



**PrimeVue**  
**HOME INSPECTIONS**

**HOME AND TERMITE INSPECTIONS**  
**254-727-0900**

**NEW BUILD SAMPLE REPORT**

*Inspected by Jude Hwang TREC #25266*

## DEFICIENCY SUMMARY

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

### 1. Additional Info Provided By Inspector



1.

During the inspection, the builder's representative was present, allowing me to communicate any issues with the house. At the beginning of the inspection, the plumber was checking the house clean-out with a sewer scope camera. The builder's representative mentioned that there were small plastic pieces inside the sewer line leading to the city. This is something that will need to be checked further in the future.

### 2. Foundations



2.

Unfinished foundation hardware, including tie rods or snap ties, was observed on the east side during the inspection.

### 3. Grading and Drainage



3. Downspouts designed to discharge roof drainage were damaged that may limit their ability to function as designed.



4. **A complete gutter system with extensions is recommended on this structure.**



5. There is evidence of standing water observed on the west side around A/C unit, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

## **4. Roof Covering Materials**

6.



The roof surface of this house needs cleaning. Some materials, such as nails and hardware, were left behind by the roofers after completing the roofing work, and they are still on the roof.

7.



Asphalt shingles covering of ridge on the roof were inadequately bonded.

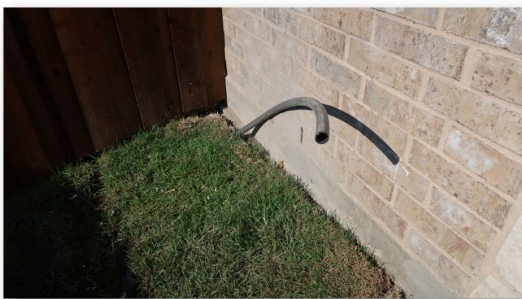


8. Roof, next to the sidewall flashing **had gaps that should be filled** with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

## 5. Walls (Interior and Exterior)



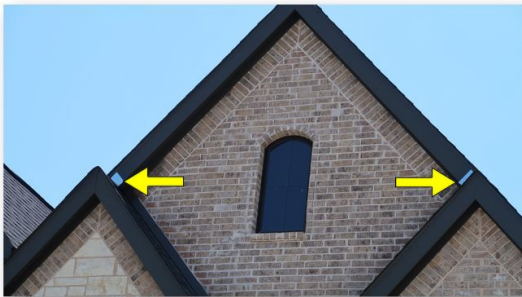
9. The infrared camera scan revealed a missing insulation issue in the structural stud inside the upper wall between the kitchen and living room. To improve energy efficiency and savings, it is recommended to request that the builder reinforce the insulation in that area.



10. A pipe for internet cable installation is protruding on the east side of the house.



11. The caulking at the bottom of the expansion joint on the east side of the house is insufficient. It needs to be filled.



12. The front roofline flashing of this house lacks sufficient paint. It doesn't blend well with the surrounding trim color. Painting it to match the trim is needed.



13. West side backyard corner, The exterior wall trim had gaps that should be filled

## **6. Doors (Interior and Exterior)**



14. There is slight damage in the middle section of the molding on one side of the double doors in the second-floor media room. It should be repaired to ensure it looks presentable.



15. The main exterior double doors of this house are lacking weather seals, especially in the middle section.



16. There is damage to the weather seal in the middle section of the main exterior double doors of this house, which requires repair by the builder.



17. Additional paint in the same color is needed at the top exterior part of the garage door.



18. The garage door has a gap on the side where it leaves the interior exposed to allow animals or the elements to enter the garage, we recommend that this be sealed with a piece of trim or that the garage door be adjusted.



19. There are two areas of damage on the upper surface of the right garage interior door. These should be repaired by the builder before the final walkthrough.

## 7. Windows

20. The window screens are located inside the master bedroom closet.





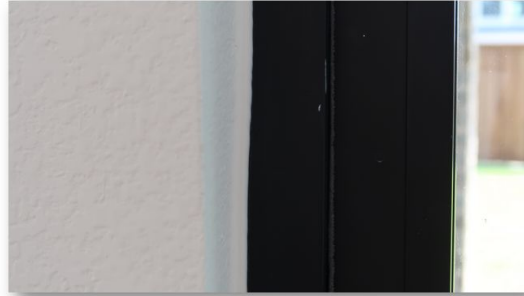
21. The dormer window on the south roof needs caulking and sealing overall. Numerous gaps were found between the window frame during the inspection.



22. There is significant mortar separation in the outdoor window frame on the south side of the living room, and proper construction is needed.



23. Although some windows in the home had no fall prevention installed. Windows located less than 24 inches above the floor and greater than 72 inches above finish grade, such windows had no fall protection installed as is required by modern safety standards.



24. There are many sealant marks left on the interior living room window frame.

## 8. Stairways (Interior and Exterior)



25. The surface of the corner section of the interior stairs is uneven, and some damage has been observed

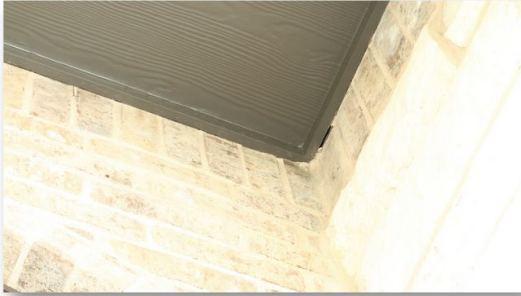
## 9. Fireplaces and Chimneys



26. You need to obtain the main gas valve key for the fireplace from the builder.

27. A crack was found under the fireplace decoration board. The builder plans to fill the gap with epoxy.

## 10. Porches, Balconies, Decks, and Carports



28.

There is a visible gap in the trim of the backyard patio ceiling, and hairline cracks in the mortar were also found. Caulking and patching are needed.

## 11. Cabinets



29.

A red stain was found on the edge of the main kitchen marble countertop. It needs to be removed as it is not aesthetically pleasing.



30.

Damage was found between the edge of the main kitchen marble countertop and the sink. It should be repaired so that the damage is not visible.

## 12. Service Entrance and Panels



31.

The ground electrode clamp is exposed above the ground. It is recommended to have it flush with the ground.

### **13. Duct Systems, Chases, and Vents**



32.

It is recommended to replace the filter with a 4-inch thick one.



Ducting is kinked



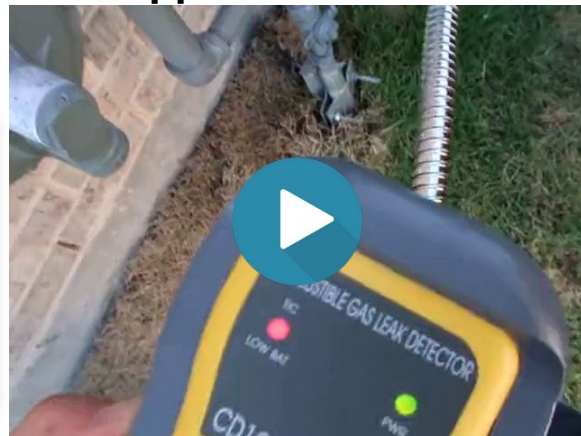
34.

The plenum on the blower side of the furnace return needs cleaning, as a significant amount of dust has accumulated. The builder is responsible for this cleaning.



35. Damage was found on the superficial surface of several ducts near the attic entrance during the inspection. The damage needs to be repaired.

## 14. Gas Distribution Systems and Gas Appliances



36. Gas is leaking significantly from the elbow of the main gas meter valve pipe coming into the house. An evaluation and repairs as necessary should be performed immediately by a qualified contractor.

## 15. Dishwashers



37. The dishwasher did not appear to have an anti-siphon device installed in the drain line.

## **16. Landscape Irrigation (Sprinkler) Systems**



38.

The main valve of the irrigation sprinkler is covered in mud, making it difficult to control the valve. The mud needs to be removed.



# PROPERTY INSPECTION REPORT FORM

Name of Client	10/05/2024
TX	Date of Inspection
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: 87°F

Utilities On:  Yes  No Water  No Electricity  No Gas

**Special Notes: During the inspection**



**During the inspection, the builder's representative was present, allowing me to communicate any issues with the house. At the beginning of the inspection, the plumber was checking the house clean-out with a sewer scope camera. The builder's representative mentioned that there were small plastic pieces inside the sewer line leading to the city. This is something that will need to be checked further in the future.**

The Inspection started at 9:30 am. The inspection ended at 1:30 pm.  
The home was originally constructed in approximately 2024



The size of the home was approximately 3000 square feet.  
At the inspection, the ground was dry.

Electric Meter Location : Home exterior: right side Gas Meter Location : Home exterior: right side



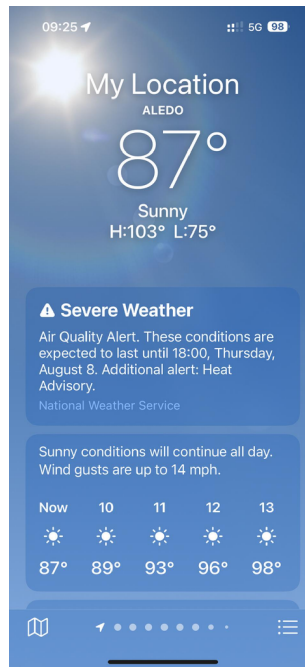
Water Meter Location : in underground box near the sidewalk Water Shut Off Location : in Garage wall



### 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

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Sub Flooring                              | <input checked="" type="checkbox"/> Attic Space is Limited - Viewed from Accessible Areas |
| <input checked="" type="checkbox"/> Floors Covered                            | <input checked="" type="checkbox"/> Plumbing Areas - Only Visible Plumbing Inspected      |
| <input checked="" type="checkbox"/> Walls/Ceilings Covered or Freshly Painted | <input checked="" type="checkbox"/> Siding Over Older Existing Siding                     |
| <input type="checkbox"/> Behind/Under Furniture and/or Stored Items           | <input type="checkbox"/> 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.

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**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.**

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**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
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## 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.**

Foundation construction included a slab-on-grade. The General Home Inspection is a visual inspection, inspection of the slab-on-grade foundation is limited by the fact that typically, most of the foundation and slab is hidden underground or by interior floor coverings. Where possible, I inspect that portion of the foundation visible at the home exterior between grade and the bottom of the exterior wall covering. Shrinkage cracks are often visible and are not a structural concern. It is possible for moisture to enter the foundation through these cracks by capillary action and

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within the home structure this moisture may cause damage typically detectable only through invasive techniques that lie beyond the scope of the General Home Inspection.

**Performance Opinion:**

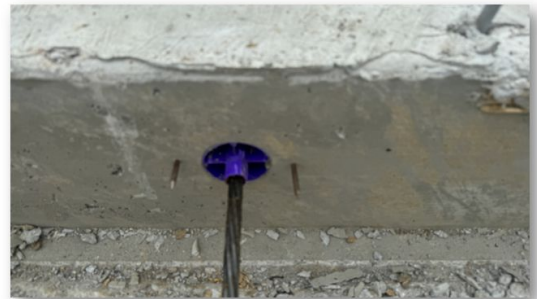
On 10/5/2024 at 8:30 am, Inspector Jude Hwang assessed the foundation and found it to be in **Operable Condition**. I didn't notice any visible evidence of movement or settlement. The inspection covered accessible walls, ceilings, floors, doors, and windows, which **did not show** signs of movement or settlement. Furthermore, the attic space exhibited no visible signs of movement 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 10/5/2024 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.



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:

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I NI NP D



Unfinished foundation hardware, including tie rods or snap ties, was observed on the east side during the inspection. Metal snap-ties protruding from the foundation were sharp and may cause injury. Snap-ties should be broken off at the foundation surface.

**SUGGESTED FOUNDATION MAINTENANCE & CARE**

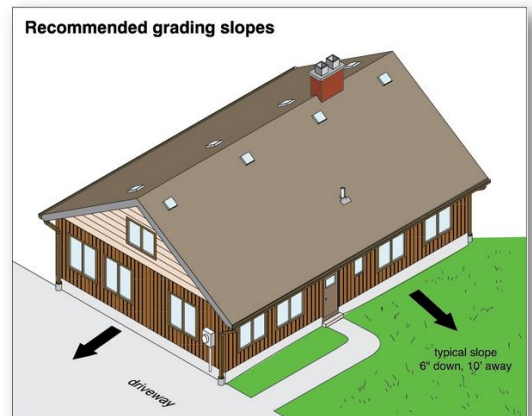
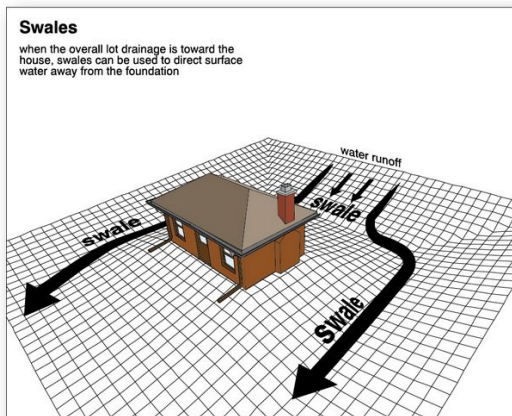
Proper drainage and moisture control are crucial for all types of foundations, given the expansive nature of the area's load-bearing soils. Drainage should be directed away from all sides of the foundation using grade slopes. Often, floor coverings and stored items obscure signs of settlement, such as 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:*

**Retaining Walls ;** I  NI  NP  D

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



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



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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:

**Gutters and downspout's:**

In this Inspectors opinion the **Gutter & Downspout System** appeared to be in **Operable Condition**.

**Sample picture of sub surface drainage system**

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There is a sub surface draining system around this home. It is unknown whether the drainage system works properly and will be only really be evident when there is a good rain. If the drains are having problems when it rains we recommend that you have a plumber come out and clean out the drain lines.



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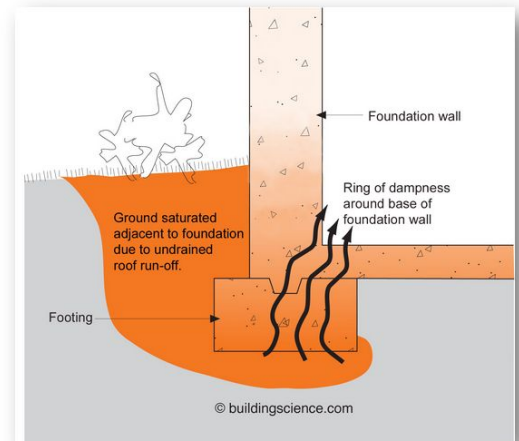
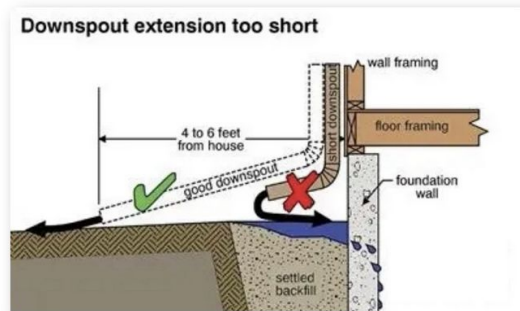
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I NI NP D

We recommend that the sub surface drains be cleared periodically to keep the drains working properly, it is important that water is able to channel away from the structure.

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:



Downspouts designed to discharge roof drainage were damaged that may limit their ability to function as designed. Downspouts should be brought into good working order by a builder.

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**A complete gutter system with extensions is recommended on this structure.** The gutter system is designed to expedite the drainage of water away from the property. Splash plates located under the down spouts can help direct water away from the foundation and reduce soil erosion, which can reduce the effectiveness of the termite chemicals placed in the soil.



There is evidence of standing water observed on the west side around A/C unit, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

**Note**

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

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- 
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**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)

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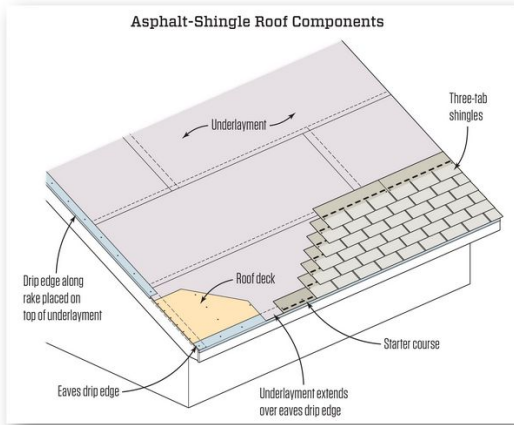
- Weather (Safety)  Requires ladder over one story (See TREC Standards of Practice)

*Comments*

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 **Acceptable Condition**. The roof decking appeared to be **OSB Radiant Shield** and it appeared to be in **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:



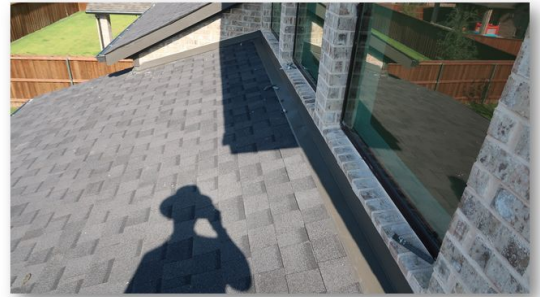
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The roof surface of this house needs cleaning. Some materials, such as nails and hardware, were left behind by the roofers after completing the roofing work, and they are still on the roof.



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D=Deficient

I	NI	NP	D
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Asphalt shingles covering of ridge on the roof were inadequately bonded. Shingles should be replaced once the weather has warmed to ensure that full bonding has developed. Bonding is the most important factor in shingle resistance to wind damage.



Roof, next to the sidewall flashing **had gaps that should be filled** with an appropriate sealant by a qualified contractor to help prevent moisture and insect entry.

**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.

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**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:* 14"

*Comments:*

*Framing Type :* Conventional

*Visible Framing Material :* Wood

*Insulation Type* Fiber Glass Loosefill

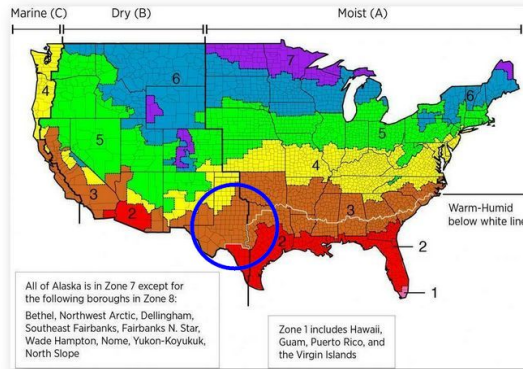
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NI=Not Inspected

NP=Not Present

D=Deficient

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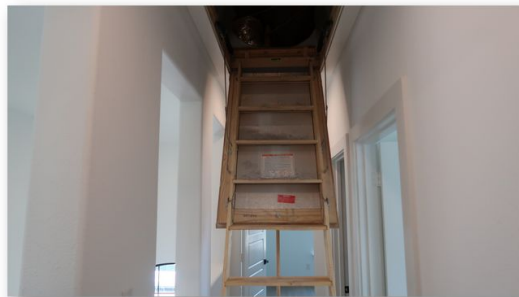
Zone	Attic	2x4 Walls	2x6 Walls	Floors	Crawlspaces
7	R49 to R60	R13 to R15	R19 to R21	R25 - R30	R25 to R30
6	R49 to R60	R13 to R15	R19 to R21	R25 - R30	R25 to R30
5	R49 to R60	R13 to R15	R19 to R21	R25 - R30	R25 to R30
4	R38 to R60	R13 to R15	R19 to R21	R25 - R30	R25 to R30
3	R30 to R60	R13 to R15	R19 to R21	R25	R19 to R25
2	R30 to R60	R13 to R15	R19 to R21	R13	R13 to R19
1	R30 to R49	R13 to R15	R19 to R21	R13	R13

Product Used	R-6	R-11	R-19	R-30	R-38
Fiberglass Batts or Blankets	1 1/2"	3 1/2"	6"	9"	11 1/2"
Fiberglass Loosefill	2 1/2"	4 1/2"	7 1/2"	12"	15 1/4"
Cellulose Loosefill	1 3/4"	3"	5 1/8"	8 1/8"	10 1/4"
Rigid Polystyrene Board	1 1/4"	2 1/4"	3 3/4"	6"	7 1/2"
Rigid Polyurethane Board	1"	1 3/4"	3 1/8"	5"	6 3/8"
Rigid Polyisocyanurate Board	7/8"	1 1/2"	2 3/4"	4 1/8"	5 1/4"



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

The attic was accessed by a ceiling-installed pull-down ladder in 2nd main floor.



The attic was accessed through a hatch in Garage ceiling.



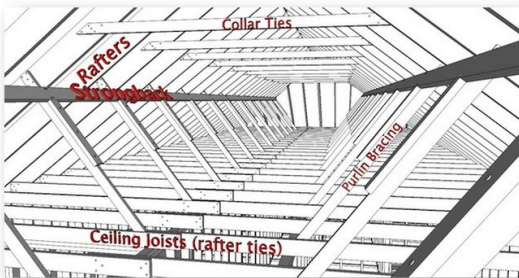
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Attic/Roof Structure Ventilation Type :Continuous Ridge Vent, Box Vent

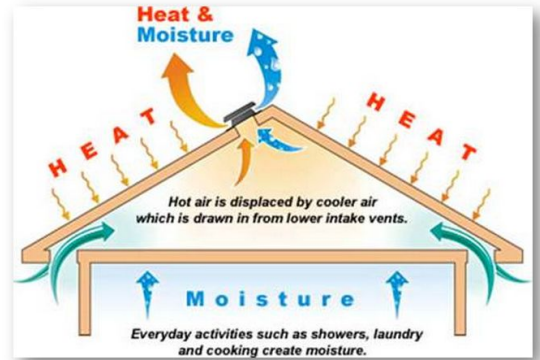
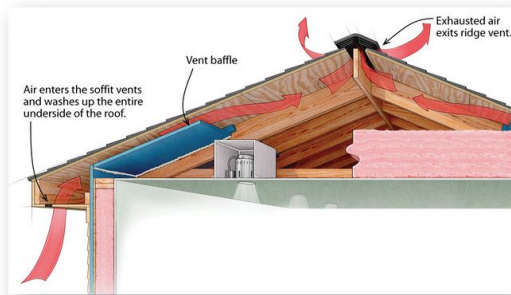
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**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

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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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:



The infrared camera scan revealed a missing insulation issue in the structural stud inside the upper wall between the kitchen and living room. To improve energy efficiency and savings, it is recommended to request that the builder reinforce the insulation in that area.

**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 **Operable Condition**.

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

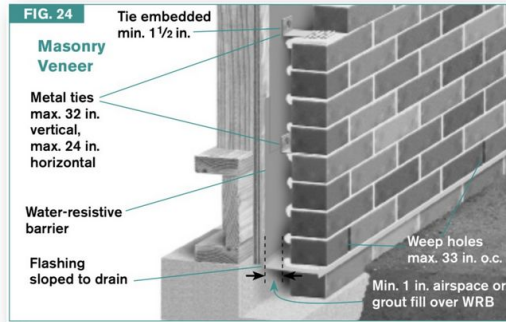
I=Inspected

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:



A pipe for internet cable installation is protruding on the east side of the house.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

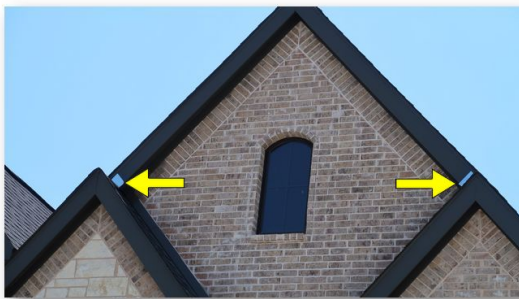
I	NI	NP	D
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The caulking at the bottom of the expansion joint on the east side of the house is insufficient. It needs to be filled.

**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 front roofline flashing of this house lacks sufficient paint. It doesn't blend well with the surrounding trim color. Painting it to match the trim is needed.

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:



**West side backyard corner, The exterior wall trim had gaps that should be filled** with an appropriate sealant by an qualified contractor to help prevent moisture and insect entry.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**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.**

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

**Garage Interior Wall**

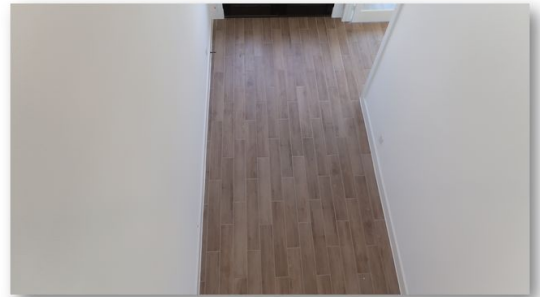
At the time of the inspection the Inspectors opinion was that the **Interior walls** were a **Drywall type** and appeared to be in **Operable Condition.**

**F. Ceilings and Floors**

*Comments:*

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

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;

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- 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 **Operable Condition** on the Day of this Inspection.

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



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

*Comments:*

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



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:

**Interior Doors**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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There is slight damage in the middle section of the molding on one side of the double doors in the second-floor media room. It should be repaired to ensure it looks presentable.

### Exterior Doors



The main exterior double doors of this house are lacking weather seals, especially in the middle section.



There is damage to the weather seal in the middle section of the main exterior double doors of this house, which requires repair by the builder.

### Garage Doors

Type:  Metal  Wood  Insulated Fiberglass  Doors / panels are damaged

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



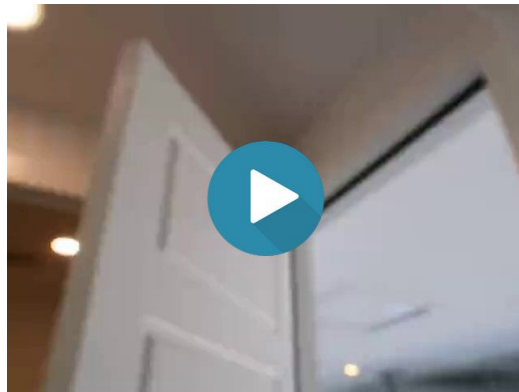
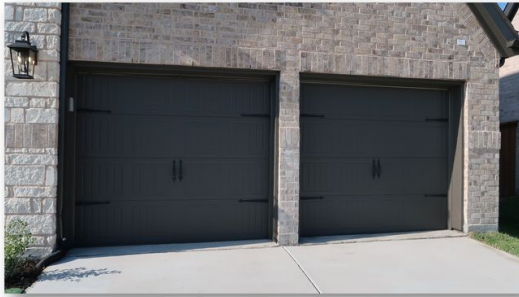
I=Inspected

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NP=Not Present

D=Deficient

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The door in the wall between the garage and the home living space 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.

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



Additional paint in the same color is needed at the top exterior part of the garage door.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The garage door has a gap on the side where it leaves the interior exposed to allow animals or the elements to enter the garage, we recommend that this be sealed with a piece of trim or that the garage door be adjusted.



There are two areas of damage on the upper surface of the right garage interior door. These should be repaired by the builder before the final walkthrough.

I=Inspected

NI=Not Inspected

NP=Not Present

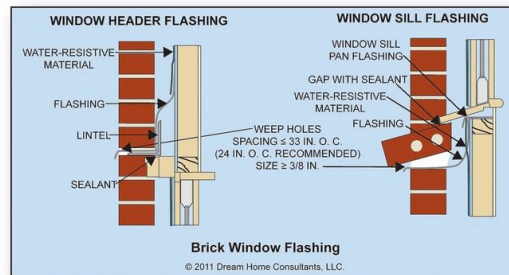
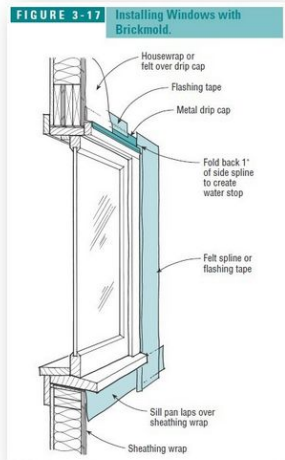
D=Deficient

I NI NP D

**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.



The window screens are located inside the master bedroom closet.

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:

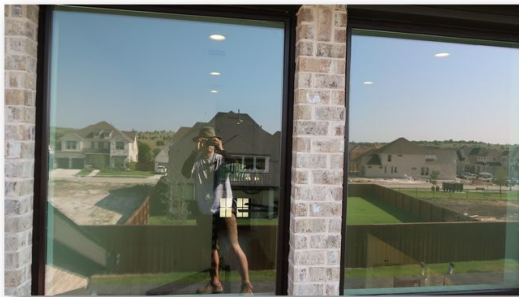
I=Inspected

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The dormer window on the south roof needs caulking and sealing overall. Numerous gaps were found between the window frame during the inspection.



I=Inspected

NI=Not Inspected

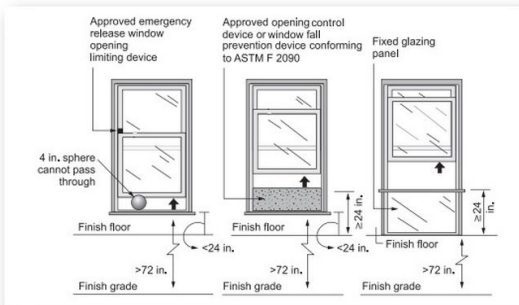
NP=Not Present

D=Deficient

I NI NP D



There is significant mortar separation in the outdoor window frame on the south side of the living room, and proper construction is needed.



Although some windows in the home had no fall prevention installed. Windows located less than 24 inches above the floor and greater than 72 inches above finish grade, such windows had no fall protection installed as is required by modern safety standards.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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There are many sealant marks left on the interior living room window frame. The buyer wants the builder to remove these marks due to their complaint.

**Note**

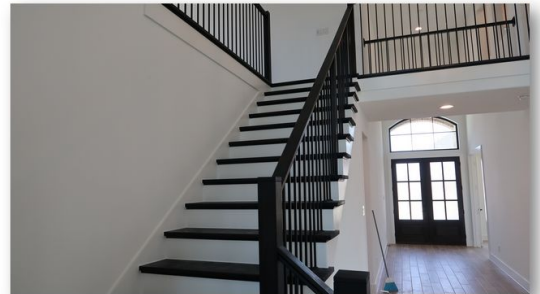
**If present, signs of lost seals in thermal pane windows may appear and disappear as weather changes. Windows with lost seals may not be evident at the time of the inspection. Windows only checked for obvious fogging. Recommend thermal seals be checked by a specialist. Storm windows only checked for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

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

*Comments:*

In the Inspectors opinion the **Stairs** appeared to be in **Operable Condition**.



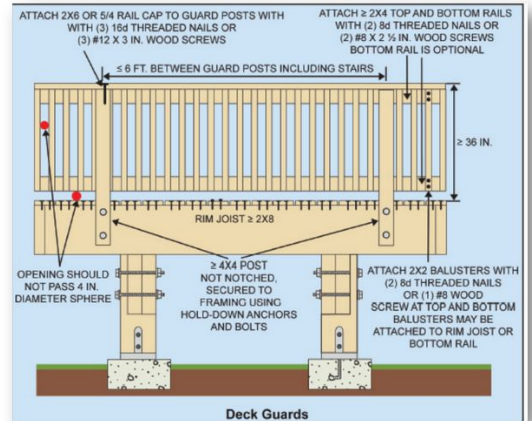
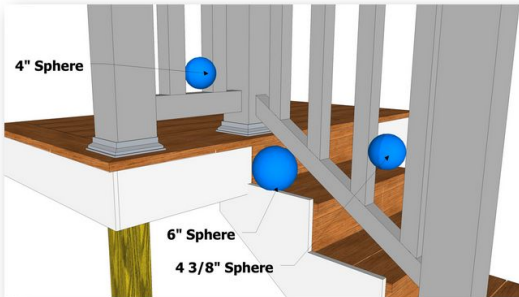
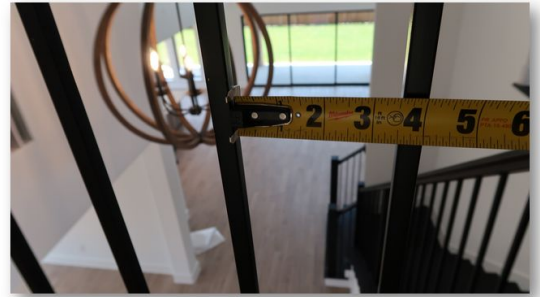
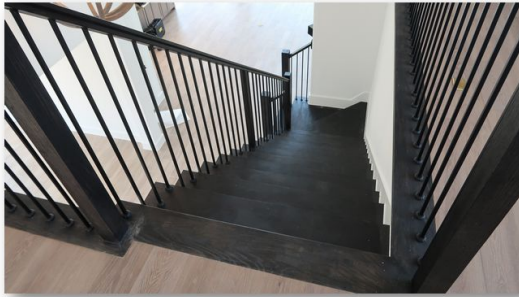
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



The spacing and height between the stair posts and handrails are properly installed according to code.

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

**INTERIOR**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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The surface of the corner section of the interior stairs is uneven, and some damage has been observed

**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 **Operable Condition**.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

You need to obtain the main gas valve key for the fireplace from the builder.

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



A crack was found under the fireplace decoration board. The builder plans to fill the gap with epoxy.

**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 **Operable Condition**. on the day of the Inspection.



The items listed below are the Inspectors observations of deficiencies and/or exceptions if any

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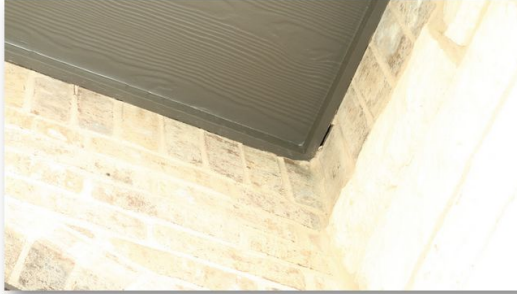
NI=Not Inspected

NP=Not Present

D=Deficient

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associated with the **porches and patio** that were noted on this structure at the Time of the Inspection:



There is a visible gap in the trim of the backyard patio ceiling, and hairline cracks in the mortar were also found. Caulking and patching are needed.

### Sidewalks & Driveways

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



### Fences

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



### 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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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: Exterior of house*

*Panel Manufacture: Eaton*

*Breaker Brand :* The service panel contained circuit breakers manufactured by Eaton.

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



#### Sub Panels

*Type of Wire:*  Copper     Aluminum

*Location: Garage*

In the Inspectors opinion is the Sub-Panel Electrical System appeared to be in **Operable Condition** at time of Inspection.

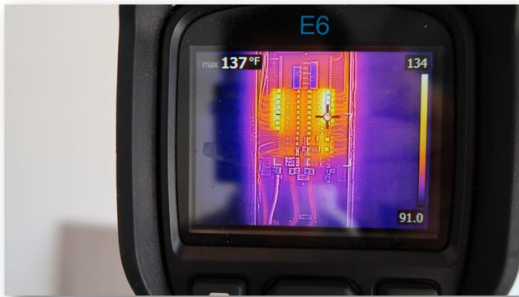
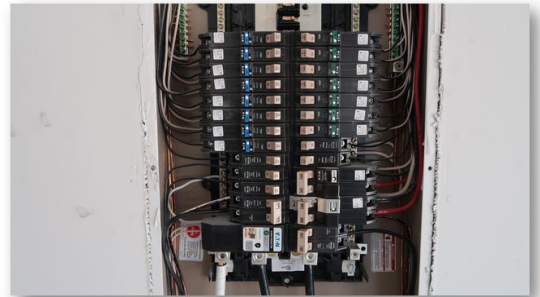
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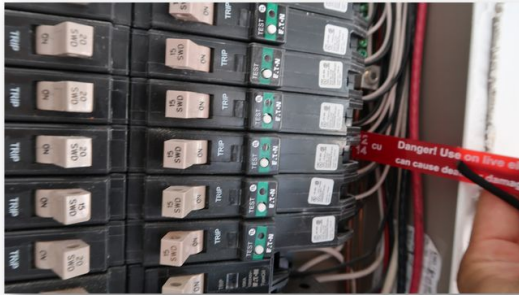
I=Inspected

NI=Not Inspected

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### Grounding / Bonding:

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** applied and appeared **to be properly** connected.

I=Inspected

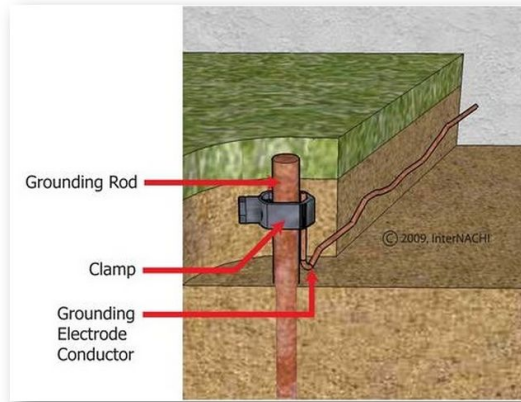
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

All boxes and conduit appeared to be bonded properly. I **did not** observe any indications of overheating or arcing within the panel box at the time of the inspection.



The ground electrode clamp is exposed above the ground. It is recommended to have it flush with the ground.

**Note :**

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

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

Type of Wiring:  Copper     Aluminum

Comments:

**Outlet and Switches**

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

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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**Ground/ARC Fault Circuit Interrupt Safety Protection**

Kitchen:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Garage:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Basement:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Wet Bar:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Living:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Dining:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Crawlspace:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Laundry:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
A/C Unit:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Pool/Spa:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Bedroom:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial				

**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**

**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.



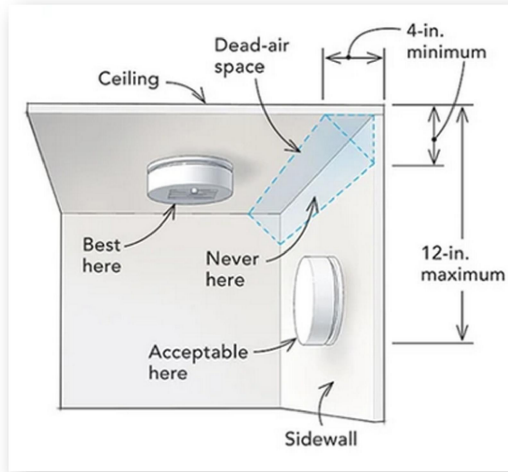
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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:

**Carbon Monoxide Detectors:**

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



**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**

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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: 2024**

**Brand name: Lennox**

**Today's Avg Temperature Reading: 73°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.**

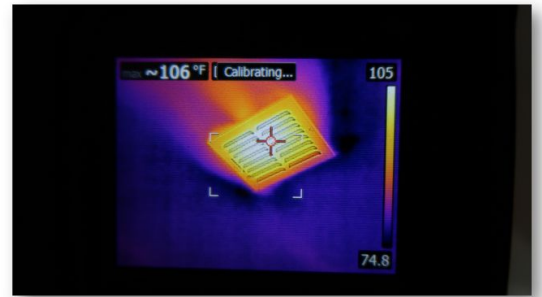
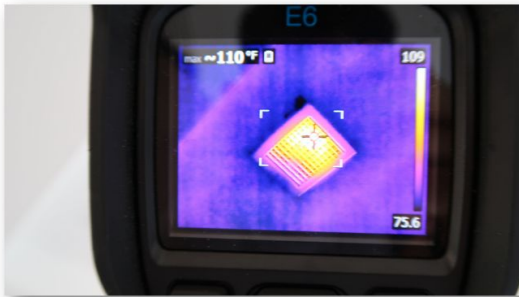
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**NI - A full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection. (This is a specific T.R.E.C. guideline limitation).**

**Unit #2**

**Date built: 2024**

**Brand name: Lennox**

**Today's Avg Temperature Reading: 73°F**

**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
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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:

**NI - A full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of this visual inspection. (This is a specific T.R.E.C. guideline limitation).**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

*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.**

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**B. Cooling Equipment**

*Type of System:* Central-Zoned

*Comments:*

Unit #1:

Approximate System Age: Jan, 2024

Approximate System Size: 1.5 Tonnage

Type of Freon: 410-A

Max Fuse: 15A

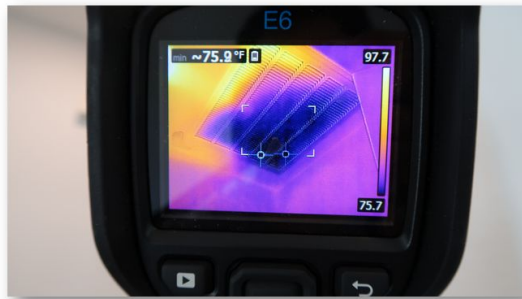
Max Circuit Breaker : 15A

Brand Name: Lennox

Supply Air Temp: 57~62 °F    Return Air Temp: 75 °F    Temp. Differential: 13 ~ 18 °F

***Normal A range 15°F - 22°F***

These temperatures are within the recommended tolerances.



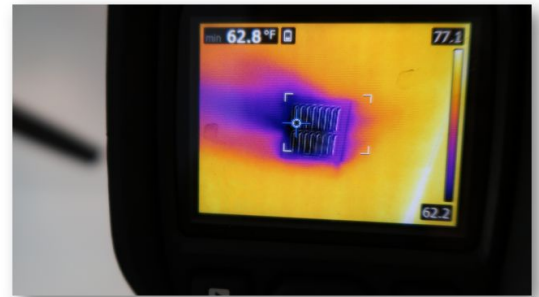
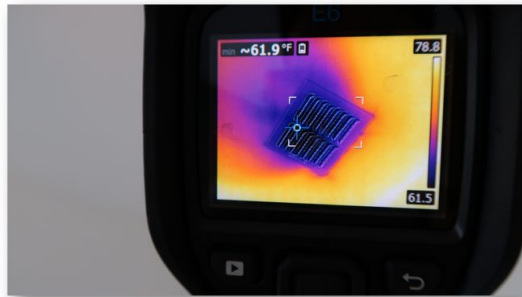
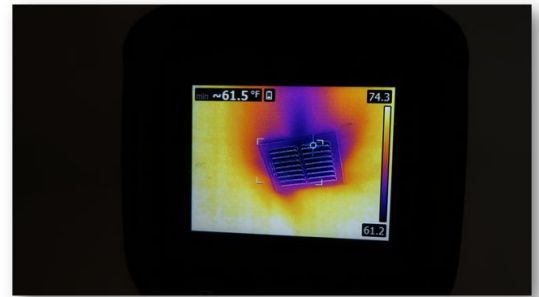
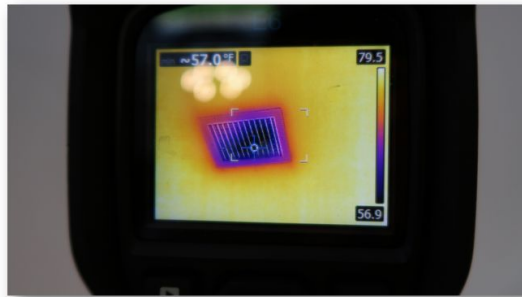
I=Inspected

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D=Deficient

I	NI	NP	D
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*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.

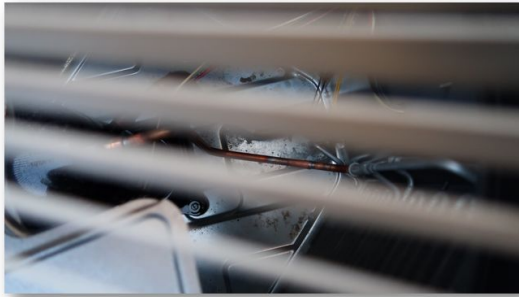
**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

**I NI NP D**



**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.

**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
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Unit #2:

Approximate System Age: May, 2024

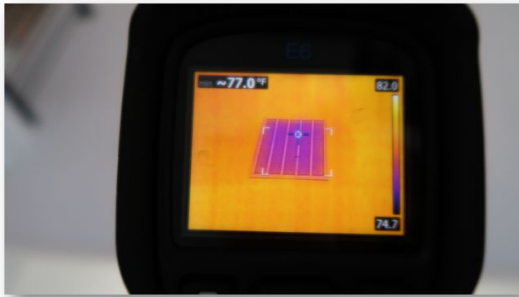
Approximate System Size: 5 Tonnage

Brand Name: Lennox

Supply Air Temp: 57~61 °F    Return Air Temp: 77 °F    Temp. Differential: 16~20 °F

**Normal A range 15°F - 22°F**

These temperatures are within the recommended tolerances.





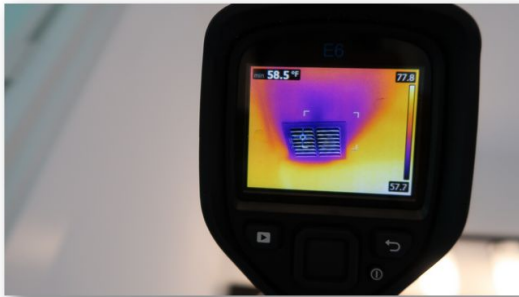
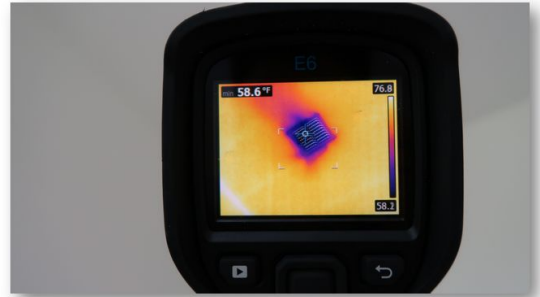
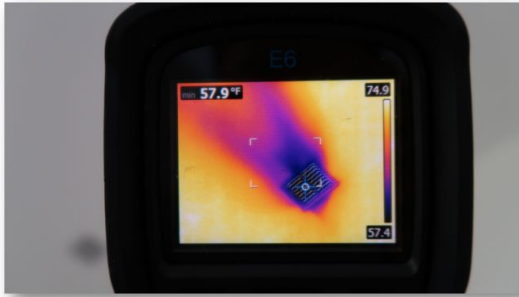
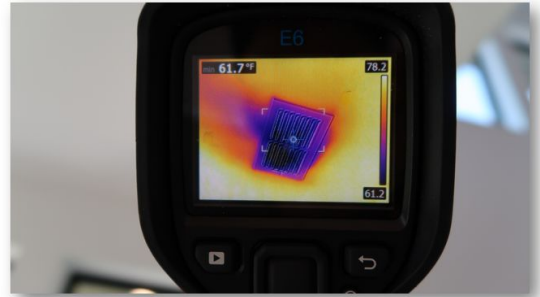
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Primary Drain



Secondary Drain



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:

**Thermostat #2**

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
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**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.**

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

*Comments:*

*Type of Ducting:* Flex Ducting  
*Heating-A/C filter:* Disposable 4"  
*Filter Type:* Disposable  
*Filter Size:* 16"x25x1"  
*Filter Condition :* **Very Dirty**

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



It is recommended to replace the filter with a 4-inch thick one.

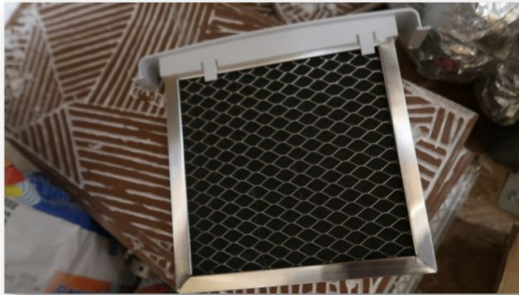
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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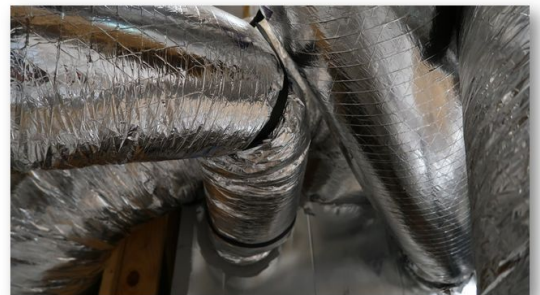


The outside fresh air return component is connected to the furnace return. Regular filter cleaning is recommended.

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

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

- Ducting is kinked



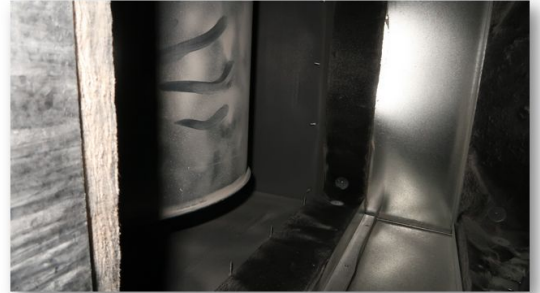
I=Inspected

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I	NI	NP	D
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The plenum on the blower side of the furnace return needs cleaning, as a significant amount of dust has accumulated. The builder is responsible for this cleaning.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Damage was found on the superficial surface of several ducts near the attic entrance during the inspection. The damage needs to be repaired.

**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:* 50 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



**Water Supply:**

The **Water Supply System** 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
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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



**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
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**Commodes**

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

**Washing Machine Connections**

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



I=Inspected

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NP=Not Present

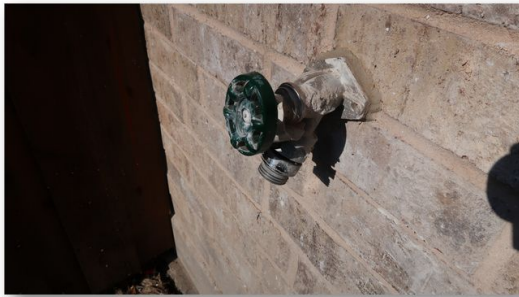
D=Deficient

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### Exterior Plumbing

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



#### 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.**

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#### 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.

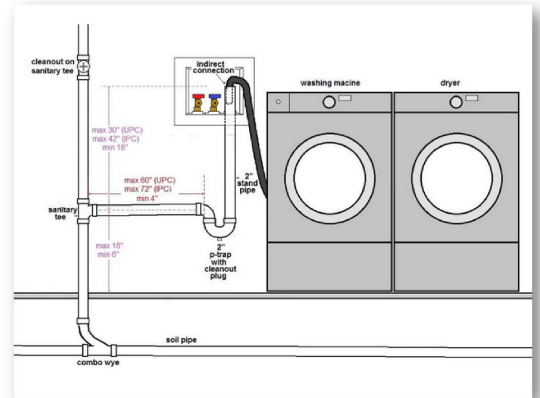
I=Inspected

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I	NI	NP	D
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Wash machine drain line Min 18" to Max 30" or 42" from bottom.



**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 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:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Drains without a direct water supply, i.E. Floor drains, laundry drains, etc. Are not tested.**

**C. Water Heating Equipment**

*Water Heater Type: Tankless*

*Water Heater Manufacturer : Rheem*

*Date built: 2024*

*Energy Source: Gas*

*Capacity: Input rating*

*Max : 199,000 BTU, Min : 11,000 BTU*

*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 Approximate Year Manufactured:*

*Location(s): Garage Expansion Tank Applied No*

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



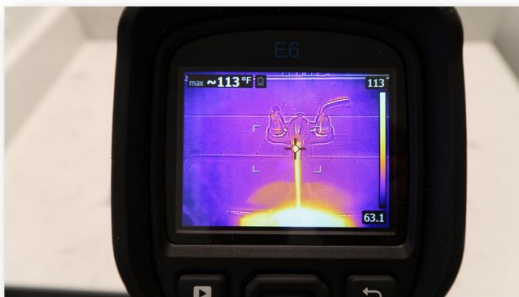
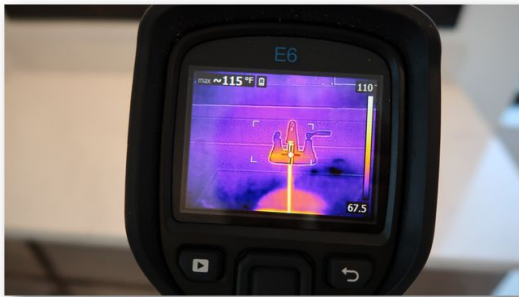
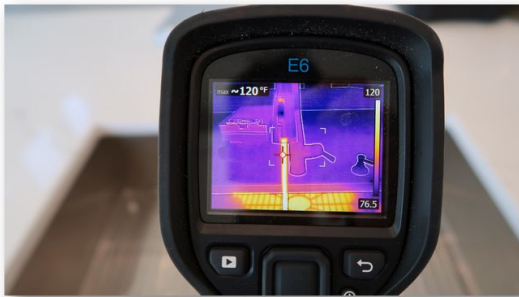
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NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

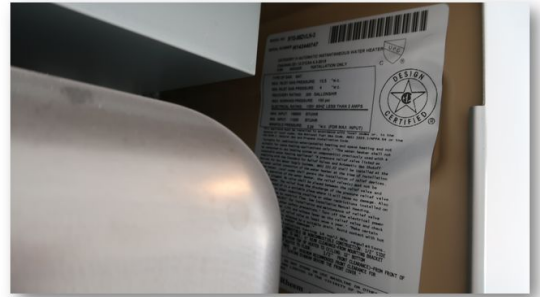
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### Water heater Temperature and Pressure Relief Valve



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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.

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**D. Hydro-Massage Therapy Equipment**

*Comments:*

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**E. Gas Distribution Systems and Gas Appliances**

*Location of gas meter:* Font of West side

*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 **Fair 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 **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
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**Gas is leaking significantly from the elbow of the main gas meter valve pipe coming into the house. An evaluation and repairs as necessary should be performed immediately a by qualified contractor.**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**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**

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**A. Dishwashers**

*Comments:*

*Manufacturer :GE.*

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

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.



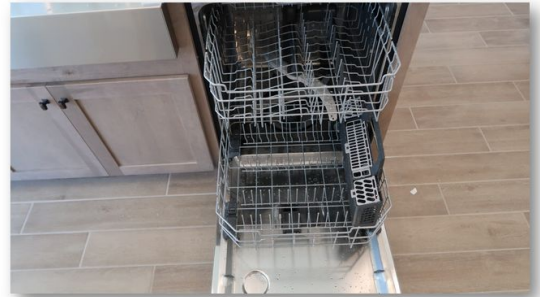
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NP=Not Present

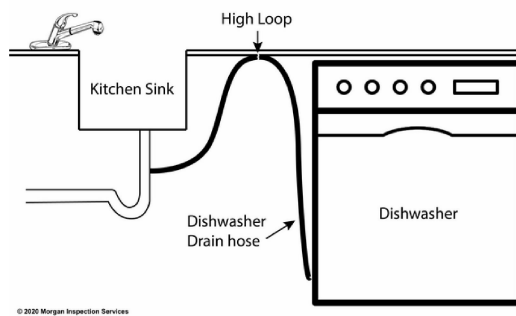
D=Deficient

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

- No anti-siphon loop at the drain line



The dishwasher did not appear to have an anti-siphon device installed in the drain line. Anti-siphon devices are installed to prevent wastewater from the dishwasher from being siphoned back into the dishwasher and contaminating its contents. An anti-siphon device should be installed by a qualified technician.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



*Notes:*

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

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**B. Food Waste Disposers**

*Comments:*

*Manufacturer : InSinkErator*

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



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.

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**C. Range Hood and Exhaust Systems**

*Comments:*

*Manufacturer : GE*

*Type : Vented (Updraft)*

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

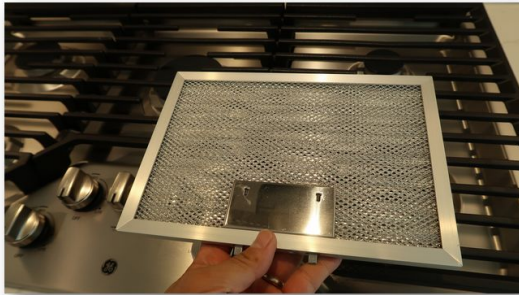
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**D. Ranges, Cooktops, and Ovens**

*Comments:*

**Range Type:**  Electric  Gas

**Manufacturer :**GE

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



**Oven(s):**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Unit #1:  Electric  Gas  
Tested at 350°F, Variance noted: 350°F (max 25°F)



Unit #2:  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.

**E. Microwave Ovens**

*Comments:*

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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.

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**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**.



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**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**.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

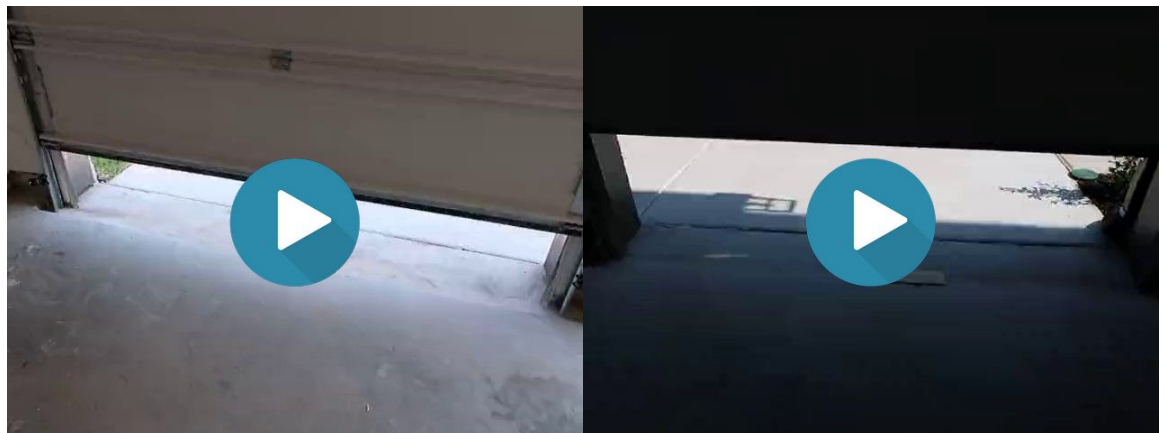
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The garage door operator(s) were tested by operating the wall-mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation-related deficiencies. No reportable conditions were present at the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



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.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

The pressure-activated automatic reverse feature was tested and appeared 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**.



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:* 1-10

*Valve Box Location:* Front

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

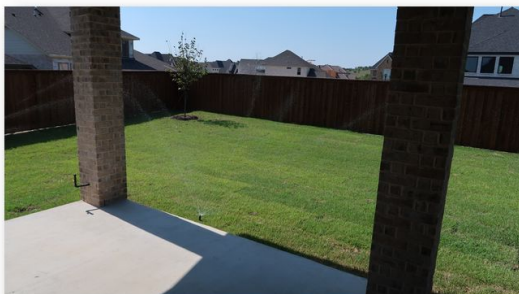
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D=Deficient

I NI NP D





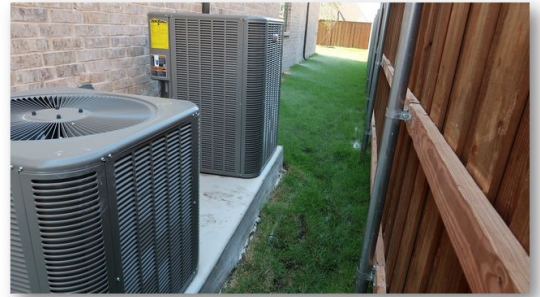
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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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 main valve of the irrigation sprinkler is covered in mud, making it difficult to control the valve. The mud needs to be removed.

**NOTE:**

**SPRINKLER CONTROLS ARE OPERATED IN MANUAL MODE ONLY.**

**THANK YOU FOR CHOOSING**

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HOME INSPECTIONS