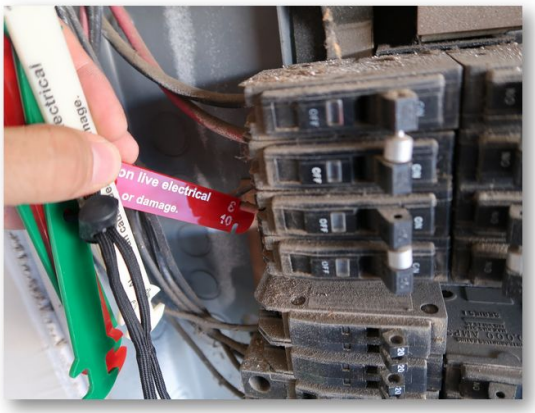
I	NI	NP	D

In the Inspectors opinion is the **Main Electrical System** appeared to be in **Acceptable Condition at time of Inspection.**





Various minor issues have been found in the electrical panel. An evaluation by a licensed electrician is needed.



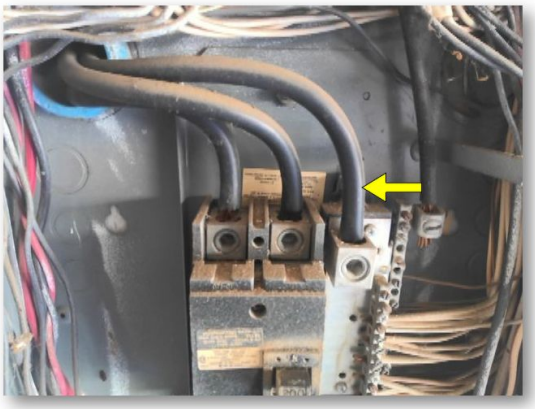
Whenever a defect and/or deficiency of any kind is noted in the electrical system, we recommend that a qualified, licensed electrician repair and/or service the entire system and/or part.

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

I	NI	NP	D

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the Main **Electrical Panel/s** that were noted on this structure at the Time of the Inspection:

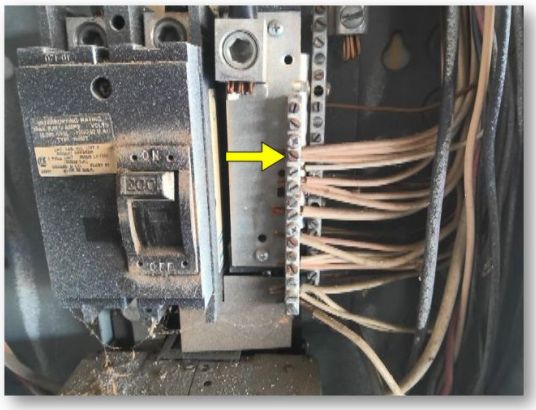
The Circuit Directory label identifying individual electrical circuits was missing from the service panel. The service panel should contain a clearly-marked label identifying individual circuits so that in an emergency, individual circuits can be quickly shut off. Branch circuits should be traced and identified with a properly marked Circuit Directory label installed by a qualified electrical contractor.



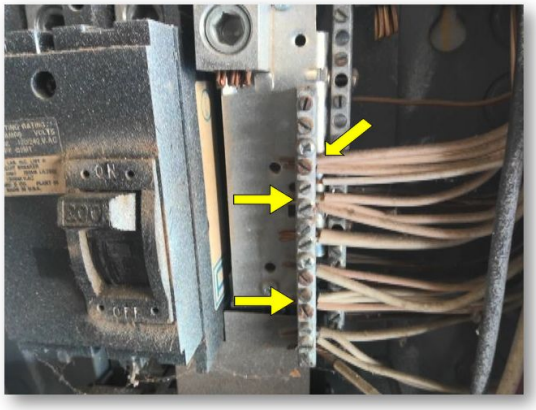
The main neutral line does not have a white marking for identification.

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

I	NI	NP	D



Components in this service panel were corroded, indicating that moisture has been entering the panel. Corrosion can deteriorate electrical connections, a potential fire hazard. The panel interior should be serviced by a qualified electrical contractor.

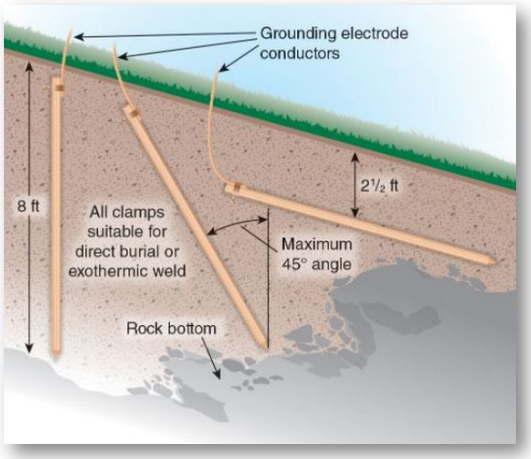


There are double tapped neutral conductors in the electric service panel. Multiple neutral conductors in a single termination create a problem when the circuit needs to be isolated. In order to isolate the circuit, the branch breaker is turned off and the neutral is disconnected by removing it from the terminal. If the terminal is shared with another circuit, the connection on the other (still energized) circuit will be loosened as well. Loosening of the second neutral (loss of neutral) under load is a safety hazard, and may establish an over voltage condition on lighting and appliances if the neutral is part of a 120/240 Volt AC multi-wire branch circuit. Also, the neutral assemblies are not evaluated with multiple neutral conductors in the same terminal. 2002 NEC Art. 408-21 Grounded Conductor Terminations. Each grounded conductor shall terminate within the panel board in an individual terminal that is not also used for another conductor.

Grounding / Bonding:

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

I	NI	NP	D



The electrical service was grounded to a driven rod. Driven rods have length requirements that cannot be confirmed once the rod has been installed. Confirming an effective service grounding would require the services of a qualified electrical contractor using special instruments.

A grounding conductor **was Not** applied and appeared **not to be properly** connected.

Note :
Most components of the electrical system are not readily accessible unable to inspect inaccessible items/components. Unable to inspect underground services, if present.

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

Type of Wiring: ☑ Copper ☐ Aluminum

Comments:

☑ Some or all of the electrical outlets under 60 inches high are not tamper resistant.

Outlet and Switches

In the Inspectors opinion is the **Branch service** appeared to be in **Acceptable Condition** on the day of the Inspection.

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

I	NI	NP	D



Whenever a defect and/or deficiency of any kind is noted in the electrical system, we recommend that a qualified, licensed electrician repair and/or service the entire system and/or part.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the
Branch Service that were noted on this structure at the Time of the Inspection:


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

I	NI	NP	D

Extension cord used as permanent wiring was visible at the garage. This condition is a potential fire hazard. Such extension cords should be replaced with properly-installed, approved wiring by a qualified electrical contractor.

Electrical receptacles in the wet bar was installed upside down, with the ground holes above the neutral and hot slots. This condition sometimes indicates a switched receptacle.

Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen:	☐ Yes	☐ No	☑ Partial	Bathrooms:	☐ Yes	☐ No	☑ Partial
Exterior:	☐ Yes	☐ No	☑ Partial	Garage:	☐ Yes	☐ No	☑ Partial
Basement:	☐ Yes	☐ No	☐ Partial	Wet Bar:	☐ Yes	☐ No	☑ Partial
Living:	☐ Yes	☐ No	☑ Partial	Dining:	☐ Yes	☐ No	☑ Partial
Crawlspace:	☐ Yes	☐ No	☐ Partial	Laundry:	☐ Yes	☐ No	☑ Partial
A/C Unit:	☐ Yes	☐ No	☑ Partial	Pool/Spa:	☐ Yes	☐ No	☐ Partial
Bedroom:	☐ Yes	☐ No	☑ Partial				

☑ No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard.

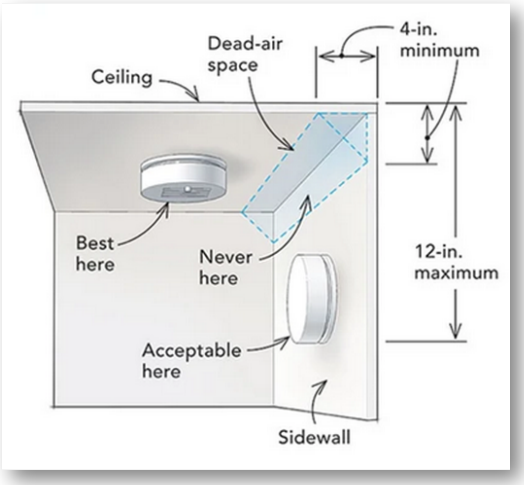
2019 National Electrical Code 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel. (A)
Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in (1) through (8) shall have ground-fault circuit-interrupter protection for personnel. Bathrooms Garages - also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use Outdoors - (Exception to (3): Receptacles that are not readily accessible and are supplied by a dedicated branch circuit for electric snow-melting or deicing equipment shall be permitted to be installed in accordance with 426.28.) Crawl spaces - at or below grade level Unfinished basements - for purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and the like Kitchens - where the receptacles are installed to serve the countertop surfaces and dishwashers. Sink receptacles - receptacles that are located within 6 feet of the

outside edge of a sink that is located in an area other than a kitchen. Laundry room receptacles. Boathouses

Fixtures
One or more light fixtures did not operate properly at time of the inspection

☑ Ceiling fans inoperable or in need of repair

Smoke and Fire Alarms
The **Smoke & Fire Alarms appeared to be** in **Operable Condition** on the Day of the Inspection.
The smoke detectors are recommended to be hardwired with battery back up and tied to a central alarm system. It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.



The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the Smoke & Fire Alarms that were noted on this structure at the Time of the Inspection:

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

I	NI	NP	D

Carbon Monoxide Detectors:

The **Carbon Monoxide Detectors** appears to be with smoke alarms **Combo Device** on the Day of the Inspection.

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

Notes:
Smoke and carbon monoxide alarms installed above the reasonable reach of the inspector are not tested. if tested, tested with the test button only. detectors that are part of the security system are not tested.

Other Electrical System Components

Door bell

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

I	NI	NP	D

In the Inspectors opinion the **Doorbell Buttons & Chime components** appeared to be in **Operable Condition** at the time of this inspection.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **doorbell and chime** that were noted on this structure at the Time of the Inspection:

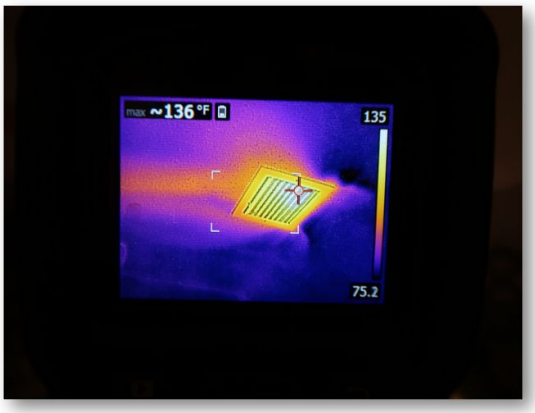
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

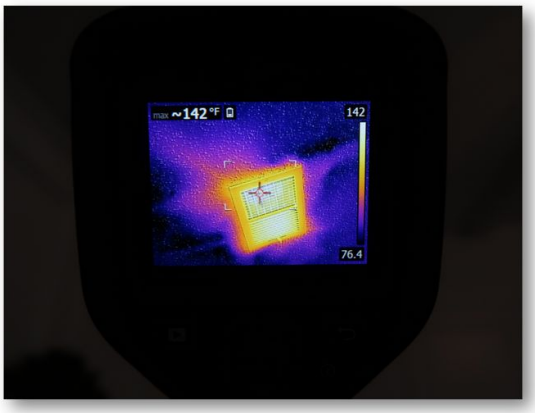
☑ ☐ ☐ ☑ **A. Heating Equipment**

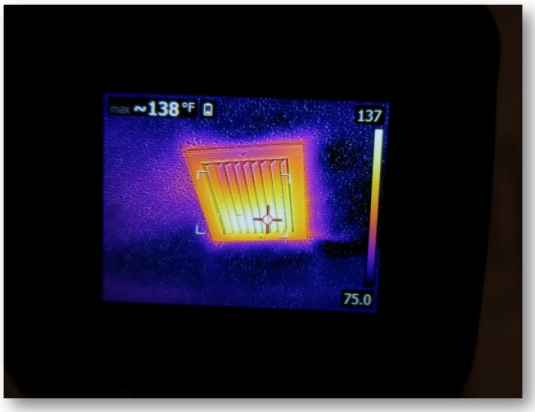
Type of System: Central and Zoned
Energy Source: Gas
Comments:
Unit #1
Date built: Unknown
Brand name: Goodman
Today's Avg Temperature Reading: 83°F
If unit uses natural gas: Type of connector line: Flex
On the day and time of the inspection it is my opinion that the **Gas Furnace** appeared to be in **Operable Condition.**

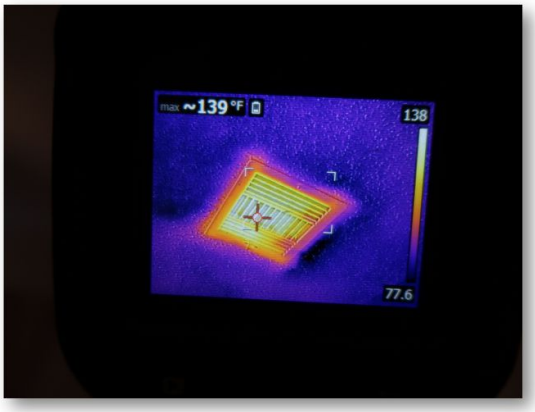
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D





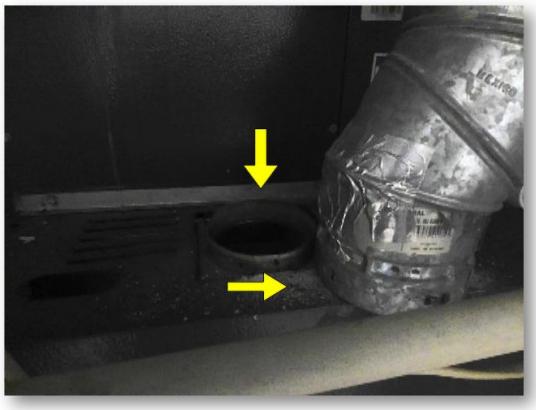




The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Gas Furnace** that were noted on this structure at the Time of the Inspection:

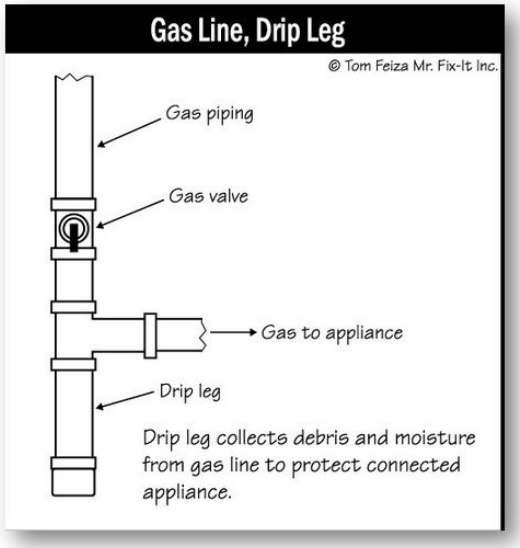
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D



▲Significant/Major Concerns

The furnace combustion exhaust vent was separated. This condition that will allow the toxic products of combustion (such as carbon monoxide) to enter the living space, a potentially significant health hazard. Need to corrected by a qualified HVAC contractor.



The direction of the gas line valve handle supplying the furnace is reversed, making it difficult to operate. It needs to be replaced. Additionally, the gas line sediment trap is missing.

Notes:

Thermostats are checked in manual mode only.

Full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this inspection. Recommend turning the pilot off in the summer to help prevent rust build-up in the heat exchanger.

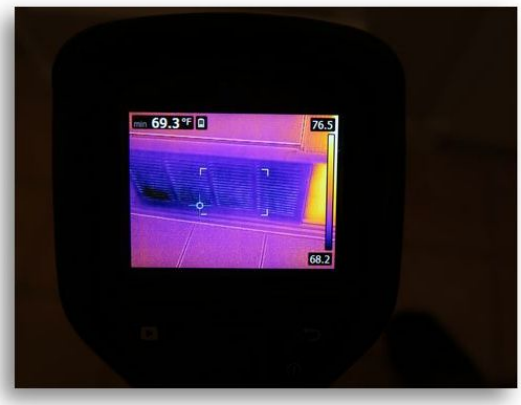
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of System: Central-Zoned
Comments:

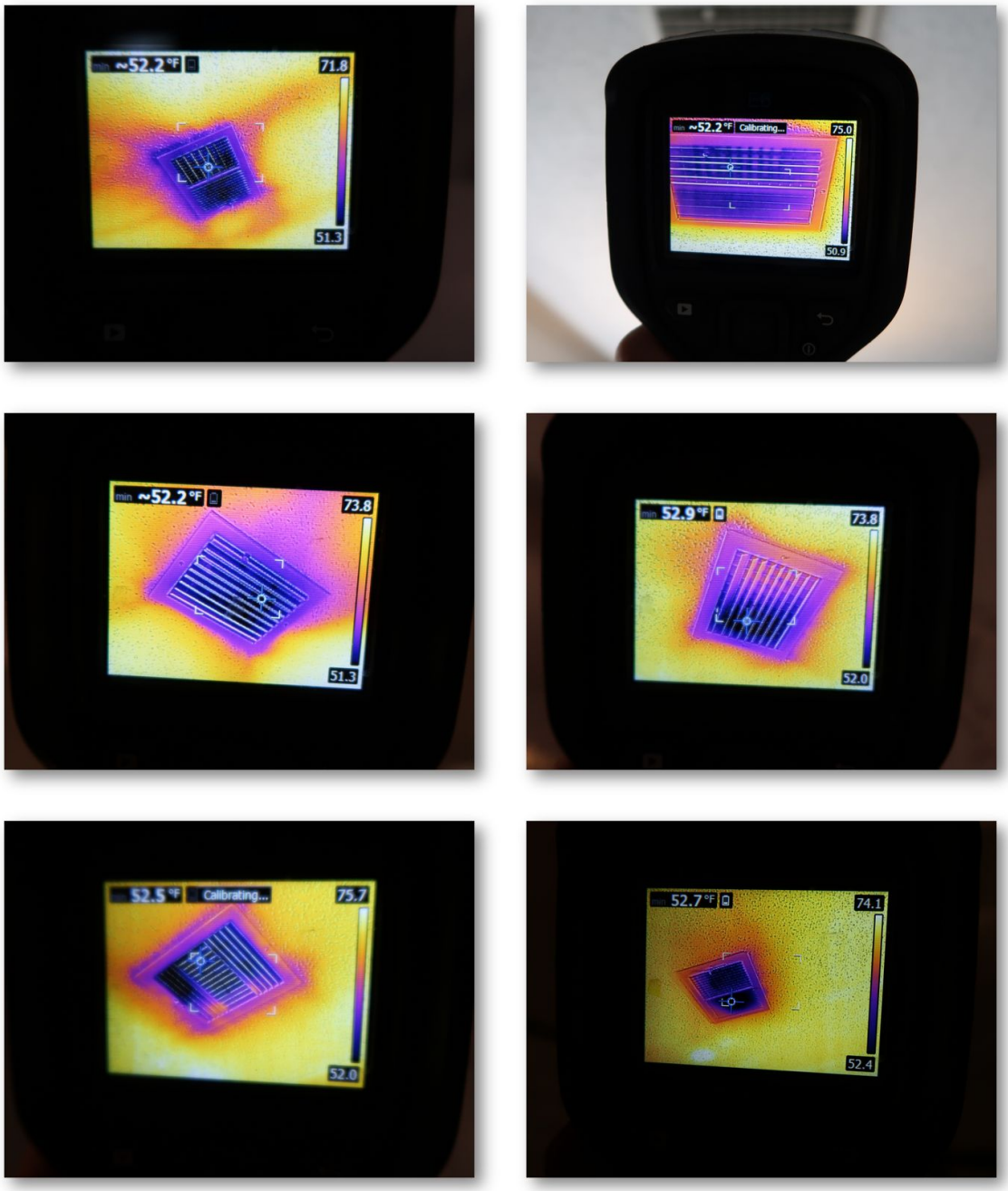
☑ Unit #1:
Approximate System Age: unknown(Label was damaged)
Approximate System Size: 3.5~ 4 Tonnage
Type of Freon: R-410A
Max Fuse: 40A
Max Circuit Breaker : 40A
Brand Name: Goodman



Return

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

I	NI	NP	D



Supply Air Temp: 52 °F Return Air Temp: 69°F Temp. Differential: 17 °F

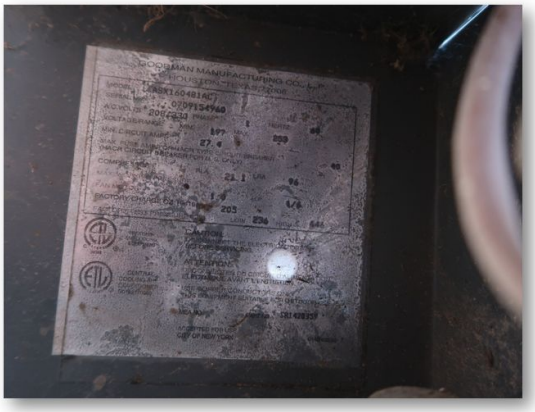
Normal A range 15°F - 22°F

These temperatures are within the recommended tolerances.

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 22 degrees F. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal

operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

At the of the time of the inspection it is my opinion the **Cooling system & equipment** appeared to be in **Operable Condition** on the Day of the Inspection.



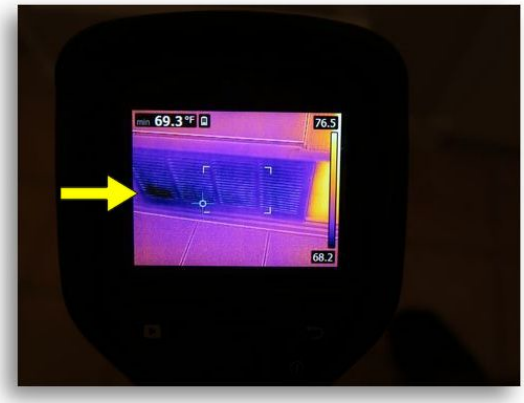
It is recommended that the unit be serviced now as well as annually. Having the coils cleaned allows the unit to perform as intended and avoids costly repairs.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Cooling System** that were noted on this structure at the Time of the Inspection:

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

I	NI	NP	D

When the furnace is operating and the blower is running, the noise is excessively loud. This may indicate that the blower belt or bearings are damaged or due for replacement. It is also recommended to upgrade the soundproofing of the furnace cabinet door. All these issues require eveluation by a certified HVAC professional.



Moisture was detected by an infrared camera near the lower condensate drain line of the furnace return. A check by an HVAC professional is needed.

The insulation on the suction line of the outdoor AC unit is old and heavily worn. Replacement is recommended. Additionally, silicone sealing is needed around the area between the exterior wall and the fuse case.

Thermostat #1

On the day and time of the inspection it is my opinion that the **Thermostat** appeared to be in **Operable Condition.**

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

I	NI	NP	D

Notes:
Unit(s) are not inspected for cleanliness, mold, or rust. Recommend the filter be cleaned or changed on a regular basis. Units are not inspected for proper size or efficiency. Units are not disassembled or opened for inspection.

☑ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**
Comments:
Type of Ducting: Flex Ducting
Heating-A/C filter: Disposable 1"
Filter Type: Disposable
Filter Size: 20x25x1"
Filter Condition : Clean

The **Supply & Return & Duct system** appeared to be in **Operable Condition** and appears to have equal distribution.

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

I	NI	NP	D

Air Filter Location : The air filter for this furnace was located bottom a sliding panel in the return air duct at the furnace.

Notes:
Ducts, grills, and registers are not inspected for cleanliness or mold.

IV. PLUMBING SYSTEMS

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

Location of water meter: in underground box near the sidewalk ☐ Functional Flow Inadequate
Location of main water supply valve: ☐ Front Yard ☐ Garage ☑ Near Walk way ☐ Unable to Locate
Static water pressure reading: 65 psi ☐ below 40 psi ☐ above 80 psi ☐ Lack of reducing valve over 80 psi
Type of Supply Piping Material: ☑ Coper Pipe ☐ Polyethylene (PEX) ☐ Polybutylene ☐ Polybutylene ☐ Plastic (PVC or CPVC)

Comments:
Water Source: ☑ Public ☐ Private **Sewer Type:** ☑ Public ☐ Private

The **Static water pressure** appeared to be in **Operable Condition** on the day of the Inspection

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

I	NI	NP	D

Water Supply:

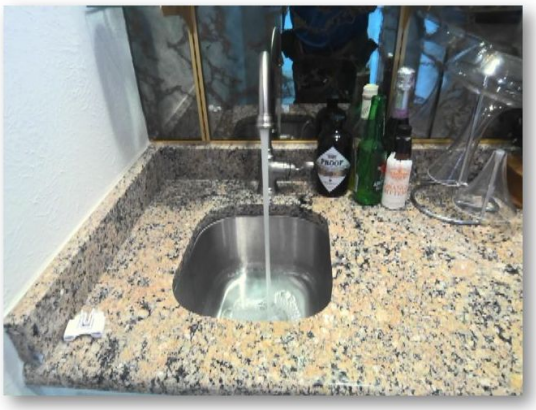
The **Water Supply System** appeared to be in **Operable Condition** on the day of the Inspection

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Plumbing Supply System** that were noted on this structure at the Time of the Inspection:

Kitchen and Utility Sinks:
The **Kitchen and or Utility Sinks Plumbing Fixtures** appeared to be in **Operable Condition** on the day of the Inspection

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

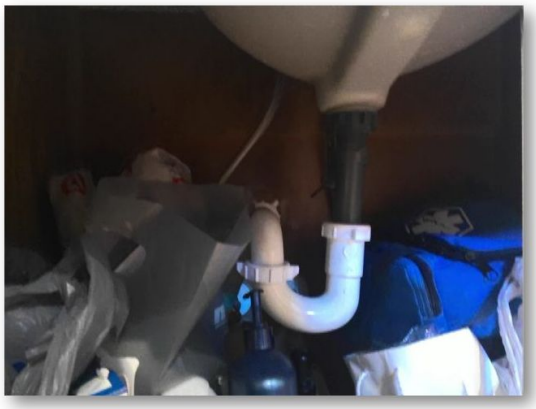
I	NI	NP	D



Bathrooms:
The **Bathrooms Plumbing Fixtures** appeared to be in **Operable Condition** on the day of the Inspection

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

I	NI	NP	D

Commodes
Comments: The Commodes Plumbing Fixtures appeared to be in **Operable Condition** on the day of the Inspection

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

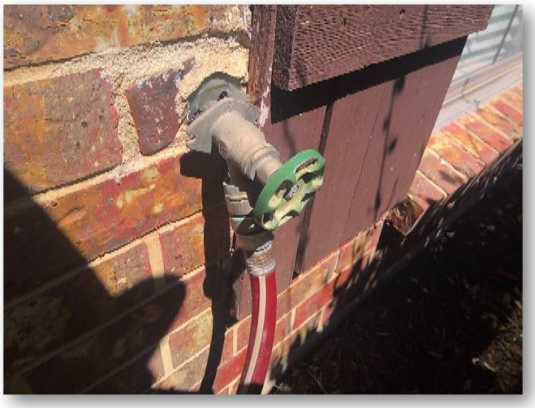
I	NI	NP	D

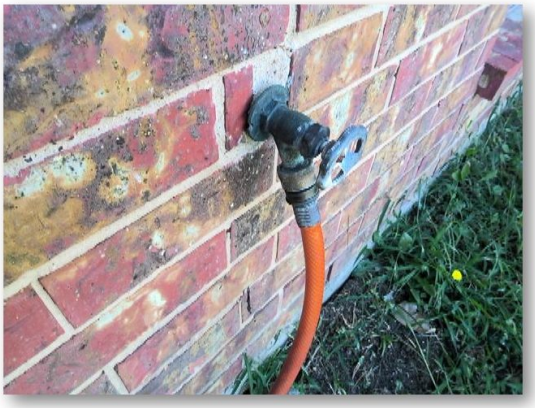
Washing Machine Connections

The **Laundry Fixtures** appeared to be in **Operable Condition** on the day of the Inspection

Exterior Plumbing

The **Exterior Faucets** appeared to be in **Acceptable Condition** on the day of the Inspection



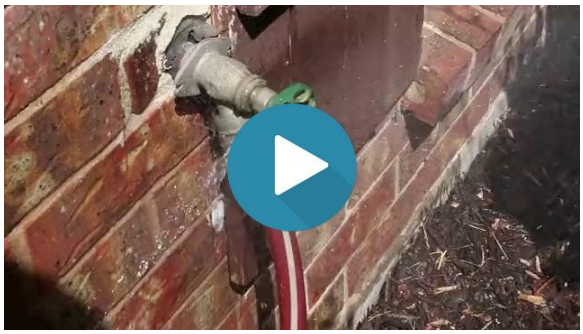


The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Exterior Faucets** that were noted on this structure at the Time of the Inspection:

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

I	NI	NP	D

One of exterior faucet missing the handle.



An exterior faucet near the front of the home was leaking. Leakage can result in a significant amount of wasted water each month. This leak should be fixed by a qualified plumbing contractor.

One of the exterior hose bibs is severely loose. It should be secured to prevent damage to the pipe.

☑ Faucet handles are loose, damaged or missing

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

I	NI	NP	D

NOTES:
Shutoff valves, including those for ice makers and laundry, are not tested. Unless otherwise specifically noted, static water pressure is measured at an outside water faucet. Water pressure can vary significantly based on the time of day and the location of the reading.

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**
Type of Drain Piping Material: Plastic (PVC/ABS)
Comments:
Plumbing Drains & Vents

The **Plumbing Drains & Vents** appeared to be in **Operable Condition** on the day of the Inspection.

As an add-on service, a sewer scope inspection was conducted, and the video is attached. No abnormalities were observed during the inspection.

The expressed opinions reflect apparent conditions and not absolute facts, and are only valid as of 9/10/2024 at 8:30 am.

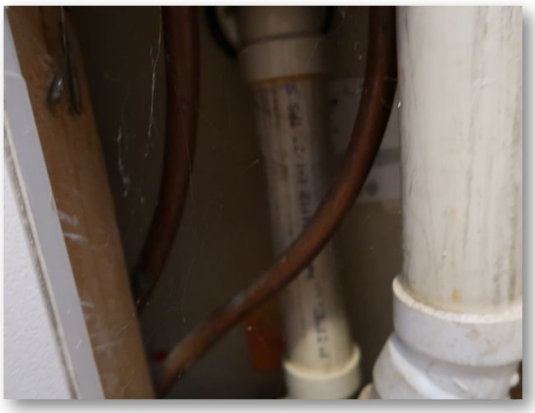
- **Sewer scope inspection limitation**

1. **Access Points**: If there are no accessible cleanouts or entry points, the inspection might not be possible without additional plumbing work to create an access point.
2. **Pipe Material**: Certain materials like Orangeburg (a type of bituminous fiber pipe) can be difficult to navigate with a scope, and the camera may not provide clear images if the pipe is severely deteriorated.

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

I	NI	NP	D

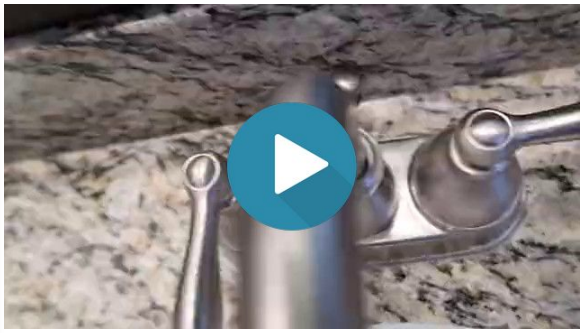
3. **Blockages**: Significant blockages, like large roots or collapsed sections, can prevent the camera from passing through the entire length of the sewer line, limiting the inspection's scope.
4. **Accuracy in Diagnosis**: While sewer scopes can identify visible issues, they may not provide information on the cause or the extent of damage beyond what is visible on the camera.
5. **Camera Quality**: The resolution and quality of the camera used can impact the clarity of the images, potentially leading to missed or misinterpreted issues.
6. **Length of Pipe**: The length of the sewer line might exceed the capabilities of the camera's reach, especially in larger properties.
7. **Water Flow**: If there is standing water or significant debris in the line, it can obscure the camera’s view, making it difficult to accurately assess the condition of the pipe.

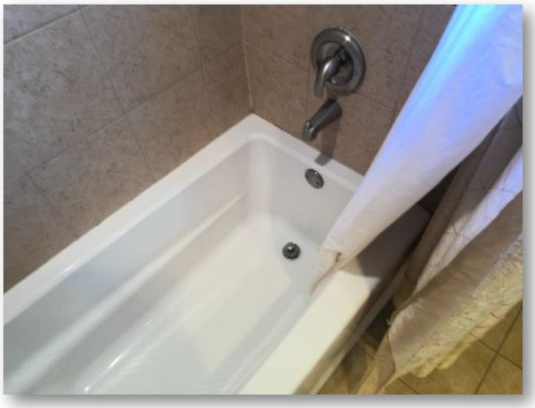


The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the plumbing drains & vents that were noted on this structure at the Time of the Inspection:

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

I	NI	NP	D





Several sinks and bathtubs have drain stoppers that are not functioning properly. Repairs are needed to ensure the drain stoppers work smoothly**.**

Reporting the condition of drains, waste, and vent piping that is not completely visible or accessible, or identifying any defect or deficiency that requires extended use of the system to become evident, is outside the scope of this inspection. This inspection is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of the inspection. Opinions are based on general observations made without the use of specialized

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

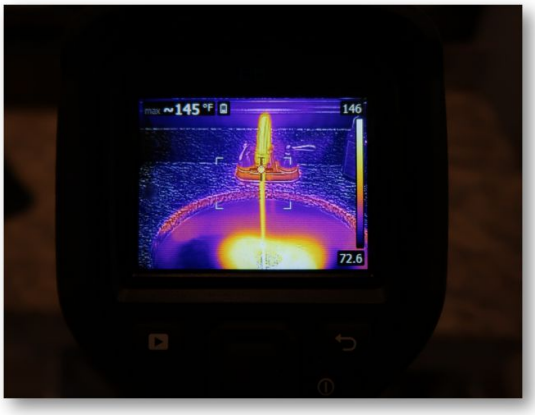
I	NI	NP	D

tools or procedures. Therefore, the opinions expressed reflect apparent conditions, not absolute facts, and are only valid for the date and time of this inspection.

Note:
Drains without a direct water supply, i.E. Floor drains, laundry drains, etc. Are not tested.

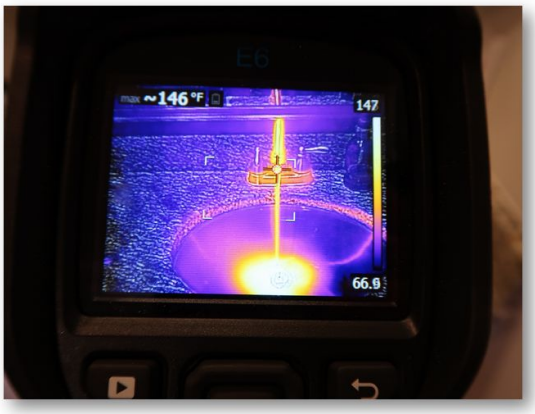
☑ ☐ ☐ ☑ **C. Water Heating Equipment**
Water Heater Type: Tank water heater
Water Heater Manufacturer : A. O. Smith
Date built: 12/16/2017
Energy Source: Gas
Capacity: *50Gal*
Input rating 40,000
What is the input rating of a water heater?
The appropriate BTU rating for the right size water heater in your home depends on preferred hot water temperatures and incoming water temperatures. Typically, residential gas water heaters have a BTU rating of 30,000 to 40,000 BTUs per hour.
Comments:
If unit uses natural gas: Type of connector line: CSST
Number of Water Heaters: One
Location(s): Garage *Expansion Tank Applied Yes*

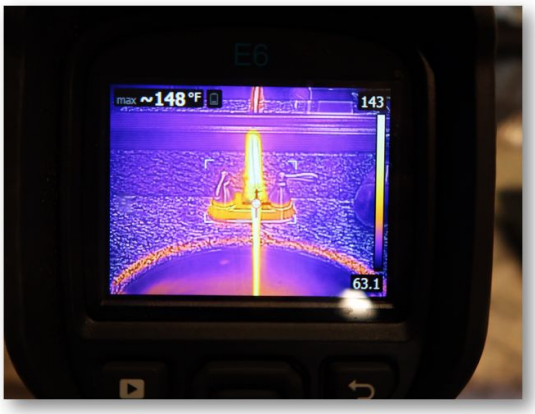
Water Temp: 145~148°F *Recommended Hot Water setting should between* 115°F – 120°F



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

I	NI	NP	D





The water temperature is generally set too high. The recommended maximum temperature is 120°F to prevent the risk of burns, especially to children's hands.

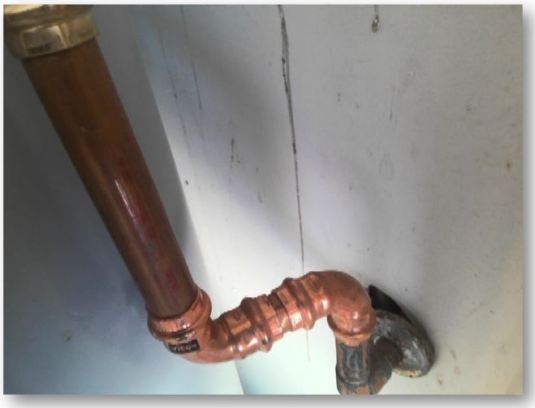
Water heater tanks (if applicable) should be flushed annually to prevent sediment built-up inside tanks and maintain energy efficiency. Recommend a plumbing contractor to service and flush the tank when the opportunity is right. Typical life expectancy for conventional water heaters is 16-18 years (hard water and poor maintenance of the unit may diminish its service life).

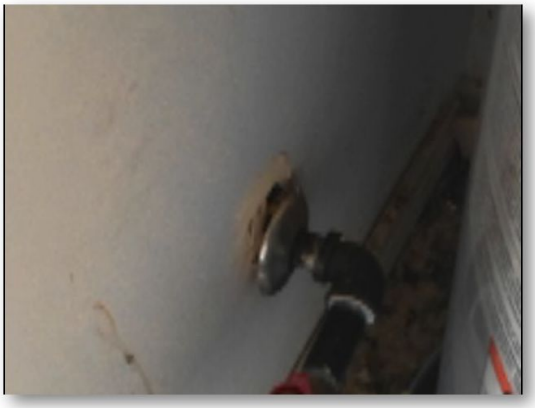
Here is a DIY link to help.

The **Water Heater** appeared to be in **Acceptable Condition** on the Day of the Inspection.

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

I	NI	NP	D



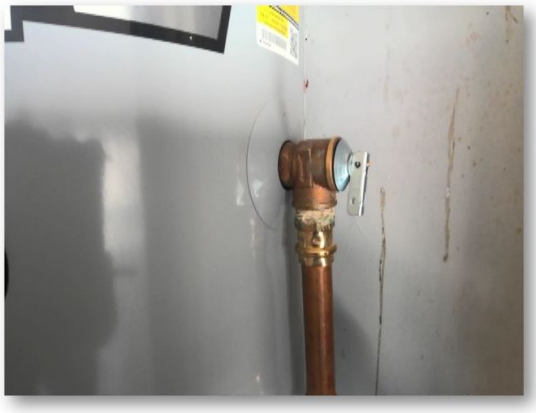


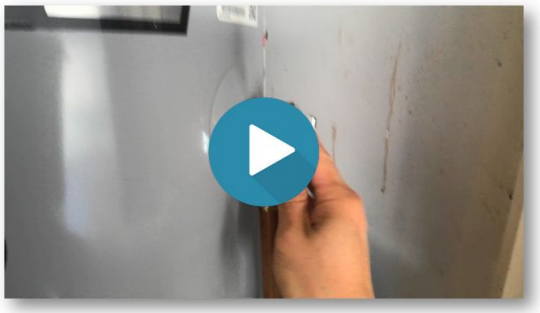
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Water heater Temperature and Pressure Relief Valve

The **Temperature and Pressure Relief Valve** appeared to be in **Operable Condition** on the Day of the Inspection.





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

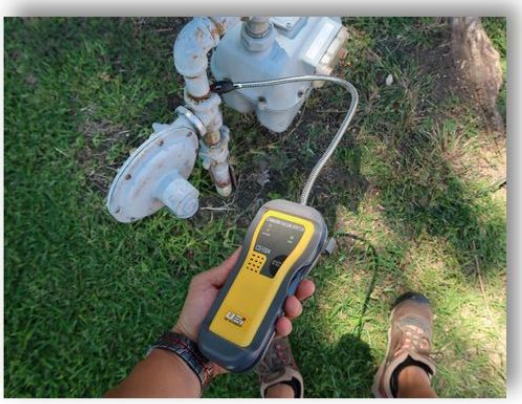
I	NI	NP	D

The TPR valve (Temperature and Pressure Relief valve) is an important safety device commonly found on water heaters. It is designed to release excess pressure and temperature in the event that the water heater overheats or the pressure builds up beyond safe levels.

☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:

☑ ☐ ☐ ☑ **E. Gas Distribution Systems and Gas Appliances**
Location of gas meter: Garage side of Outside House
Type of gas distribution piping material: Black Steel
Comments:

On the day of the inspection it was the Inspectors opinion the **Gas Distribution System & components** appeared to be in **Acceptable Condition** at the time of this inspection.



☑ Visible sediment traps not present at some or all of the gas lines connected to appliances.

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Gas Distribution System & components** that were noted on this structure at the Time of the Inspection:

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

I	NI	NP	D

Gas pipes at the meter exhibited corrosion. This condition has the potential for an eventual gas leak. This condition should be evaluated by the public utility responsible for supplying gas to the property.

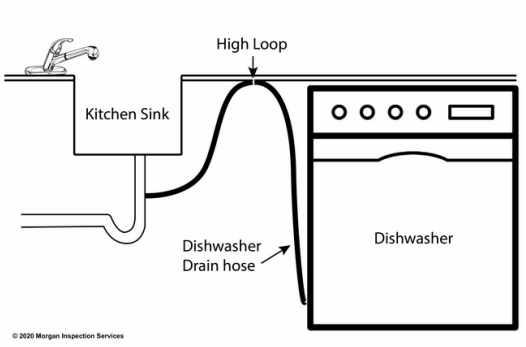
NOTE:
The Inspector shall inspect and report deficiencies in the condition of all accessible and visible gas pipes and test the gas lines using a local and/or industry accepted procedure. The Inspector will use a combustible gas leak detector on all the accessible gas lines, joints, unions and connectors and report as in need of repair, any deficiencies found at the time and date of the inspection.

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**

Comments:
*Manufacturer :*Whirlpool.

The Inspector observed no deficiencies in the condition and Operable Condition of the dishwasher. It was operated through a cycle.

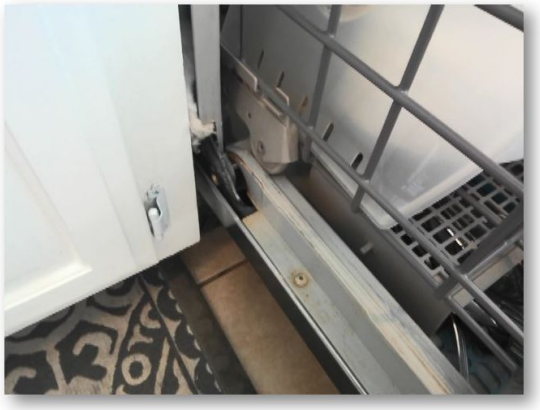


I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

The dishwasher was operated by running a wash cycle and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested. No deficiencies were observed with the unit unless otherwise noted in this report.

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



☑ Rust present in interior of unit

Notes:
Lower panel is not removed for inspection. Backflow prevention is not be visible on some units.

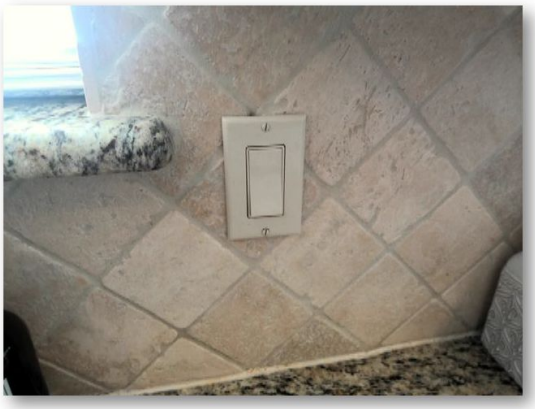
☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:
Manufacturer : Badger

At the time of the inspection it is the Inspectors opinion that the **Waste Disposer System** appeared to be in **Operable Condition** with the following observations،

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

I	NI	NP	D



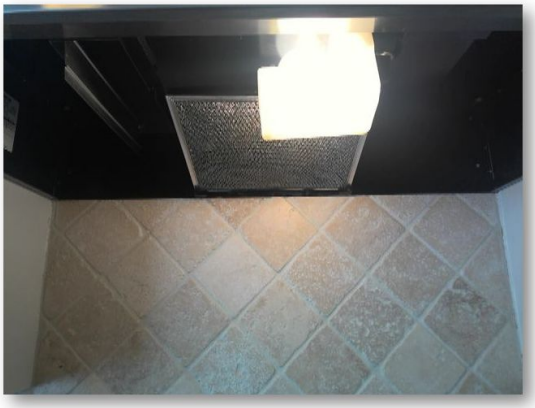
The food waste disposal was inspected to determine it was functional while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

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

Comments:

Manufacturer : Nutone *Type :* Vented (Updraft)

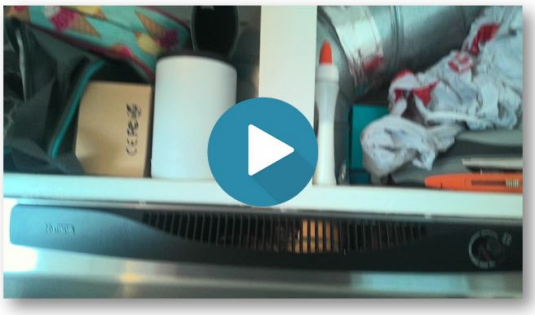
The **Range Hood** appears to be in **Acceptable Condition** working condition at the time of inspection with the following observations,



The following deficiencies (if any) with the range hood and exhaust system?were observed on the day of the inspection of this structure and are noted below.

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

I	NI	NP	D



The fan noise of the exhaust hood is excessively loud. The hood uses an updraft system, but the airflow is circulating instead of functioning properly. A check by an appliance expert is needed to correct the system's operation.

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

Comments:

Range Type: ☑ Electric ☐ Gas

*Manufacturer :*Whirlpool

At the time of the inspection it is the Inspectors opinion that the **Cook top**, **Oven** appeared to be in **Operable Condition**.

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

I	NI	NP	D

The following deficiencies (if any) with the ranges, cooktops, and ovens were observed on the day of the inspection of this structure and are noted below.

☑ Control knobs are loose and/or missing

Oven(s):

The oven was tested at 350°F which was within the +/- 25°F range deemed appropriate by most manufacturers, and the Texas Real Estate Commission.

Unit #1: ☑ Electric ☐ Gas
Tested at 350°F, Variance noted: 350°F (max 25°F)

Notes:
Oven checked at 350°f. Acceptable ranges is 325°f -375°f. If present, delay timer, self-clean mode and lock are not tested.

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

I	NI	NP	D

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

*Manufacturer :*Whirlpool

The microwave was tested by running on "Cook" mode and was functional at the time of inspection. The efficiency of the unit or other functions are not tested for. No reportable conditions were present unless otherwise noted in this report.

At the time of the inspection it is the Inspectors opinion that the **Microwave** appeared to be in **Good Condition.**

Note:
Microwave oven(s) not inspected for radiation leaks.

The inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.

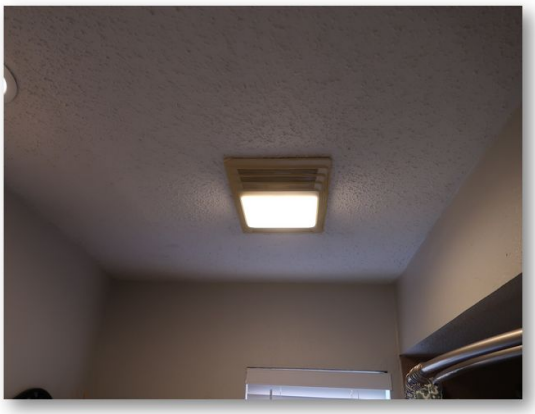
☑ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

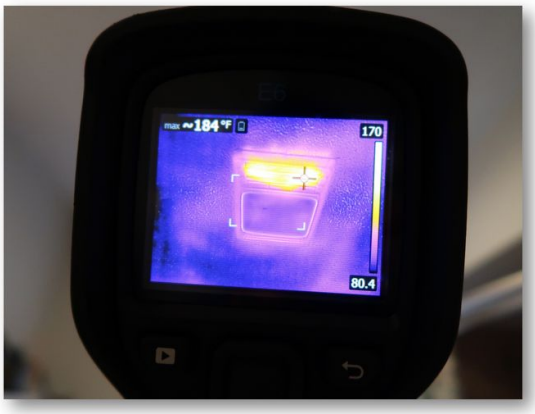
Comments:

At the time of the inspection it is the Inspectors opinion that the **Mechanical Exhaust Fan / Heaters and components** appeared to be in **Operable Condition.**

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

I	NI	NP	D



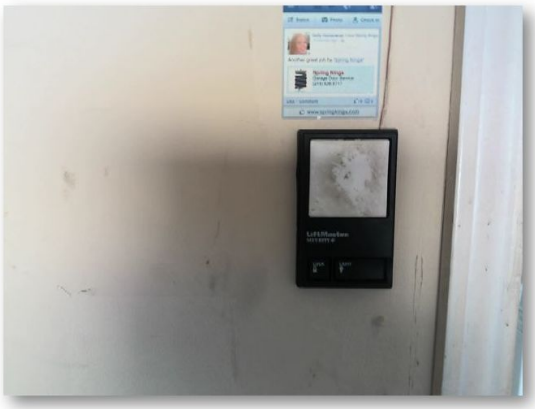


☑ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

Manufacturer: Liftmaster

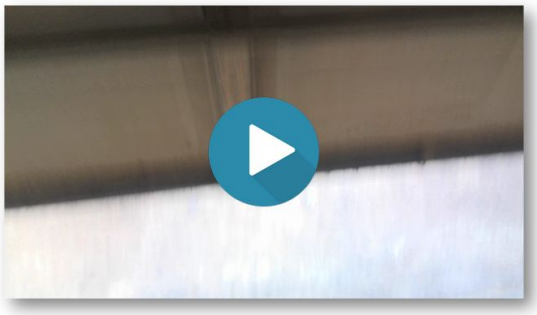
At the time of the inspection it is the Inspectors opinion that the **Garage Door Operator** appeared to be in **Operable Condition.**



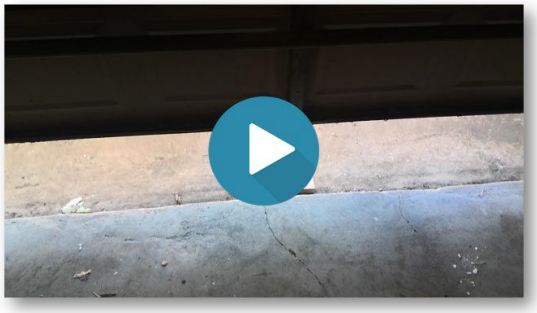
The garage door operator(s) were tested by operating the wall-mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation-related deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

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

I	NI	NP	D



The overhead garage door was equipped with a photoelectric sensor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person on a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993.



The pressure-activated automatic reverse feature was tested and appeared not to be operating in a satisfactory manner at the time of the inspection. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience.

☑ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

At the time of the inspection it is the Inspectors opinion the **Dryer Vent component** appeared to be in **Operable Condition.**

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

I	NI	NP	D

The dryer vent should be cleaned at least annually if not more frequently. Cleaning your dryer vent piping will allow the dryer to vent properly and work more efficiently. Dryer vents that are not cleaned regularly can be a fire hazard.

NOTE:
A dryer vent connection was installed in the laundry room. Although the inspector operated the dryer briefly, the dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. You have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist.

VI. OPTIONAL SYSTEMS

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

Comments:
Control Panel Location: Garage
Coverage: Front Yard, Back Yard, Side Yard(s)
Zones used: 1-11 *Valve Box Location:* Front

In this Inspectors opinion the **Landscape irrigation** appeared to be in **Operable Condition.**

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

I	NI	NP	D

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

I	NI	NP	D






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

I	NI	NP	D

The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Landscape irrigation** that were noted on this house at the Time of the Inspection:

The 'Back' button on the landscape sprinkler controller is unresponsive.

The city backflow prevention valve handle has rust on it. Replacement is recommended.

NOTE:
SPRINKLER CONTROLS ARE OPERATED IN MANUAL MODE ONLY.

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

I	NI	NP	D

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