



KNIGHT VISION HOME INSPECTIONS PLLC

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PROFESSIONAL TEXAS INSPECTORS MASTER REPORT 1.0

1234 Main Street
San Antonio TX 78253

Buyer Name

08/28/2024 9:00AM



Inspector

Larry Knight

Trec license # 26140

2547239897

knightvisiontx@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com



PROPERTY INSPECTION REPORT FORM

Buyer Name <i>Name of Client</i>	08/28/2024 9:00AM <i>Date of Inspection</i>
1234 San Antonio TX 78253 <i>Address of Inspected Property</i>	
Larry Knight <i>Name of Inspector</i>	Trec license # 26140 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

PURPOSE OF INSPECTION

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

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Time In: 12:30 pm

Time Out: 2:00 P.M.

Weather Conditions: Clear

Temperature: 70 - 80°F

Soil Conditions : Dry

Type of Building: Single Family

Occupancy: Occupied

Levels: One Story

In Attendance: Buyer

PORTION ATTENDED BY CLIENT: Early

UTILITIES: No Gas service, Electricity was on, water was on

Inspections Provided by this Inspector: Home Inspection

ITEMS NOT AVAILABLE FOR INSPECTION:

The inspection does not cover the following areas and components:

1. Portions of the attic that are concealed, not visible, or not accessible.
2. Interiors of wall and ceiling cavities that are concealed, not visible, or not accessible.
3. Concealed electrical branch circuit wiring.
4. Concealed plumbing supply piping and drain waste piping.
5. Buried sewer lines.

6. Subflooring that is concealed, not visible, or not accessible.
7. Moisture/vapor barriers that are concealed, not visible, or not accessible.
8. Any item that is concealed, not visible, and not accessible.

Additional Information:

THIS REPORT IS PAID AND PREPARED FOR THE PERSONAL, PRIVATE AND EXCLUSIVE USE BY THIS IS A COPYRIGHTED REPORT AND IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT ATTACHED. THIS REPORT IS NOT TRANSFERABLE FROM THE CLIENT NAMED ABOVE.

This report contains representative pictures of certain deficiencies (not every area of deficiency) 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 properly licensed/certified specialist/technician to inspect, repair and/or service the entire system 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.

All areas of the home that are talked about in the report are oriented from the prospective of looking at the home from the front facing the home.

Do look through the report because technology is a wonderful thing and there may be areas where there is a box that has not been checked that we thought was checked or a box that is checked that shouldn't be. Also if a comment is used and it just doesn't make sense PLEASE give us a call and we will go through the report and answer these questions and revise the report. We are human and try to make as little mistakes as possible but then again we are human and we want to make sure that everything is professional and worded properly so again don't hesitate to question anything that doesn't seem right because that just helps us stay accountable. We appreciate our clients and we want feed back because that helps us get better at our jobs that we do.

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 not a technically exhaustive survey of the home and its systems. It is a 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, warrantability, 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. Also it is important that you read through the report! If we are driving down the road giving you the highlights there may be some thing that we did not say due to being preoccupied with driving and it will be in the report so please read the report so that you get an understanding or everything that was found.**

This report is not intended to be used for determining insurability or warrantability 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. It is important to read the full report to gain the most knowledge that you can about the home. When one or two like deficiencies are found they will be listed, when three to six or more like deficiencies are found the term various or multiple will be used. This eliminates the exhaustive reporting of like defects. Also look at the Pictures of this report the majority will be labeled unless on the roof, in the attic, or crawlspace as to where the area in question is located. in the HTML version of the report at the bottom of the photo there will be a "conversation bubble" when you hover over that box it will tell you the location or just open the picture and it will be listed below the photo. In the PDF Version the photos are labeled, I have noticed that there are times where the PDF does not have the label below it as it was written in the HTML.

This report is lengthy due to the current inspection standards that are required by T.R.E.C. to be applied regardless of a home's age. There will also be many areas in this report that will be marked deficient. this does not necessarily mean that this is a bad home the word deficient means that things are not as they should be and therefore we mark this box if there is an issue in a certain area, we recommend that if the deficient box is marked that you look into this section and see what wasn't up to par it may not be a major concern but do look at the area and see how you want to move forward with it. As with any home, some safety, electrical and plumbing issues are always present, some due to code and building procedure changes that occur each year. Should you desire for me to meet you at the home to discuss any of the report contents please just let me know.

Comment Key - Definitions

This report divides deficiencies into three categories **In need of immediate attention or repair or Safety Concern** (in red), **Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended** (in orange), and **Maintenance Items/FYI/Minor Defects** (colored in blue). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

In need of immediate attention or repair or Safety Concern - Items or components that were not functional, may pose a dangerous situation in the future/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor.

Maintenance Recommendations, Items To Monitor, Further Evaluation Recommended - Items or components that were found to include a deficiency but were still functional at the time of inspection, although this functionality may be impaired or not ideal. Repairs are recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Maintenance Items/FYI/Minor Defects - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Typically these items are considered to represent a less significant immediate cost than those listed in the previous two categories and can be addressed by a Homeowner or Handyman. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Items that are at, or past their typical service life will require subsequent observation to monitor performance with the understanding that replacement or major repairs should be anticipated.

These categorizations are in my professional opinion and based on what I observed at the time of inspection, and this categorization should not be construed as to mean that items designated as "Minor defects" or "Recommendations" do not need repairs or replacement. The recommendation in the text of the comment is more important than it's categorization. Due to your opinions or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. **Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not it's categorical placement.**

Water Course:

Comment on the nearby water course is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past. It is important to inquire about water intrusion in areas such as the garage of homes, this is an issue that may not be obvious unless there is rain on the day of inspection.

Hillside:

We are not soil, geotechnical, civil, or structural engineers and cannot render an opinion regarding soil stability, potential soil, or structural movement. If desired, qualified specialists should be consulted on these matters.

New construction lumber shrinkage

Lumber in a new house takes up to five years to 'dry' or reach an equilibrium. During that time, minor cracks may appear in the drywall at intersections of structural elements. They can be eliminated during the course of routine maintenance.

Not visual out of scope

Buyers Advisory Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

Courtesy Photos

Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

Roof covering

Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or may be subject to future leaks ... either expressed or implied.

We make efforts to note visible staining on roof sheathing and visible defects and maintenance that is needed on the roof structure.

It is important to understand that flashings, fasteners, and underlayment are not readily visible in most cases on the roof covering surface. We cannot give an opinion on what we cannot readily see. As deficiencies are noted in this report it is recommended that the entire roof covering be evaluated by a roofing contractor and your insurance carrier, prior to the end of any option periods or time limitations to assure condition, life expectancy, and insurability.

Important:

It is recommended that you research your property-casualty insurance (home insurance) carefully. Many insurance providers offer actual cash value (ACV) instead of replacement cash value (RCV) policies. ACV means they deduct their estimate of depreciation from the settlement and this shifts more cost to you. Google what is ACV versus RCV and understand the differences. If a hail storm destroys the roof you might be paid only the depreciated value less the deductible. This can be a significant expense. Additionally, many providers include policy limitations that exclude their opinion of damage to cosmetic items (dented gutters for example). Be aware of your deductible amount, it can be expensive. Lastly, know that some companies will cancel coverage if they think your roof is more than 15 to 20 years old (a variable number). All of these considerations can mean your roof may have very little insurance coverage. This home inspection does not determine the age of the roof or its insurability. You should have your insurance company approve the roof to their underwriting standards prior to the end of any option periods in your real estate contract, and be aware of the policy language. Also be aware that they can change policy language and coverage; do not take them for granted.

Flipped house:

If the property appears to be a 'flipped' property the home may be in visibly good cosmetic condition, the client must understand that new paint and carpet does not make a new house, there are things that may not be able to be seen in this home due to patching and repair that may have been able to be seen earlier prior to remodeling.

Manufactured Housing:

This inspection is based in part upon the United States Housing and Urban Development (HUD standards), the Manufactured Housing Construction and Safety Standards Title 24, Code of Federal Regulations (CFR), Part 3280. The standards within this inspection shall be referenced as The Standard or HUD Code.

1976- Mobile homes built since June 15, 1976, must conform to the National Manufactured Home Construction and Safety Standards established under a law passed by the U. S. Congress. The Standards are administrated by the U. S. Department of Housing & Urban Development. Mobile Homes are the only homes with a National Building Code. These homes are the only homes (Manufactured homes) as defined by HUD since June 15, 1976.

The manufactures certified label (HUD insignias) on this home are located on the Northside of the home. The data plate containing specific manufacturing information is located in the left side kitchen sink lower cabinet. Every manufacturer is required to provide instructions on on-site preparation, installation, and anchoring.

Plumbing:

During this inspection, the inspector will check the supply piping and drain lines for leaks and corrosion of the piping to be readily visible. There are issues that may not be present or visible at the time of inspection and could manifest themselves over time and even after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand, These are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement.

Mechanical Systems:

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, etc. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine life expectancy of any system or component. [Rule 535.227(b)(3)(C)(i)]

There is not any "foolproof" way to determine the future performance of any mechanical systems.

All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load, everyday use by occupants. We strive to find the obviously visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under a slab, or otherwise concealed from view.

Bonding and Grounding:

Bonding conductors cannot be observed in finished buildings to determine serviceability, continuity, or connecting fittings and clamps. While we may be able to identify missing Grounding and Bonding, we cannot affirm, nor do we warranty, that all pipes, either gas, including CSST, or water, plumbing, metal flues, metal framing, appliances, or similar conductive materials are bonded.

We recommend that a certified electrician be contacted to assure proper bonding and grounding installation in the home.

Pest Control:

Our observations regarding evidence of pests are not substituted for an inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation. Guiding Light Home Inspection Services is a licensed Pest Control Company with WDI Science. SPCS 0730963

Lead-Based Paint:

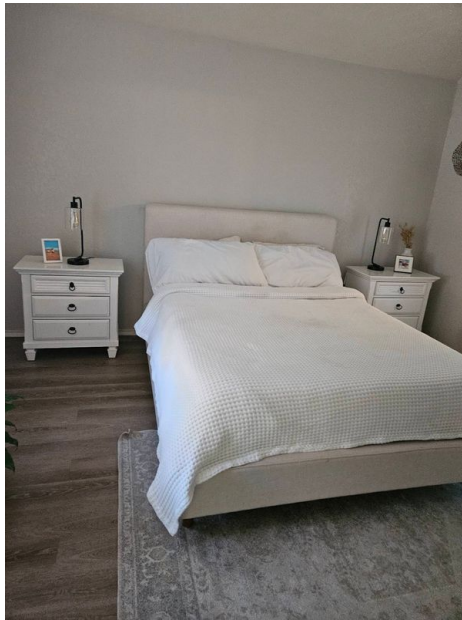
Homes Constructed before the 1980s should be tested for lead before purchasing or renovating--Lead wasn't the paint itself, lead was used as a pigment and drying agent in alkyd oil-based paint. Whereas, the newer Latex type water-based paints generally have not contained lead and are much safer. Unless properly sealed or encapsulated, lead-based paint can leach through other paint coatings/ surfaces and adhere to those as well. About two-thirds of the homes built before 1940 have lead-based paint issues. Approximately one-half of the homes built from 1940 to 1960 contain heavily-lead-paint. Some homes built after 1960 also contain heavily-lead-paint. It may be on any interior or exterior surface, particularly on woodwork, doors, and windows. In 1978, the US CPSC lowered the legal maximum lead content in most kinds of paint to 0.06% (which is a trace amount).

Does this home have lead-based paint? We cannot tell you that it does or does not. Providing lead-based paint inspections is beyond the scope of the Texas Real Estate Commissions Standards of Practice and thus, not accomplished.

FURNISHED/STAGED HOME:

The home was furnished, staged, or contained personal belongings during the inspection. These items were not relocated or modified in any way. Consequently, they obstructed visual access to various areas throughout the home, including but not limited to wall and floor surfaces, receptacles, air registers, closets, cabinet floors and walls, and undersink plumbing.

This inspection was limited to visual examination only, as no furniture was moved, rugs were not lifted, and cabinet and closet storage was not rearranged to enhance visual accessibility. It is strongly recommended that you conduct a thorough evaluation of these areas for any defects during your final walkthrough or after these items have been removed. This will ensure a comprehensive assessment of the property once it is vacant and items no longer obstruct visibility.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

Inspection Method: Visual -

This inspection is one of first impressions. The inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of the apparent condition and not of absolute fact and are only good on 04/02/2024.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Mechanical Systems Notice:

Mechanical components like dishwashers, ovens, stoves, water heaters, HVAC units, ect. can and will break down. A home inspection tells you the condition of the component at the time of the home inspection. The inspector is not required to determine [life expectancy](#) of any system or component. [Rule 535.227(b)(3)(C)(i)]

There is not any "fool proof" way to determine the future performance of any mechanical systems. All areas of the home are inspected in a time frame of a few hours of one day and are not representative of regular full load of every day use by occupants. We strive to find the obvious visible deficiencies in our home inspections and report on such deficiencies. We cannot see items that are behind walls, under floors, or otherwise concealed from view.

Buyers Notice:

Keep in mind, as noted this report will have many items in it and they will be marked deficient.

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

A. Foundations

Foundation Statement:

Buyers Advisory Notice:

These opinions are based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinions expressed are of apparent conditions and not absolute fact and are only good on 04/02/2024.

Type of Foundation(s): Slab On Grade

Crawlspace Location: None

ZIP LEVEL MEASUREMENTS:

Foundation elevation measurements were conducted on the first floor using a Zip Level™. The measurements are provided in the diagram below. It's important to note that due to variations in floor coverings and workmanship, these measurements may not accurately reflect the exact extent of foundation deflection. While they can contribute to the overall assessment of foundation performance when considered alongside other indicators, these measurements alone should not be regarded as a definitive measure of foundation movement.

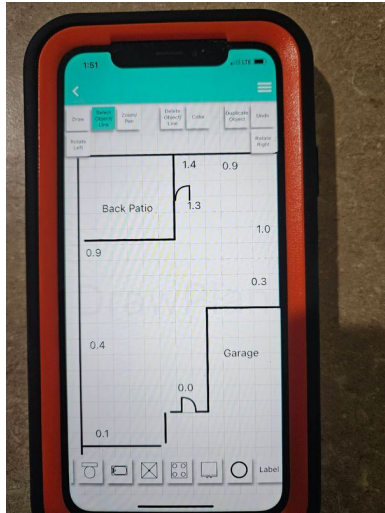
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



The foundation of this home at the time of inspection appeared to be:: In functional condition with no major signs of movement or settlement.

Parge Coat Installed:

A parge coat is a specialized layer of mortar or cement-based material applied to the exterior surface of masonry walls, providing both functional and aesthetic benefits. This thin coating serves as a protective barrier against weather elements, enhances the structural integrity of the wall, and contributes to the overall visual appeal of the property. The installation of a parge coat is a valuable investment in protecting and enhancing the exterior surfaces of masonry walls. When applied correctly, it contributes to the longevity, structural integrity, and visual appeal of the property, providing a well-balanced combination of functionality and aesthetics.



First Impression:

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

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure

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D=Deficient

I NI NP D

of the foundation. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

1: Slab - Corner Crack/Pop

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

One or more of the foundation perimeter beam corners were observed to be either cracked, or sheared off (corner pop). This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary. Also the rebar is exposed and rusting, should be sealed.

Recommendation: Contact a qualified professional.



2: Parge Coat Cracked/Damaged

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Multiple locations

During the inspection of the exterior foundation walls, it was observed that the parge coat, which serves as a protective coating on the foundation surfaces, exhibits visible cracks and damage. The parge coat is intended to provide a barrier against moisture intrusion, enhance the aesthetic appeal, and protect the underlying masonry.

Implications:

- 1. Moisture Infiltration Risk: The presence of cracks and damage in the parge coat increases the vulnerability of the foundation to moisture infiltration. This may lead to potential issues such as water damage, efflorescence, and degradation of the underlying masonry over time.
- 2. Aesthetic Concerns: Beyond functional aspects, a damaged parge coat also affects the visual appeal of the property. If left unaddressed, it may contribute to a diminished overall aesthetic quality

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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B. Grading and Drainage

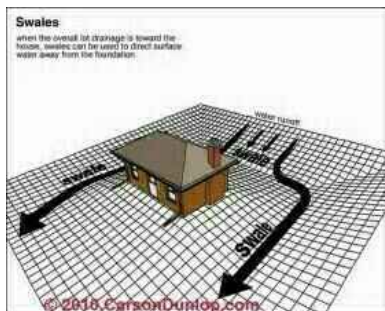
Comments:

Gutters On Portion:

Gutters are Present of a portion or the whole house

Water Course Disclaimer:

Comment on the nearby water course is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past. It is important to inquire about water intrusion in areas such as the garage of homes, this is an issue that may not be obvious unless there is rain on the day of inspection



1: Gutters- Debris

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

The gutters have debris in them that will need to be cleaned out so that water can flow properly.

Recommendation: Contact a handyman or DIY project

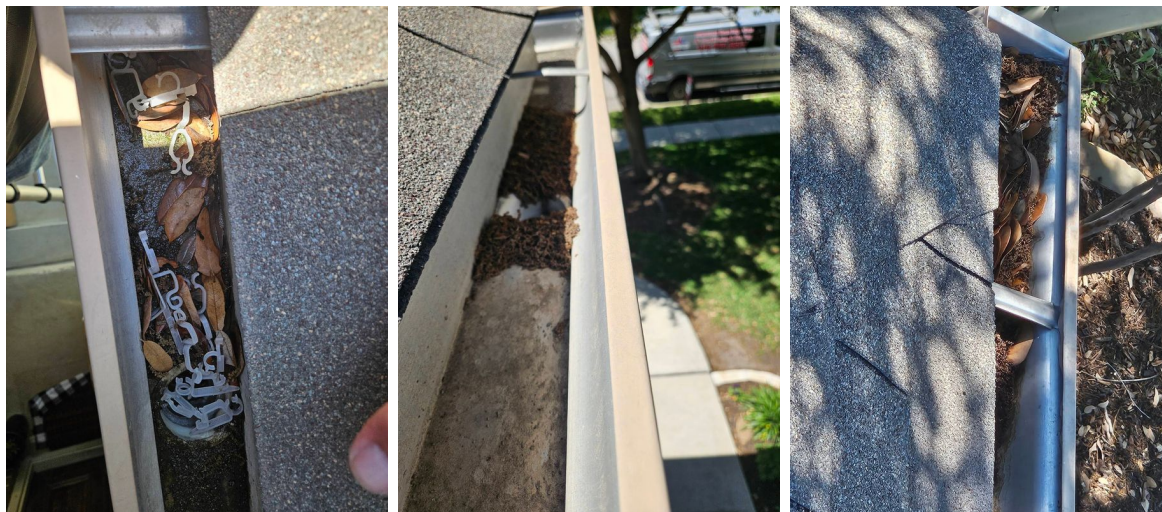
I=Inspected

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2: Not sloped properly

🔴 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The grading around this home is not sloped properly. The suggested slope away from the home is 6 in 10 there does not appear to be an adverse affect on the home as far as drainage goes however, we want you to know that for optimum drainage the yard should have a slope away from the home.



C. Roof Covering Materials

Comments:

Types of Roof Covering: Asphalt

Viewed From: Roof

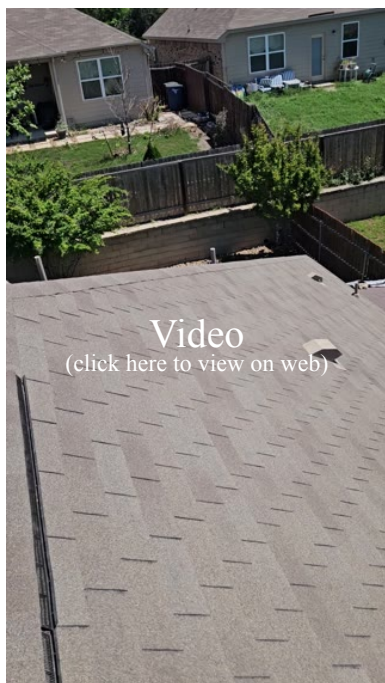
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Roof limitations:

The inspection of the roof and it's covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure (from within the attic), and interior ceilings are inspected looking for indications of current or past leaks, but future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired by licensed professionals.

Due to the many variables which affect the lifespan of roof covering materials, We do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice. The following factors affect the lifespan of roof covering materials:

1. Roofing material quality: Higher quality materials, will of course, last longer.
2. Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
3. Structure orientation: Southern facing roofs will have shorter lifespans.
4. Roof covering materials must be installed to manufacturers' recommendations, for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

1: Vertical Wall Touching Roof

🚩 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Front of home on roof

The vertical wall is touching the roofline. A relief clearance of two inches should be between the vertical wall siding and the roofing material for water to pass freely under the siding. Flashing should also be between the wall and the roof material. The siding on part has deteriorated one part and will need replaced

Recommendation: Contact a qualified roofing professional.

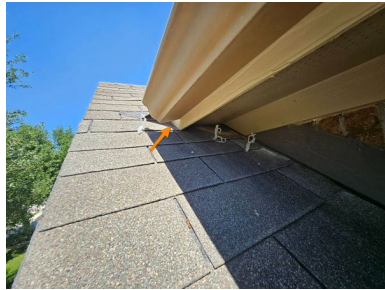
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2: Roof Coverings Damaged

🔴 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



I=Inspected

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D=Deficient

I NI NP D

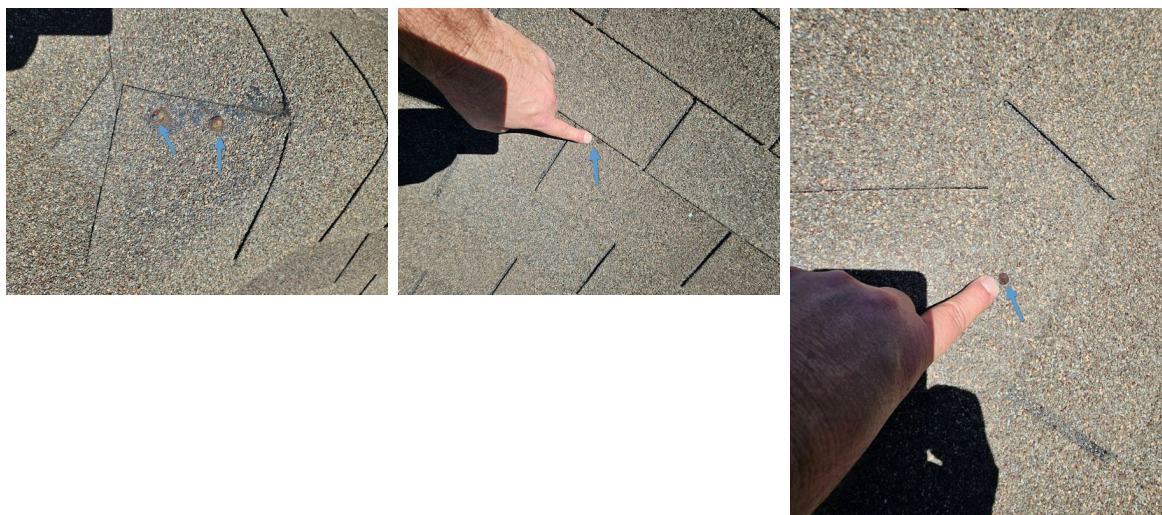


3: Exposed Nails

 Maintenance Items/FYI/Minor Defects

Under-driven or exposed nails were found in one or more areas of the roof coverings. Recommend sealing nail heads periodically to prevent potential leaks in the future.

Recommendation: Contact a handyman or DIY project



4: Flashing at sidewall is loose

 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Flashing on the sidewall is loose. Recommend securing and resealing to prevent water intrusion

Recommendation: Contact a qualified professional.

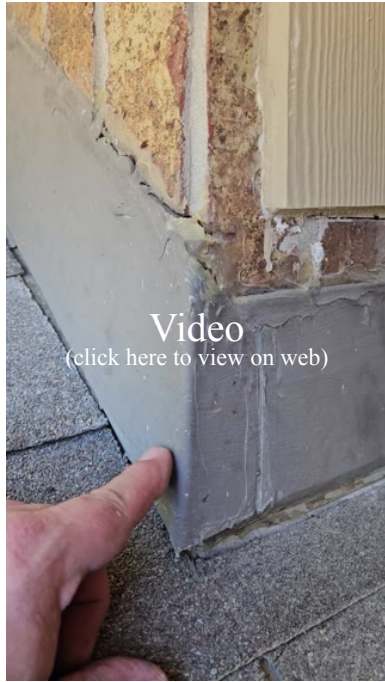
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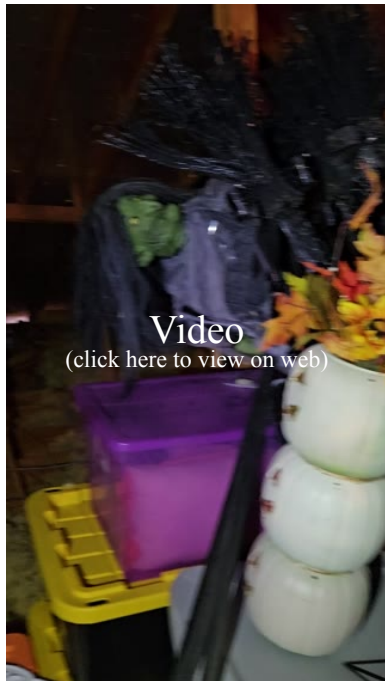
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D. Roof Structure and Attic

Comments:

Viewed From: Decked portion of the attic due to amount of insulation, Attic



Approximate Depth Of Insulation: 8"-10"

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Type of Ventilation: Soffit Vents

Radiant Barrier :

it's important to note that while a radiant barrier installed under the roof decking can enhance energy efficiency, my assessment is limited to visible and accessible areas. I do not have the means to inspect concealed portions or verify the installation quality beneath the roofing material. It's recommended to consult with a qualified energy professional for a comprehensive evaluation of the radiant barrier's performance and installation integrity."



Walked where i could :

Walking in the attic where safe and accessible is a standard practice during a home inspection. This allows for a closer examination of the structural components, insulation, and potential issues. However, it's important to note that certain attics may have limitations due to storage, insulation, or other factors. Always prioritize safety and avoid areas with potential hazards. If there are specific concerns or areas that couldn't be accessed, they should be clearly communicated to the client in the inspection report.

1: Framing- Rafters pulling away from ridge board

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Multiple locations in attic

One or more of the roof structure rafters were observed to be pulling away from the top ridge board. Would recommend a qualified contractor correct this to prevent future damage

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified professional.



2: Insulation is not installed over porches and or garage.

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

Insulation is not installed in the attic over porches and/or the garage of this home. Although we understand in theory people think why to insulate the ceiling of an outside area, but if it is connected as part of the attic it would be a good upgrade to add insulation to this or these areas. If cold or warm air can get through these areas it will affect the whole home. It may not make a lot of difference to insulate these areas but it can help some and every little bit helps when you are trying to keep your energy bills to a minimum.

Recommendation: Contact a qualified insulation contractor.

3: Collar tie cracked

[Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended](#)

Observed a cracked collar tie in the attic, it's important to address it promptly. Cracked collar ties can compromise the structural integrity of your roof. I recommend consulting with a professional contractor to further evaluate the damage and determine the best course of action for repair or replacement.

Recommendation: Contact a qualified professional.

I=Inspected

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I NI NP D



4: Insulation disturbed

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Parts of the attic have the insulation disturbed, meaning lower in some areas and higher in some, mainly from workers walking around the attic and moving it around. Evenly distributed insulation will help with energy efficiency, would recommend re distributing the insulation or adding some

Recommendation: Contact a qualified professional.

E. Walls (Interior and Exterior)

Comments:

Exterior Wall Covering Material: Brick

Interior wall covering: Drywall

Home was Occupied/Staged:

There are a lot of areas around the home that were blocked by furniture and belonging of the occupants or furnishings used for staging the home that were not able to be moved. There may be areas where there were items that are in need of repair that were not visible at the time of inspection.

1: Damaged drywall

🔵Maintenance Items/FYI/Minor Defects

There are areas of damaged drywall that will need repair in one or more locations throughout this property.

Recommendation: Contact a qualified drywall contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Lintels Rusted/paint peeling

 Maintenance Items/FYI/Minor Defects

Lintels over doors and windows should be painted periodically to help keep them protected from moisture so that they don't expand as easily and crack brick in the future.

Recommendation: Contact a handyman or DIY project



3: CAULKING IMPROVEMENTS

 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Multiple locations

There are areas around the home that need caulking improvements. Addressing these deficiencies through a comprehensive re-caulking process is advised to enhance weather resistance, prevent water infiltration, and maintain the structural integrity of the building envelope.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



4: Brick/ Mortar improvements

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Observed Cracks in bricks and the Mortar around the home's exterior. This appear to be from normal settlement. Would recommend sealing the areas to prevent water from entering.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



5: Fascia board need secured/ sealed

🚩 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Part of the fascia board on the backside of the house needs to be secured and sealed. Recommend doing this to prevent high winds from possibly blowing it off , and water intrusion

Recommendation: Contact a qualified professional.

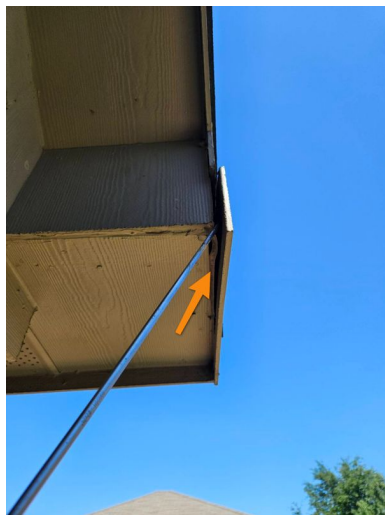
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6: Exterior shutter is loose

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

The shutter by the window in the front of the home is loose. Though Mainly cosmetic, would recommend re securing to prevent falling off.

Recommendation: Contact a qualified professional.



7: Stain on wall

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

Observed a stain on the wall in the master bedroom. Looks to be something was spilled on it, I tested with moisture meter and it didn't show any signs of being wet. Would recommend eating it. uo being so close to electrical outlet.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

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8: Wooden shed next to structure

 Maintenance Items/FYI/Minor Defects

There is a wooden shed next to the structure. Being this close/touching the house could attract wood destroying insects. And trap water next to the foundation

Recommendation: Contact a qualified professional.



9: Trim around door need repair

 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Trim around the door leading into the garage is loose. Recommend securing properly

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

1: Door to garage is not self closing

🟡 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Garage door lacks self-closing mechanism, posing potential safety hazards and security risks. Installation of a self-closing mechanism is recommended to ensure proper closure after use, preventing unauthorized access and minimizing the risk of accidents. This is Required and should be corrected

Recommendation: Contact a qualified professional.

I=Inspected

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D=Deficient

I NI NP D



2: Weather stripping improvements

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

Door to exterior could use weather stripping improvements. Though a minor issue, could lead to energy loss. Would recommend correction

Recommendation: Contact a qualified professional.



F. Ceilings and Floors

Comments:

1: Cracks in ceiling

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Garage

Garage area has cracks in the drywall seams. Pretty common over time from minor settlement.

Recommendation: Contact a qualified professional.



2: Water stains/ Organic Growth

🚫 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Observed water stains in a couple areas of the home. One in the front room and one in the closet by the back patio door. The one in the closet has Organic Growth. I used a moisture meter on both areas and did not detect an active leak today. Seems like both areas are under the water heater and the air handler. Would recommend further monitoring, and have the organic growth removed

Recommendation: Contact a qualified professional.



3: Thermal anomaly

🚫 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

Few areas in the ceiling had thermal anomalies. This is more then likely due to the insulation in the attic disturbed

Recommendation: Contact a qualified professional.



H. Windows

Comments:

Windows: :

The windows were inspected by operating a representative number (I will try and operate every window in the home, but personal belongings may block accessibility to some). They are inspected by testing their operation, looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

Flashing Limitations:

The visible flashings were inspected however, there is are many areas where flashing is not visible at the time of inspection and can not be opined upon due to finishes covering terminations.

Windows should have Z-flashing at the top of them and should be visible under the window trim but there are different methods of flashing windows that could not be seen such as a seal tape or self flashing windows that would only be visible before the wall cladding was installed.

1: Damaged Screens

🔴 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There are one or more screens around the home that are damaged.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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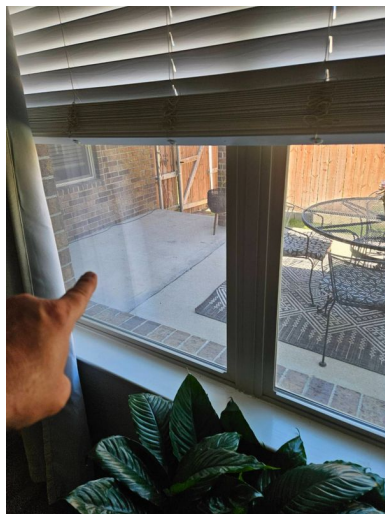
2: Windows stiff & hard to open

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

Master bedroom

Left window in master bedroom were noted to be stiff and hard to open. I was recommended to have the windows cleaned and lubricated to ensure ease of operation.

Recommendation: Contact a qualified professional.



3: Possible failed seal

[Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended](#)

Couple windows on the right side of the home, look to possibly have a failed seal. Could be just dirty, I would recommend cleaning the windows thoroughly. If still foggy after cleaning then would recommend possibly replacement of the windows

Recommendation: Contact a qualified professional.

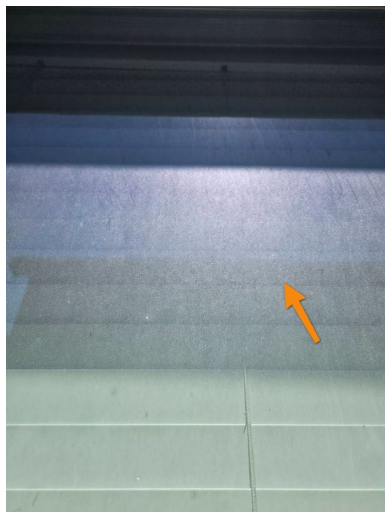
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D=Deficient

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I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

K. Porches, Balconies, Decks, and Carports

Comments:

CRACKS ON PORCH SLAB :

Concrete cracks on a porch slab can result from several factors, including changes in temperature, soil movement, or the curing process during construction. To address this issue:

1. ****Assessment:**** Examine the size and pattern of the cracks. Hairline cracks are common and often cosmetic, but wider or diagonal cracks may signal underlying problems.
2. ****Cleaning:**** Clear debris from the cracks and clean the surface to assess the extent of the damage.
3. ****Sealing:**** For minor cracks, consider using a concrete crack filler or sealer to prevent water infiltration, which could worsen the damage.
4. ****Expansion Joints:**** Install or check existing expansion joints to accommodate concrete expansion and contraction, reducing the likelihood of future cracks.
5. ****Professional Evaluation:**** If cracks are substantial or increasing, consult with a concrete professional to identify the root cause and implement necessary repairs.

Addressing concrete cracks promptly can help maintain the porch's structural integrity and enhance its longevity.

N. Sidewalks and Driveways

Comments:

1: Cracks/damage in the sidewalk/driveway

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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🚫 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Cracks or damage was noted in the sidewalk/driveway at the time of inspection.

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service Entrance: Underground

Main Service Panel Location: Right Side Of Home



Main Service Panel Manufacturer: Cuttler Hammer

Main Service Panel Amperage: Undetermined

Sub-Panel Location: Garage



Sub-Panel Manufacturer: Eaton

Sub-Panel Amperage: 100 Amp

Service Entry Cables: Aluminum, Copper

1: Protective covers missing on service wires

🚫 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Service entrance barriers were not installed over the main entrance connector lugs. This is a requirement per NEC 17.

I=Inspected

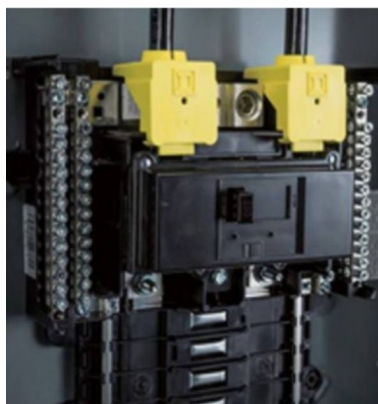
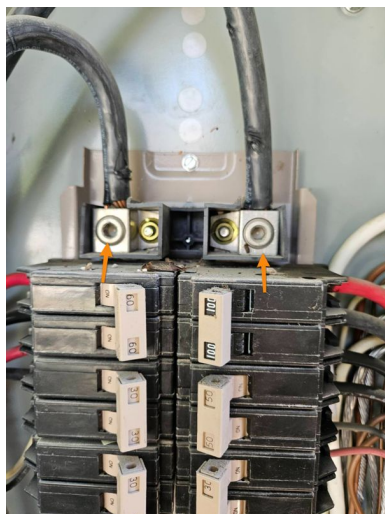
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Recommendation: Contact a qualified electrical contractor.



Example

B. Branch Circuits, Connected Devices, and Fixtures

Comments:

Type of Wiring: Copper, Undetermined

Afci Not Tested :

This is an occupied Home. Afci breakers were not tested, because of personal items may be plugged in that require no power disruption. suchs as computers, medical equipment etc.

1: Exterior receptacle cover plates

☹️Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

All exterior receptacles should have a weather resistant covers over them and be GFCI protected. Broken and needs replaced.

Recommendation: Contact a qualified electrical contractor.



2: Bathroom gfci receptacle need replaced

☹️Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Master bathroom gfci receptacle has the button coming loose.and will need replaced.

Recommendation: Contact a qualified professional.



3: Master bedroom light switches

🟡 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The light switches in the master bedroom did not turn on the light or the ceiling fan. Would recommend a qualified electrician further evaluate

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



D. Doorbell

Comments:

Door bell operated properly at the time of inspection:

E. Smoke, Fire and Carbon Monoxide Detectors

Comments:

Smoke Alarms / Detectors: Smoke Alarms Information:

Smoke Alarms Information:

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

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

Smoke alarms are not tested:

Smoke alarms are not tested during inspections when a house has a security system installed. This is due to the possibility of the fire department or other authorities having to come out and investigate testing the smoke alarms.

1: Smoke/Carbon Monoxide Detector Missing

▲In Need of Immediate Attention or Repair or Safety Concern

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

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

Clean & Service Prior to Closing:

It is recommended to have the heating unit cleaned and serviced by a licensed & qualified HVAC technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

Brand : Lennox



Approximate Year Built: 2009

Type of System: Forced Air Electric

Energy Source Unit : Electric

Older unit:

Additional Notice from the Inspector: It is the opinion of this Inspector, these units may be functioning as intended or in need of minor repairs, you should be aware that these are older units, and the future life expectancy cannot be determined. You can continue to use and service these components until replacement is necessary.

1: Rust in furnace cabinet

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

There was rust noted in the furnace cabinet.

I=Inspected

NI=Not Inspected

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D=Deficient

I	NI	NP	D
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2: Water stains

☹️Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Water stains were observed on the decking in front of the condensate pan. Would recommend asking sellers how often they have had issues with the condensation draining

Recommendation: Contact a qualified professional.



3: Organic Growth

☹️Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Observed Organic Growth in the Inside of the air handler as well on the outside..would recommend a qualified hvac contractor further evaluate and correct the issue

Recommendation: Contact a qualified professional.

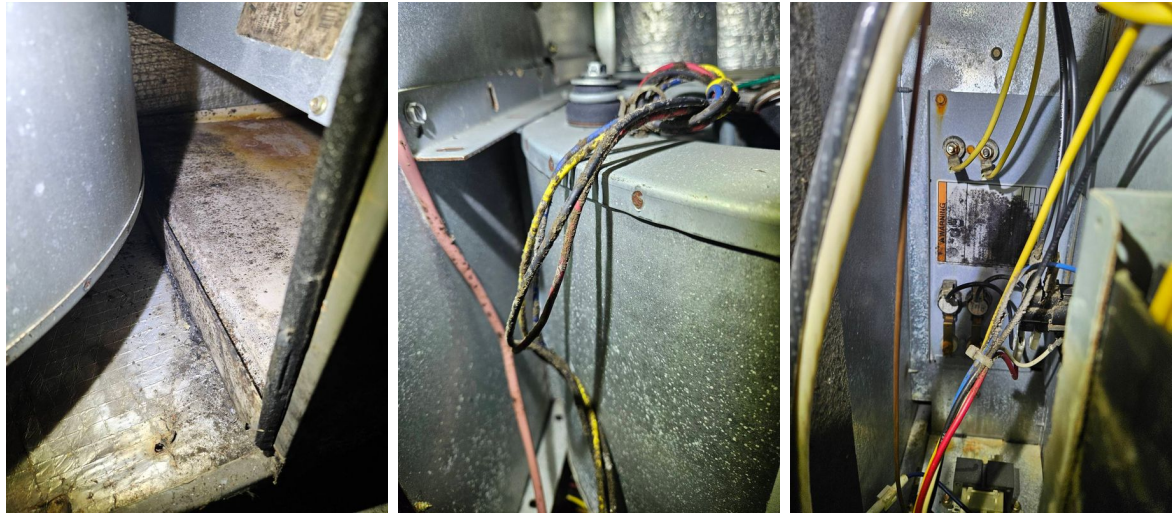
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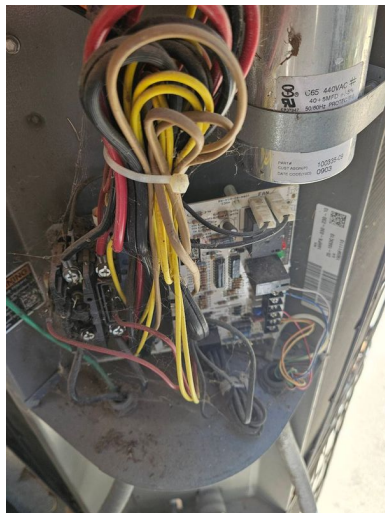


B. Cooling Equipment

Comments:

Clean & Service Prior to Closing:

It is recommended to have the heating unit cleaned and serviced by a licensed & qualified HVAC technician. The observations made to support the rendering of this opinion are listed but may not be limited to the following:



Brand: Lennox

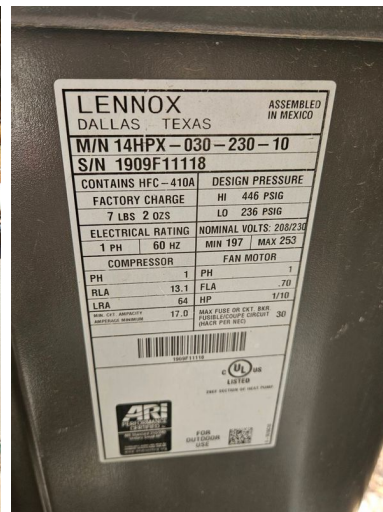
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Approximate Year Built: 2009
 Type of System: Heat Pump
 Approximate Condensing Unit BTU/Tonnage: 2.5 TON
 Type of Freon: R-410A
 Older Unit:

Additional Notice from the Inspector: It is the opinion of this Inspector, this component may be functioning as intended or in need of minor repairs, you should be aware that this is an older component and the future life expectancy cannot be determined. You can continue to use and service this component until replacement is necessary.

Any HVAC Units that are more than ten years old are considered older equipment. We recommend that you have the HVAC system serviced regularly which is usually in the spring for the summer months and then again in the fall for the winter months. There are some companies that offer a service plan where you can pay a monthly fee and they will service the unit at recommended times and will put you at the top of the list if there is a problem throughout the year and perform repairs at a discounted rate.

1: Inadequate Temperature Differential

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The cooling and heating in this home was working, however, the temperature differential on the HVAC Was not within range. State recommend 15-22 degrees difference. I would recommend a qualified hvac contractor further evaluate.

Recommendation: Contact a qualified HVAC professional.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



2: Condenser cement pad pulling away from house

⊖ Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Observed the cement pad has a larger the normal gap from the house. This is from settlement. Also has the wood boards in place. I would recommend removing the wood boards to not attract wood destroying insects, and sealing the gap. The more water that gets behind it will cause erosion under the pad

Recommendation: Contact a qualified professional.



C. Duct Systems, Chases, and Vents

Comments:

Duct disclaimer:

In the Texas hot, humid climate, ductwork in the attic can cause moisture problems. HVAC contractors in Texas often use flexible duct for their attic duct runs. Careless installation practices often result in ducts being intertwined and tangled around each other. If the ducts touch each other, or touch insulation, that contact surface becomes cool enough for moisture in the attic air to condense on the duct. From June through October many people say that it's raining in their house. Their ductwork is reaching the dew point. You stick your hand in between two flex ducts, or between rigid duct and blown insulation, and it comes out sopping wet.

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Water is dripping over the insulation and through the gypsum board ceiling, because the air conditioner is running all day and night and it is constantly condensing and dripping." Proper separation of the flex ductwork can prevent the condensation and resulting moisture problems.

Filter location: Ceiling Mounted



1: DIRTY FILTER

🚩Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The air filter(s) was dirty. I recommend replacement ASAP. This puts additional strain on the air handler, can shorten the life of the unit, and affects the efficiency of the unit.

Recommendation: Recommended DIY Project

2: Ducts Not Properly Sealed/ Connected

🚩Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Air supply ducts were not properly connected and/or sealed. Recommend a qualified HVAC contractor reconnect and seal supply and return ducts for maximum efficiency.

Recommendation: Contact a qualified HVAC professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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D. Other

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

Location of Water Meter: Within 5' of curb



Location of Water Supply Valve(s): Near water meter

Water flow:

The water flow was tested by running water in more than one faucet simultaneously to check for a pressure drop and to see if the valves operated correctly. At the time of inspection there were no deficiencies in the water flow unless otherwise noted in this report.

Static Water Pressure Reading: 60 to 65 psi



Supply/Distribution Piping Material: Pex, Unknown

Plumbing Limitations:

During this inspection the inspector will check the supply piping and drain lines for leaks and corrosion of the piping where readily visible. (we can not speculate on plumbing between walls drain pan is in showers or other areas or components that are covered or concealed) There are issues that may not be present at the time

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of inspection and could manifest themselves over time and even soon after the inspection is over. Seals and valves will fail especially in older home and leaks will likely occur in the future. Seals and packing on valve stems/handles will eventually give way and need replacement. We would like to help you understand that these potential issues are all part of living in a home and it is not a matter of if these issues will come up, it is when they will come up. If you remodel your bathrooms, spend a little extra money on fixtures with a lifetime warranty so that when these issues occur you can have the manufacturer send the parts to you for replacement. Another wise decision to make would be to have a licensed plumber scope the drain lines of this home. To check for blockages and breaks in the line that may not have shown themselves at the time of inspection.

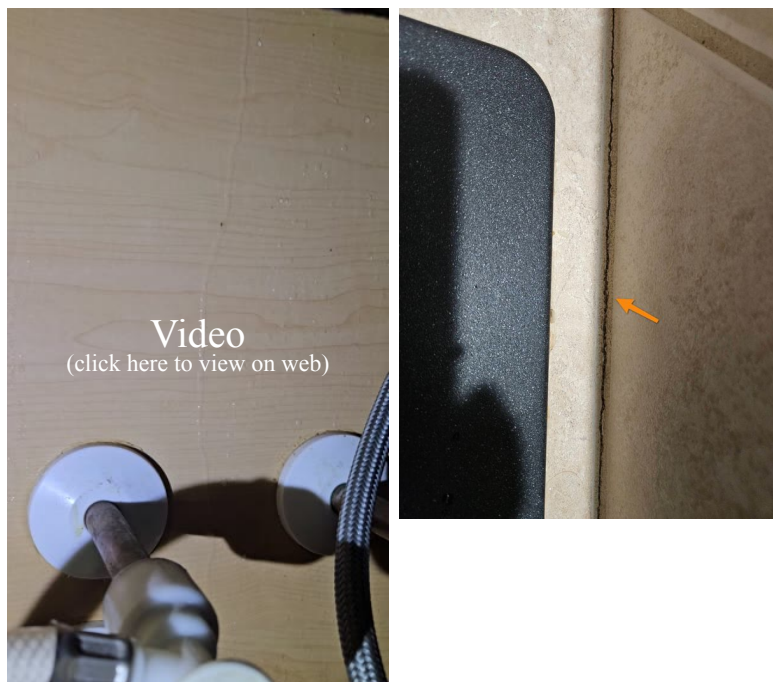
1: Caulking around sink is in need of repair

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Kitchen sink

The caulking around the kitchen sink(s) is/are in need of repair, it has active water dripping down inside the cabinet.

Recommendation: Contact a handyman or DIY project



2: Pex tubing needs insulation

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Multiple areas in attic

PEX tubing in the plumbing supply system are in need of insulation to prevent them from freezing in the winter months.

Recommendation: Contact a qualified professional.

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3: Toilet handle sticks/damaged

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Hall bathroom

The toilet handle for flushing the toilet is sticking/damaged, and is in need of repair in the future.

Recommendation: Contact a qualified professional.



4: Toilet needs caulk at the floor

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Caulking should be applied at the bottom of the toilet where it sits at the floor to prevent debris from getting under the toilet and possibly collecting on the wax ring and causing a problem with the toilet seating properly and leading to leaks in the future. caulking will also help with the stability of the toilet(s) if the bolts were to come loose.

When applying caulk at the floor and toilet junction caulking should be applied around the front and down the straight sides of the toilet leaving the back of the toilet open so that if there were to be a leak the leak would be seen from the back.

Recommendation: Contact a handyman or DIY project

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5: TUB FAUCET NOT SEALED

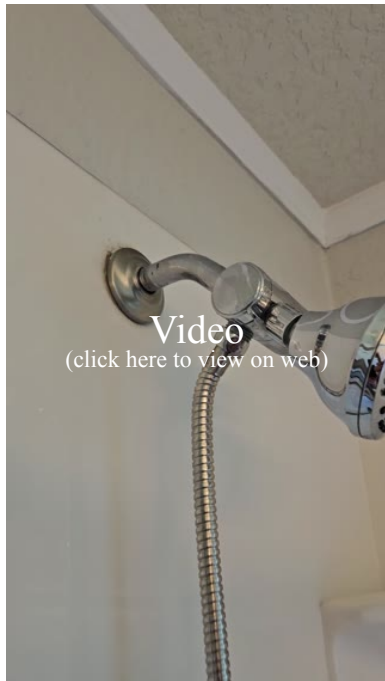
🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Multiple locations bathrooms

TUB FAUCET NOT SEALED and loose

The faucet(s) and/or faucet valve(s) were not sealed to the wall. This can allow for water infiltration behind the wall creating damage. Proper sealing of any and all faucets is recommended by a qualified person.

Recommendation: Contact a qualified professional.



6: Vegetable sprayer is in need of repair

🔴Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

The vegetable sprayer at the kitchen sink is in need of repair.

Recommendation: Contact a handyman or DIY project

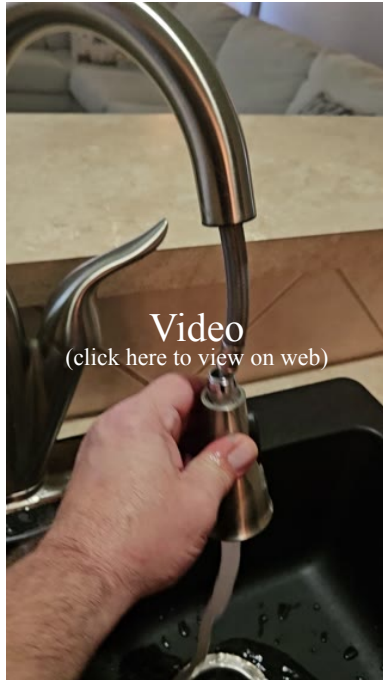
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I NI NP D



7: Bathtub is cracked

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Observed a Crack on the outside of the bathtub in the master bathroom that has had caulking over it. Doesn't seem to be leaking today. Possible replacement might be needed

Recommendation: Contact a qualified professional.



8: Shower door sticks

🟡Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Shower door in master bathroom sticks when closing. Also shower enclosure has corrosion. Recommend further evaluation

I=Inspected

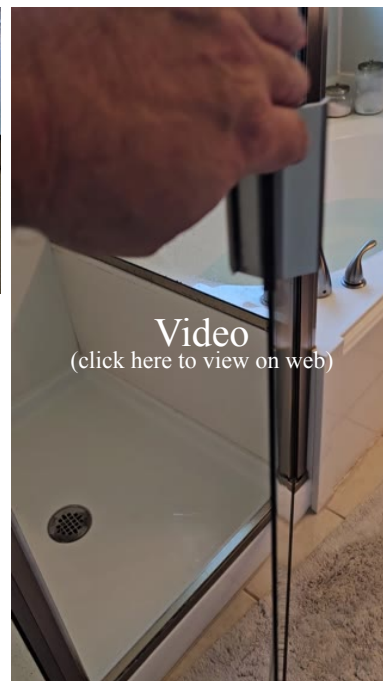
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I NI NP D

Recommendation: Contact a qualified professional.



B. Drains, Wastes, and Vents

Comments:

Functional Flow:

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection. There is no way to tell the outcome of future drainage conditions due to heavy or frequent use. Also we can only report on the drain pipe material that is visible we have no knowledge of the material that is underground. We recommend that you consider having the drain line scoped, to see what the material is under ground and if there are any deficiencies such as breaks or blockages in the drain lines that were not made evident when running water in the home at the time of inspection.

Type of Drain Piping Material: PVC, Unknown

Location of Main Clean-out: Unknown

1: Leak stains

🟡 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Observed leak stains in the master bathroom in the cabinet. I ran water and did not see an active leak today. Would recommend further monitoring

Recommendation: Contact a qualified professional.

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2: Drain stop not installed

⊖ Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Hallway bathroom is missing the drain stop to the bathtub. I found it under the sink. Should be Installed

Recommendation: Contact a qualified professional.



C. Water Heating Equipment

Comments:

Annual Maintenance Flush:

It is recommended to have the water heating unit cleaned and serviced by a [licensed & qualified plumber](#). The observations made to support the rendering of this opinion are listed but may not be limited to the following:

Location: Attic

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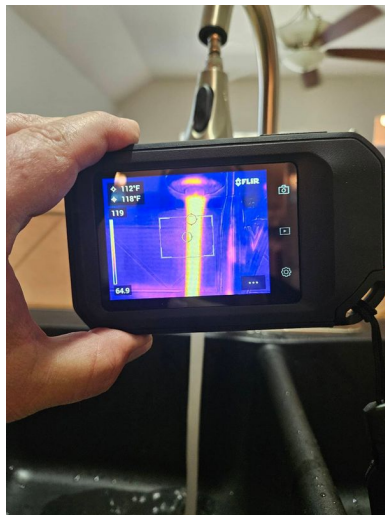
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Brand: Rheem
Approximate Year Built: 2018
Energy Source: Electric
Gallon Capacity: 40 Gallons
Expansion Tank Applied: Yes
Recommend Flood Stop Valve:

We recommend that you consider installing a [flood stop](#) valve on water heaters that are installed in an attic or an area where they are not easily seen so that if there were a problem with the unit the water would be shut off at the valve and cause less damage than if it were to be on and running water until you realized there was a problem.

Water Temperatures: 110-120



D. Hydro-Massage Therapy Equipment

Comments:

Gfci Location: None

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D=Deficient

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E. Gas Distribution System and Gas Appliances

Comments:

Location of Gas Meter: No Gas/No Meter Present

Type of Gas Distribution Piping: None

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I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

Dishwasher Operational:

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.



1: Rust in the cabinet

🔴 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

There is rust noted in the dishwasher cabinet or on the racks.

Recommendation: Contact a qualified professional.



B. Food Waste Disposers

Comments:

Food Waste Disposer Operational:

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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:

Exhaust Hood Type: Vented Range Hood



Range Hood Operational:

D. Ranges, Cooktops, and Ovens

Comments:

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

Range/Cook Top/Oven Energy Source: Electric

Gas Shut Off: N/A - Electric Range

Range/Cook Top/Oven is operable.:

The Range/Cook Top/ Oven is/are operable at the time of the inspection. 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.



Burners were operational :



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E. Microwave Ovens

Comments:

Microwave Operable:

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.

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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

1: Exhaust hose damaged

🚫 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Observed the exhaust hose in the attic is damaged and needs repaired/replaced

Recommendation: Contact a qualified professional.



G. Garage Door Operators

Comments:

Garage Door Operator(s) was/were operating:

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.

H. Dryer Exhaust Systems

Comments:

Dryer Vent Location: Roof

Dryer Vent should be cleaned annually:

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

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I	NI	NP	D
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Washer and dryer installed :

Washer and dryer was installed at time of inspection. This limits the visibility to inspect behind the washer and dryer



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I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Informational Note:

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

Limitations:

This is a limited visual inspection of the irrigation system. This is not an exhaustive or invasive inspection. Much of the system is underground and not visible. Leak and pressure tests are not part of this inspection. Any visible leaks or excessively wet areas will be notated in the report. This inspection cannot gauge the adequacy of the system and how well it provides needed irrigation for the vegetation of the landscaping. This inspection tests the functionality of the system and its components. For more detailed information on the water needs of the landscaping please consult with a licensed landscape contractor.

Type of System Installed: Automatic (Programmable)

Control Box Location: Garage



Valve box location: Right side of home

1: Sprinkler system inoperable at the time of inspection.

☹️ **Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended**

The sprinkler system is inoperable at the time of the inspection, we recommend that you have a licensed sprinkler contractor further evaluate the system.

Recommendation: Contact a qualified professional.

2: Backflow preventer leak

☹️ **Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended**

Observed the backflow preventer has corrosion and is leaking. Recommended an irrigation company further evaluate

Recommendation: Contact a qualified professional.

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I NI NP D



3: Rain sensor bypassed

🚩 Maintenance Recommendations, Items to Monitor, Further Evaluation Recommended

Rain sensor has been bypassed. Rain sensor keeps the irrigation system from running g when it's raining and waisting water. Needs to be corrected

Recommendation: Contact a qualified professional.



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