PrimeVue
HOME INSPECTIONS

Home and Termite Inspections
254-727-0900
TX

Inspected by Jude Hwang TREC #25266

DEFICIENCY SUMMARY

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

1. Foundations

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

2. The portions of the concrete foundation wall surfaces minor crack in parge coat around bottom of garage door.

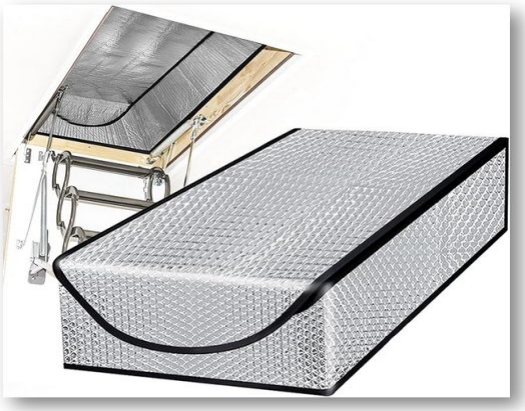
2. Roof Covering Materials

3. When the house was being built, for some unknown reason, the roofer placed a piece of wire from the roofing materials on top of the water heater duct cover.

4. The flashing for the stack vents needs to be reinstalled.

5. The roof had cracked and/or broken clay roof tiles that should be replaced to help prevent damage from roof leakage.

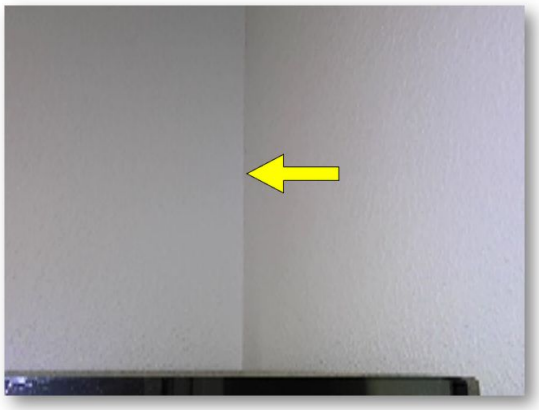
3. Roof Structures and Attics



6. To improve insulation and energy savings between the attic space and living space, it is recommended to install an attic cover.

7. One or more rafters appeared to be separated from the ridge board.

4. Walls (Interior and Exterior)

8. 

A hairline crack was found at the corner of the master bedroom closet entrance.

9. 

The weep screed on the house's exterior stucco requires evaluation by the builder. The area of concern is around the garage door, as shown in the photos.

10. 

A piece of the vapor barrier house wrap has shifted out at the lower corner of the front of the house, creating an unsightly appearance.

11. 

At the northeast corner of the house, there is a visible gap at the edge of the concrete pad due to insufficient concrete pouring.

12.  

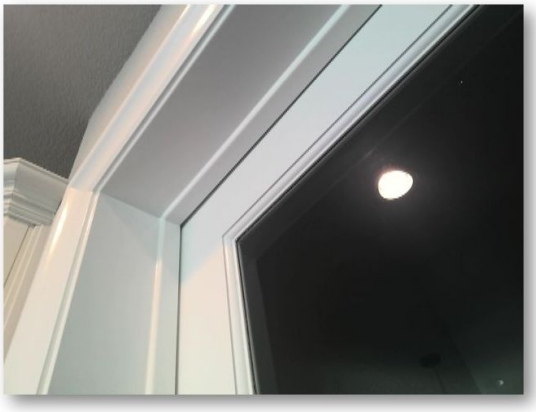
The lower trim materials in the corner of the garage are exposed, making it appear as though the installation is incomplete.

5. Ceilings and Floors

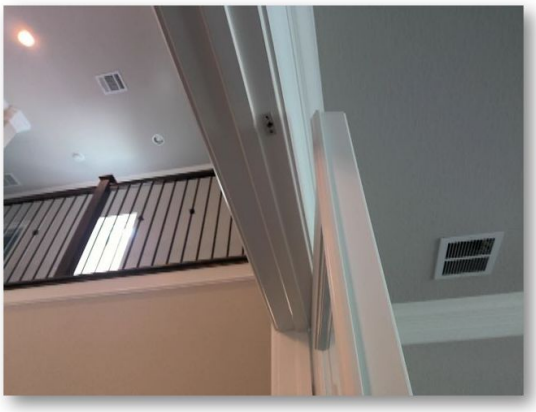
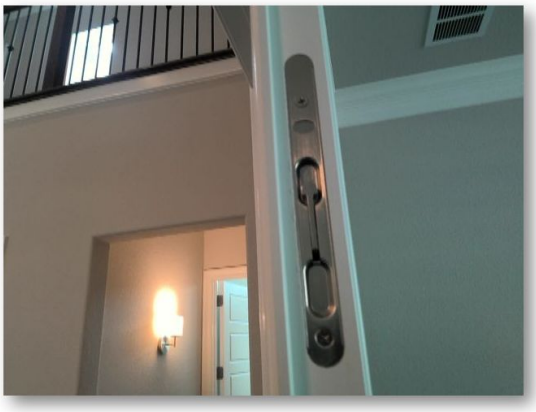
13.  

The garage floor had common shrinkage hairline cracks. These cracks are not a structural concern.

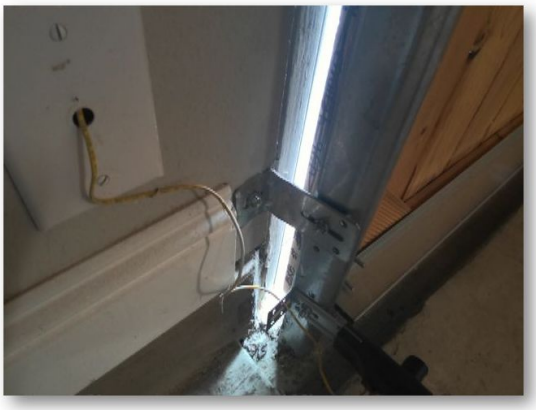
6. Doors (Interior and Exterior)




14. The hardware hinges on the kitchen pantry door need adjustment. There is a gap at the top.

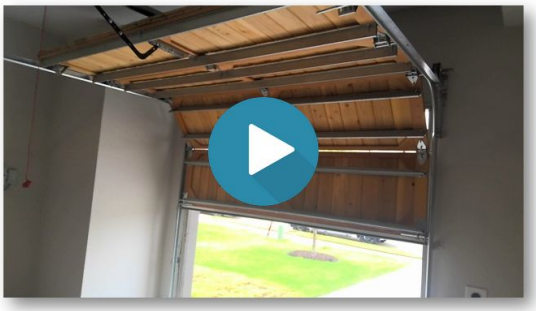
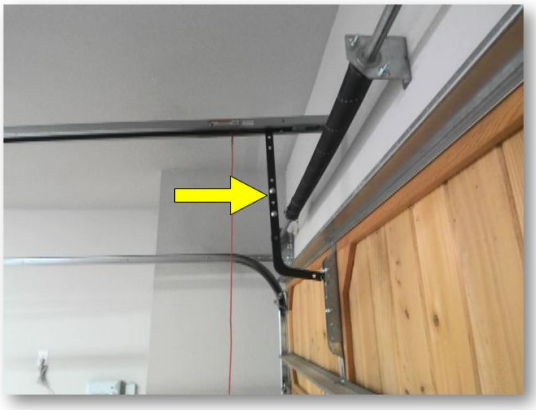



15. The lock hardware on the office door is not functioning. It needs to be repaired or replaced.




16. 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


17. An air gap has been identified in the interior panel of the garage door. It is recommended to fill the gap with a wood filler.

18. It was noted that the eastern garage door makes significantly more noise compared to the other doors. It is recommended to adjust the garage door’s hockey stick to the 1 o'clock position.

19.

A garage vehicle door had peeling paint. Timely maintenance will help extend its lifespan.

7. Windows

20.

The rail mounting bolts for the main sliding door in the living room have loosened and are coming down. The bolts need to be tightened securely to prevent damage to the door during operation.

21.

☑ Absence fall protection at window

8. Porches, Balconies, Decks, and Carports

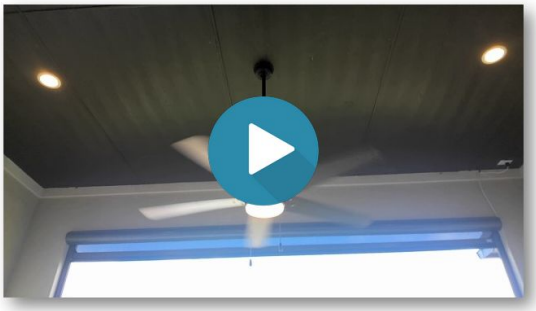
22.

The trim work under the backyard patio is incomplete. Prompt action is needed to finish it.

23. A hairline crack has been found on the floor of the front porch.

24. The drain hole in the lower weep screed of the front porch stucco is clogged. A thorough evaluation of the lower weep screed is needed.

9. Branch Circuits, Connected Devices, and Fixtures

25.  

A ceiling fan in the Backyard Patio was noisy during operation. This condition is typical of deteriorated fan components.

26. 

A red light is flashing abnormally on the smoke alarm device located in the ceiling between the indoor space and the garage. Evaluation and repair by the builder are needed.

10. Cooling Equipment

27. 

Rust-colored water is visibly present on the drain pan of Furnace #2 in Cooling Unit #2. It appears to be leaking from the secondary drain pipe. Evaluation by an HVAC professional is needed.

11. Duct Systems, Chases, and Vents

28.

A beehive is forming inside the mesh grill vent on the exterior Northside wall. It needs to be removed.

12. Plumbing Supply, Distribution Systems and Fixtures

29.

The water meter box is continuously submerged in water. Over time, this could lead to issues such as corrosion of electronic components or metal valves. Measures should be taken to address drainage and prevent such problems.

30. The main water valve on the garage wall interferes with the access door, causing inconvenience. The location of the door needs adjustment.

31. ☑**Sink leaks into cabinet below**

32. Mold has been observed on the floor of the sink cabinet in the bathroom with the upstairs drum. While there is no active leak at the moment, the underlying cause needs to be addressed. There is a possibility that water is dripping into the sink due to a lack of silicone sealant where the sink meets the wall.

33.

☑ Exterior hose bibs do not have back-flow prevention

13. Gas Distribution Systems and Gas Appliances

34.

Gas pipes in the exhibited minor general corrosion. Need to be painted.

14. Dishwashers

35.

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

15. Range Hood and Exhaust Systems

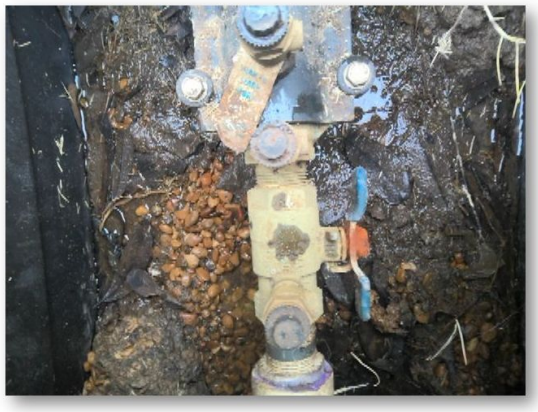
36.

When the range hood fan is set to high speed, the noise level is excessively high. The fan's power settings may need adjustment, or the external duct cover should be inspected.

16. Landscape Irrigation (Sprinkler) Systems

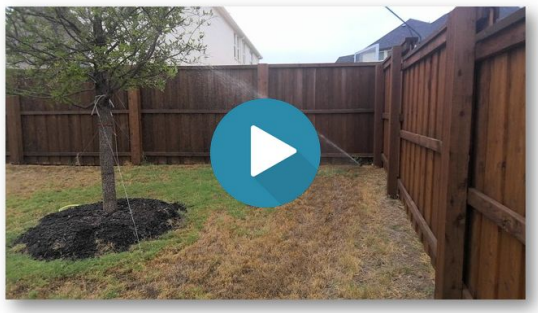
37.

The landscape sprinkler control panel has no labels, making it difficult to identify the zones.



38. There is rust on the irrigation system backflow prevention valve. To prevent the valve handle from malfunctioning due to the rust, it is recommended to replace the valve.

39. The foundation drip hose is exposed on the ground surface. To prevent accidental damage, it should be buried underground if possible.



40. Zone 14, The direction of the head needs adjustment.

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

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

THANK YOU FOR CHOOSING OUR COMPANY.

PrimeVue
HOME INSPECTIONS

PROPERTY INSPECTION REPORT FORM

	11/22/2024
Name of Client	*Date of Inspection*
, TX	
Address of Inspected Property	
Jude Hwang	25266
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

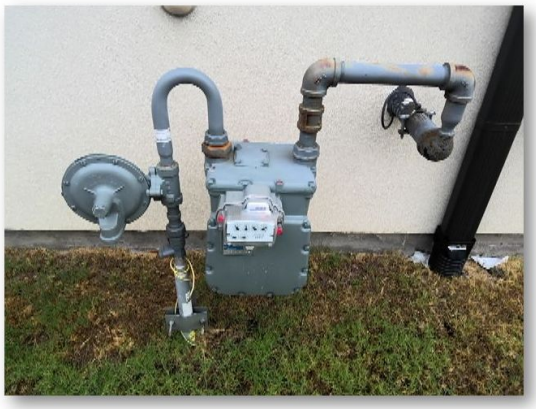
ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Present at Inspection:	☑ Buyer entire inspection. ☐ Buyer's agent	☐ Selling Agent	☐ Listing Agent	☐ Occupant
Building Status:	☐ Vacant	☑ Owner Occupied	☐ Tenant Occupied	☐ Other
Weather Conditions:	☑ Sunny	☑ Cloudy	☐ Rain	Temp: 67°F
Utilities On:	☐ Yes	☐ No Water	☐ No Electricity	☐ No Gas

Special Notes: During the inspection

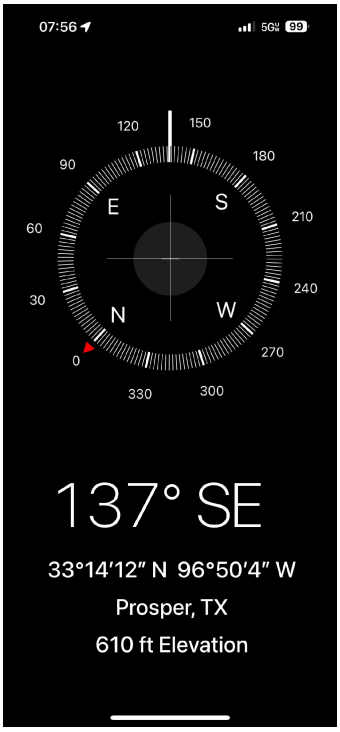
The Inspection started at 8 am. The inspection ended at 1:30 pm.
The home was originally constructed in approximately 2023
The size of the home was approximately 4100 square feet.
At the inspection, the ground was dry.

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

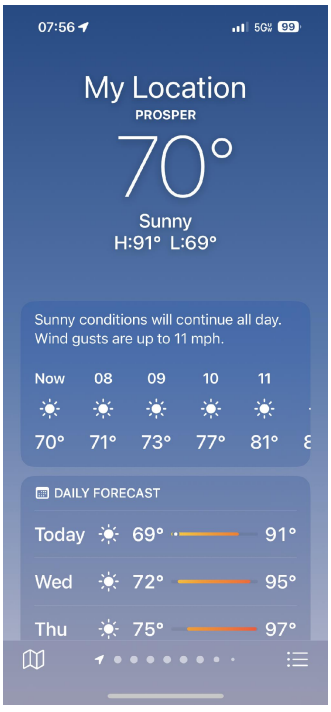


Water Meter Location : in underground box near the sidewalk Water Shut Off Location : in Garage wall

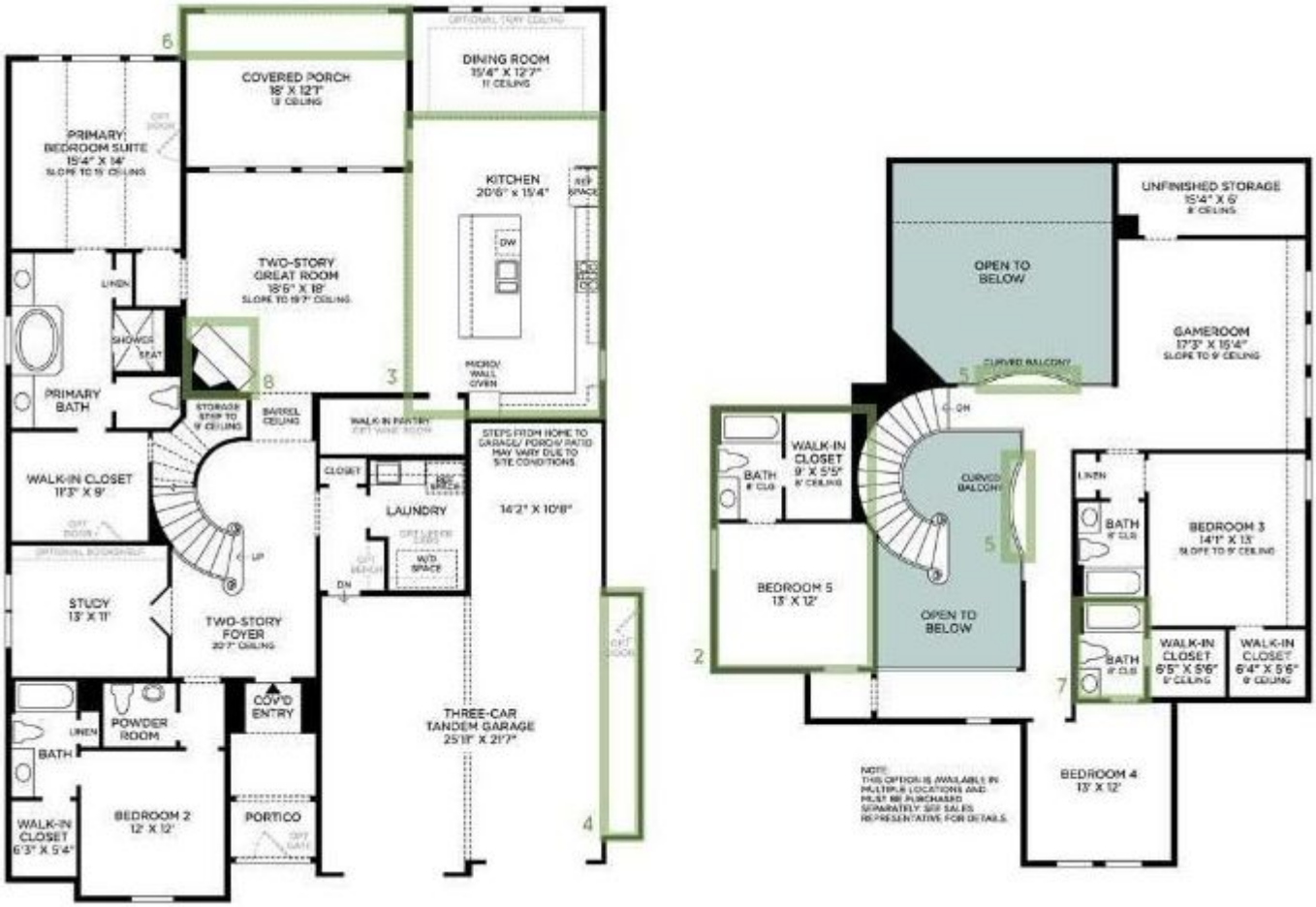
House Direction of Front



Weather Conditions



Floor Plan


COVERED PORCH
18' X 12'7"
DINING ROOM
15'4" X 12'7"
PRIMARY BEDROOM SUITE
15'4" X 14'
KITCHEN
20'6" x 15'4"
TWO-STORY GREAT ROOM
18'6" X 18'
PRIMARY BATH
WALK-IN CLOSET
11'3" X 9'
STUDY
13' X 11'
TWO-STORY FOYER
COV'D ENTRY
POWDER ROOM
BATH
WALK-IN CLOSET
6'3" X 5'4"
BEDROOM 2
12' X 12'
PORTICO
LAUNDRY
14'2" X 10'8"
THREE-CAR TANDEM GARAGE
25'11" X 21'7"
UNFINISHED STORAGE
15'4" X 6'
OPEN TO BELOW
GAMEROOM
17'3" X 15'4"
WALK-IN CLOSET
9' X 5'5"
BEDROOM 5
13' X 12'
BEDROOM 3
14'1" X 13'
WALK-IN CLOSET
6'5" X 5'6"
WALK-IN CLOSET
6'4" X 5'6"
BEDROOM 4
13' X 12'

Aerial Filming

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

INACCESSIBLE OR OBSTRUCTED AREAS

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

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

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

SCOPE OF INSPECTION

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

GENERAL LIMITATIONS

The inspector is **not** required to:

(A) inspect:

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

(B) report:

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

(C) determine:

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

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

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

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

(F) designate conditions as safe;

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

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

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

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

(K) operate recirculation or sump pumps;

(L) remedy conditions preventing inspection of any item;

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

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

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

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

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

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

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

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

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

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

Here are some guidelines for watering around your foundation:

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

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

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

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

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

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

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

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 11/22/2024 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.

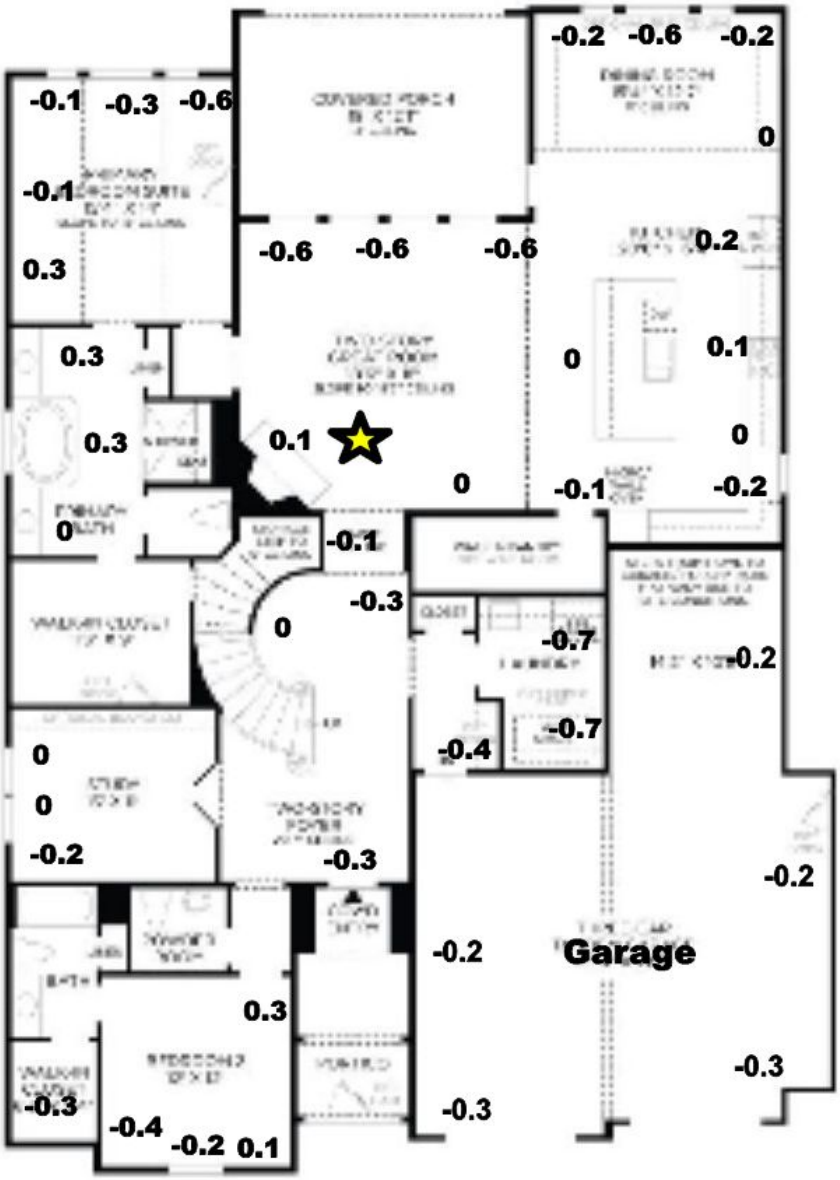
Buyers Advisory Notice:
These opinions are based solely on the inspector's observations, made without sophisticated testing procedures, specialized tools, or equipment. Therefore, the expressed opinions reflect apparent conditions and not absolute facts, and are only valid as of 11/22/2024 at 8:30 am.

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.

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

I	NI	NP	D

Foundation Elevation Test by ZipLevel



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

I	NI	NP	D

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

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

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

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

SUGGESTED FOUNDATION MAINTENANCE & CARE

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

I	NI	NP	D

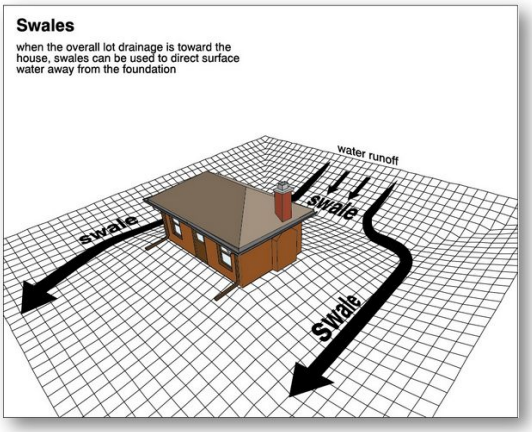
Proper drainage and moisture control are crucial for all types of foundations, given the expansive nature of the area's load-bearing soils. Drainage should be directed away from all sides of the foundation using grade slopes. Often, floor coverings and stored items obscure signs of settlement, such as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

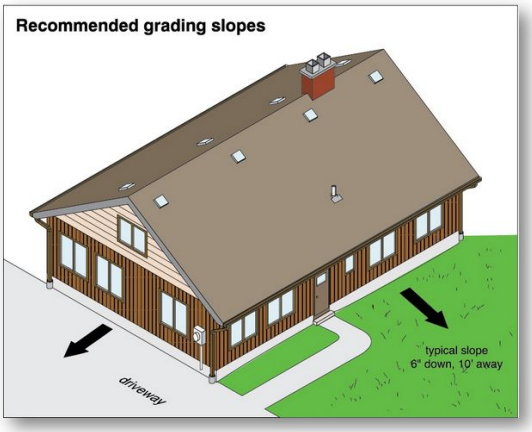
☑ ☐ ☐ ☐ **B. Grading and Drainage**

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.

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

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

I	NI	NP	D

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

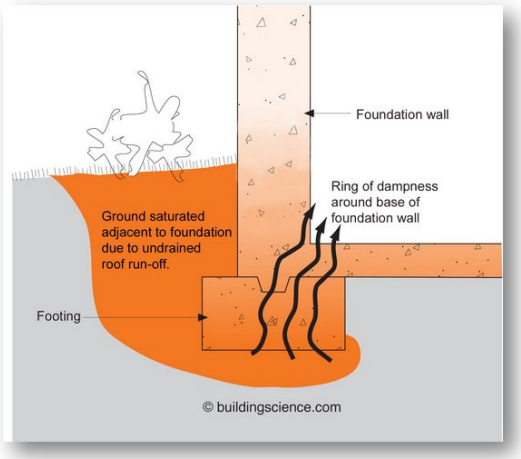
Sample picture of sub surface drainage system

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.

Here is a resource on dealing with standing water in your yard.

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

I	NI	NP	D



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

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

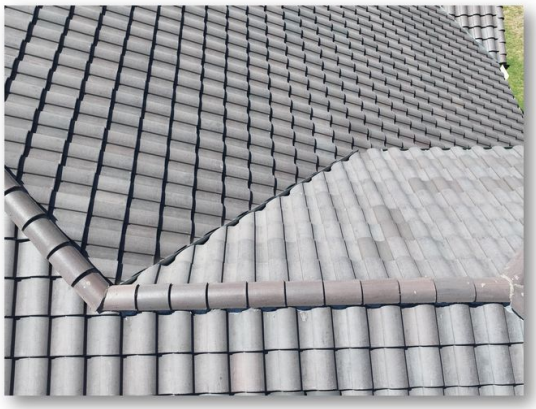
I	NI	NP	D
☑	☐	☐	☑

C. Roof Covering Materials

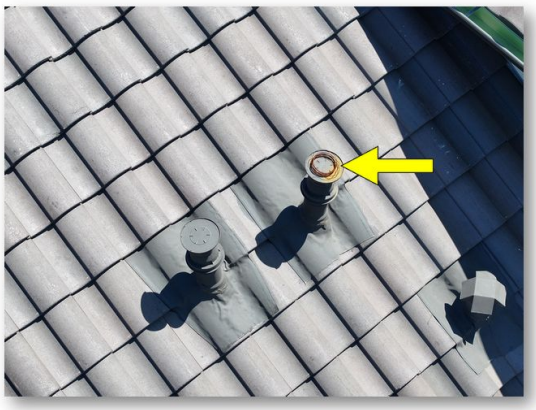
Type(s) of Roof Covering: Clay Tile
Viewed From: Viewed using a drone
Conditions that prevented walking the roof (if applicable): ☐ Roof pitch too steep (Safety) ☐ Weather (Safety) ☐ Requires ladder over one story (See TREC Standards of Practice)
Comments

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

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



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

I	NI	NP	D

When the house was being built, for some unknown reason, the roofer placed a piece of wire from the roofing materials on top of the water heater duct cover. Now, a year later, rust has formed around the area. The wire needs to be removed, and the water heater duct cover should be painted.

The flashing for the stack vents needs to be reinstalled.

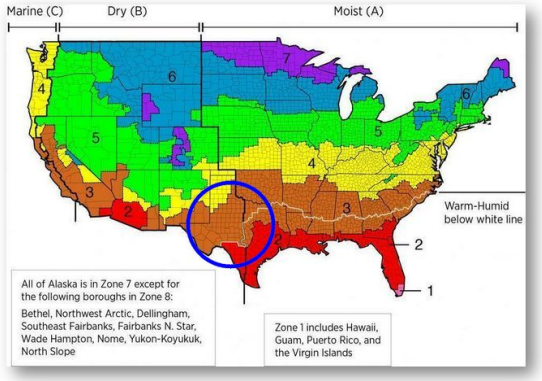
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

The roof had cracked and/or broken clay roof tiles that should be replaced to help prevent damage from roof leakage. We recommend consult with a qualified roofing contractor to discuss options.

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

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**
Viewed From: Entered the Attic
Approximate Average Depth of Insulation: 18"
Comments:
Framing Type : Conventional
Visible Framing Material : Wood
Insulation Type Fiber Glass Loosefill



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

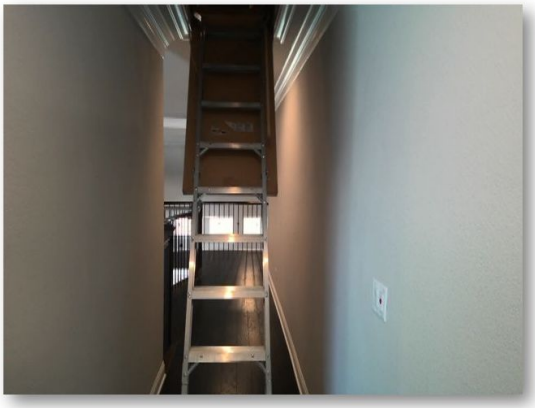
Product Used	R-6	R-11	R-19	R-30	R-38
Fiberglass Batts or Blankets	1 1/2"	3 1/2"	6"	9"	11 1/2"
Fiberglass Loosefill	2 1/2"	4 1/2"	7 1/2"	12"	15 1/4"
Cellulose Loosefill	1 3/4"	3"	5 1/8"	8 1/8"	10 1/4"
Rigid Polystyrene Board	1 1/4"	2 1/4"	3 3/4"	6"	7 1/2"
Rigid Polyurethane Board	1"	1 3/4"	3 1/8"	5"	6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

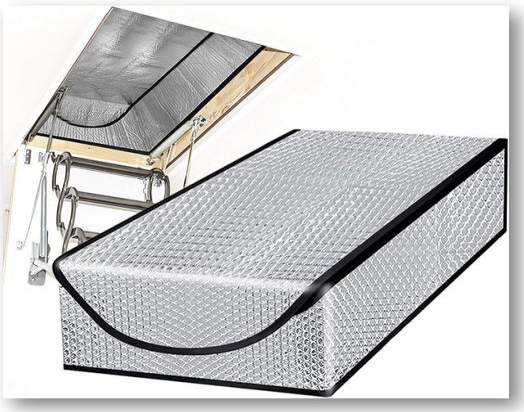
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

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 floor hallway.



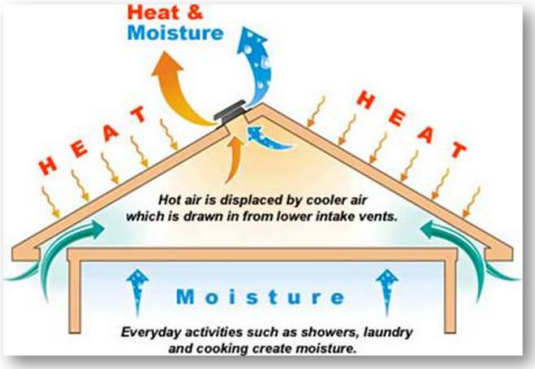


To improve insulation and energy savings between the attic space and living space, it is recommended to install an attic cover.

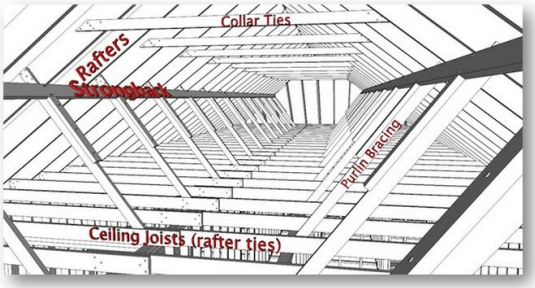
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Attic/Roof Structure Ventilation Type :Soffit, Tile cover Vent



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



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

I	NI	NP	D

One or more rafters appeared to be separated from the ridge board. This could be correlated to evidence of structural movement. This can be repaired by nailing a supporting rafter to the existing rafter, forming a tight fit at the ridge. The supporting rafter should be the same width as the existing rafter and should be mitered at the end.

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

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

Comments:

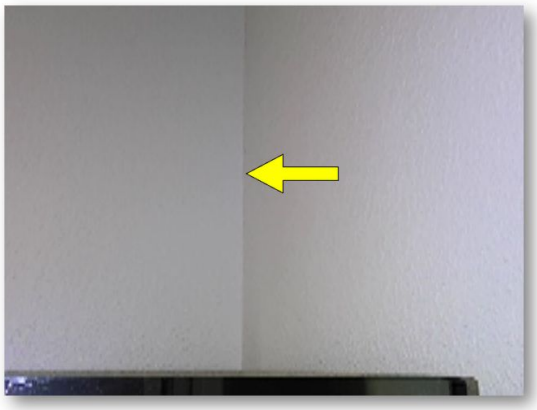
The thermal imagery scan revealed a hot/cold spot, typically indicating inadequate insulation in the ceiling and/or walls. This issue may also result from the settling of blown-in or batt insulation in older structures. Missing insulation in ceiling areas can often be addressed by inspecting the attic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

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

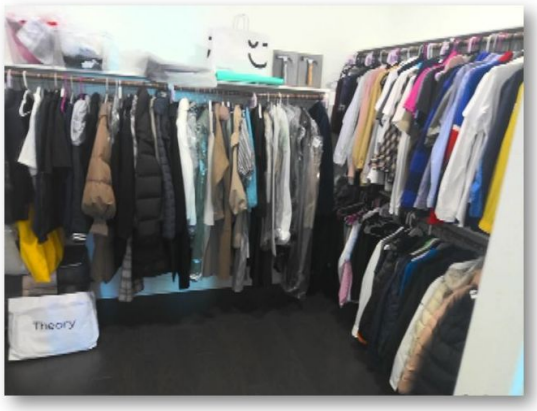
The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Interior Wall** that were noted on this structure at the Time of the Inspection:

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

I	NI	NP	D



A hairline crack was found at the corner of the master bedroom closet entrance. It appears to be due to the movement of the structure caused by temperature changes. It does not seem to be a sign of structural damage.



The closets are obstructed by the owner's belongings. The inspector is unable to access the inside of the wall closet to identify any deficiencies.

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.

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

I	NI	NP	D

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 ☐ Stone ☐ Wood ☐ Wood byproducts ☑ Stucco
☐ Vinyl ☐ Aluminum ☐ Asbestos ☐ Fiber Cement Board ☐ Other

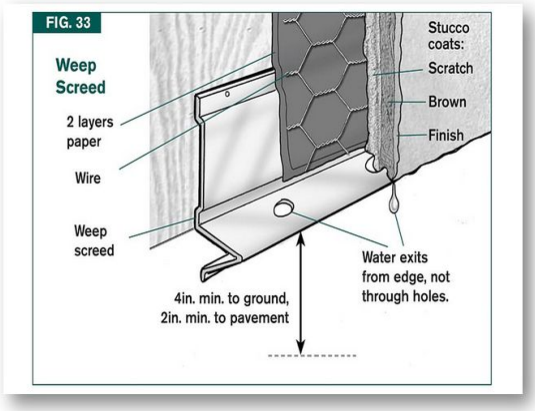
Exterior walls of the home were covered with synthetic stucco called Exterior Insulation and Finish Systems (EIFS).

Exterior walls of the home were covered with synthetic stucco called Exterior Insulation and Finish Systems (EIFS). Different EIFS manufacturers have different installation requirements that can change at any time. Some required components are only visible during construction. Many structures with EIFS exterior wall coverings have had EIFS applied by installers who were not qualified and defective installations are common. An EIFS inspection should be performed by a qualified inspector or specialist.

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:

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

I	NI	NP	D



The weep screed on the house's exterior stucco requires evaluation by the builder. The area of concern is around the garage door, as shown in the photos.

A piece of the vapor barrier house wrap has shifted out at the lower corner of the front of the house, creating an unsightly appearance. Removal is recommended.

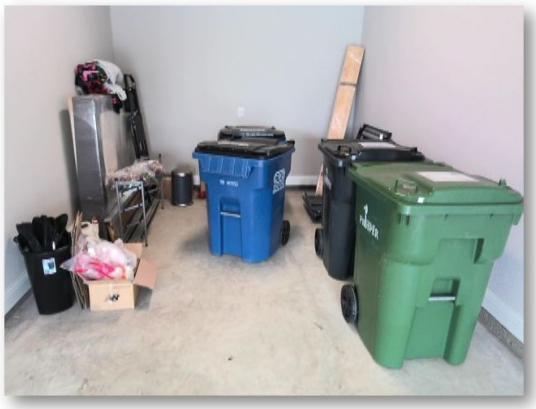
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

At the northeast corner of the house, there is a visible gap at the edge of the concrete pad due to insufficient concrete pouring. This hole could allow vermin to enter and nest. It is recommended to seal the hole.

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

The lower trim materials in the corner of the garage are exposed, making it appear as though the installation is incomplete. It is recommended to either remove or reinstall the trim properly.



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

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

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

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

I	NI	NP	D

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

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

---

Garage

Inspection of the garage typically includes examination of the following:

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

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

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

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

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

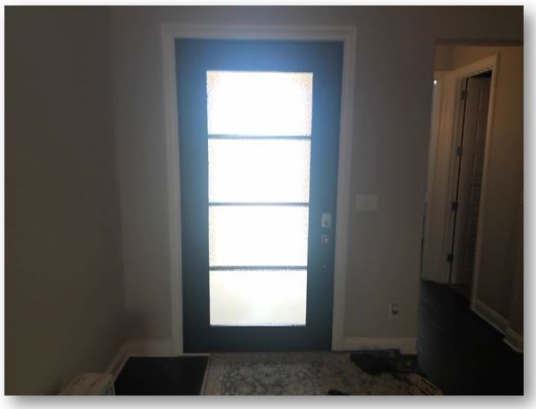
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

The garage floor had common shrinkage hairline cracks. These cracks are not a structural concern.

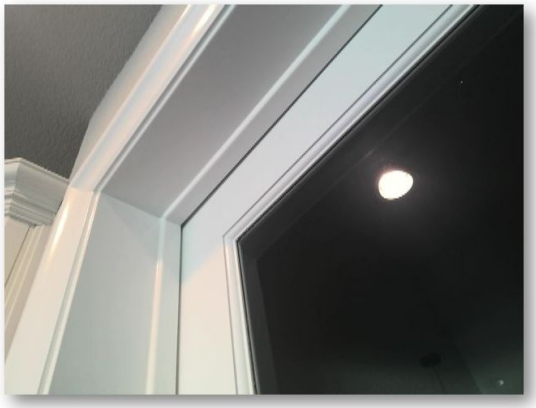
☑ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**

Comments:
At the time of the Inspection the **Interior and Exterior Doors** appeared to be in **Operable 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:

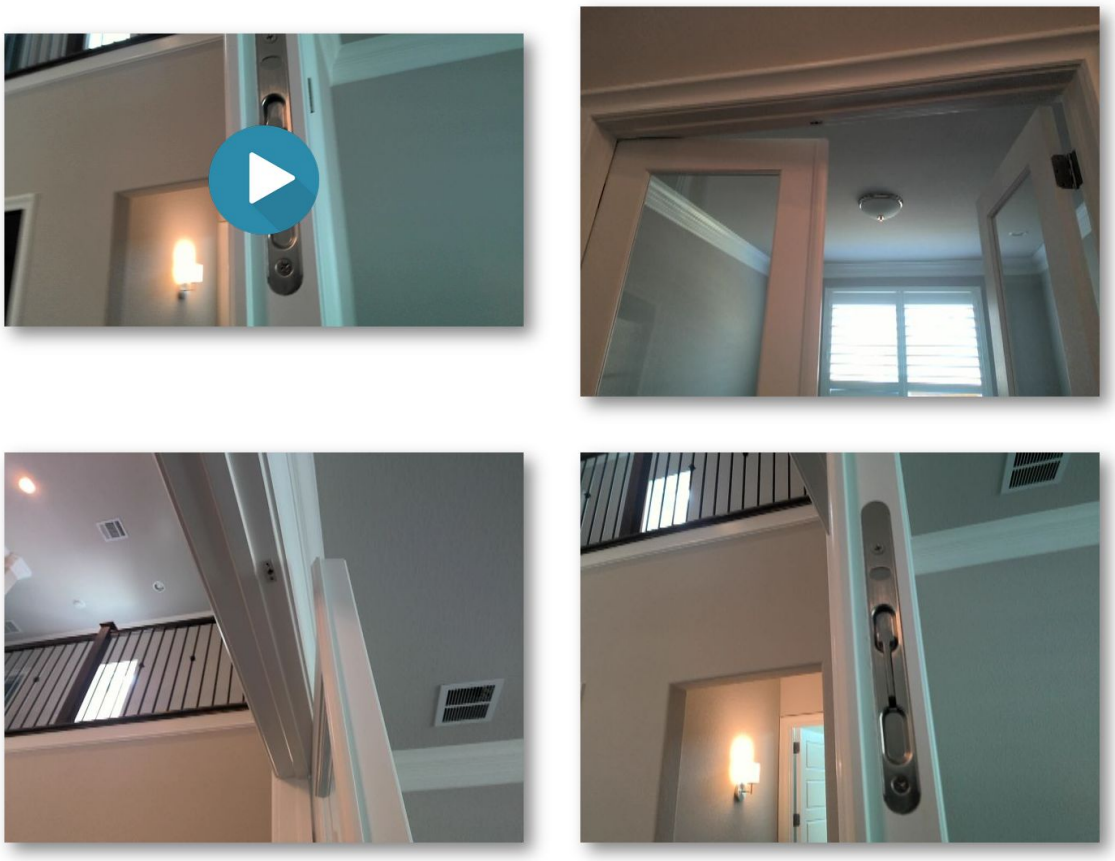
Interior Doors



The hardware hinges on the kitchen pantry door need adjustment. There is a gap at the top.

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

I	NI	NP	D



The lock hardware on the office door is not functioning. It needs to be repaired or replaced.

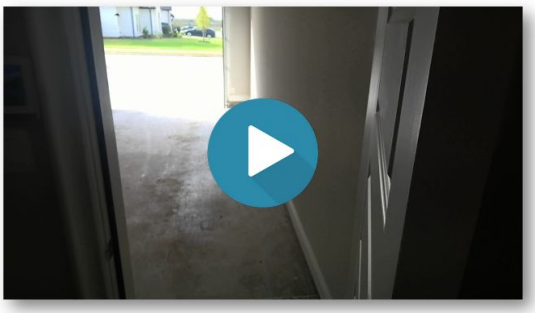
Garage Doors

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

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

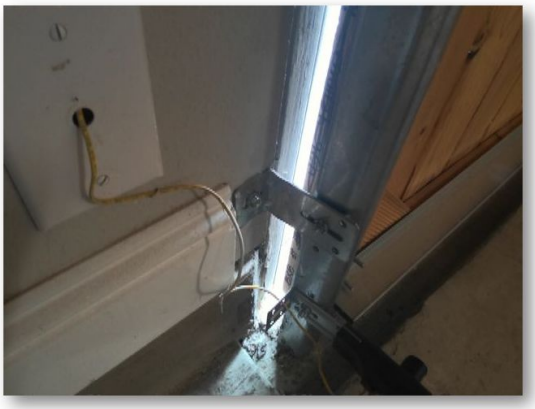
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D



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

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

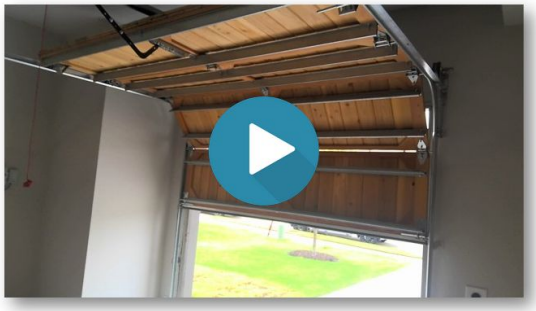


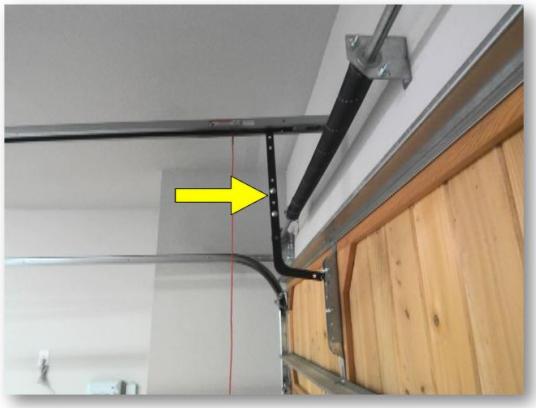
The garage door has a gap on the side where it leaves the interior exposed to allow animals or the elements to enter the garage, we recommend that this be sealed with a piece of trim or that the garage door be adjusted.

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

I	NI	NP	D

An air gap has been identified in the interior panel of the garage door. It is recommended to fill the gap with a wood filler.





It was noted that the eastern garage door makes significantly more noise compared to the other doors. It is recommended to adjust the garage door’s hockey stick to the 1 o'clock position.

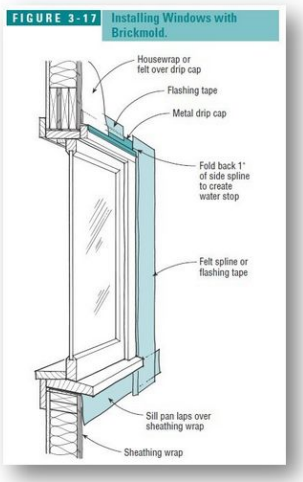
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

A garage vehicle door had peeling paint. Timely maintenance will help extend its lifespan.

☑ ☐ ☐ ☑ **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 **Operable Condition.**



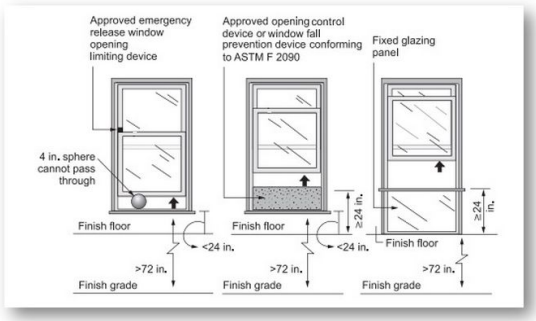
Components of window sill exteriors were loose, damaged or deteriorated and needed maintenance to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor.

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	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

The rail mounting bolts for the main sliding door in the living room have loosened and are coming down. The bolts need to be tightened securely to prevent damage to the door during operation.



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

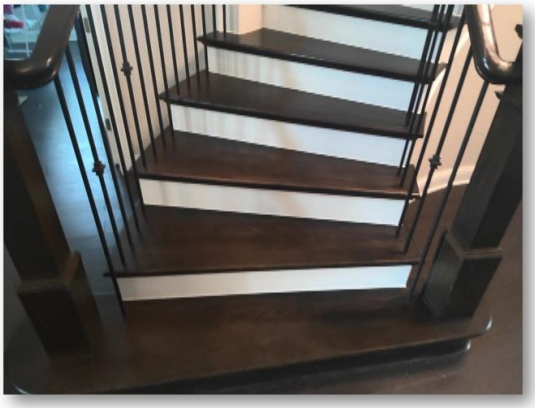
I	NI	NP	D

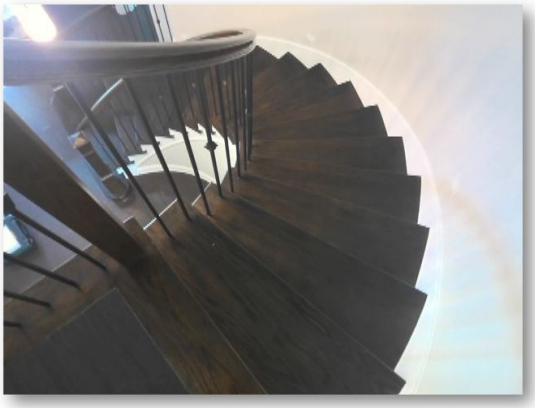
☑ Absence fall protection at window

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

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

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





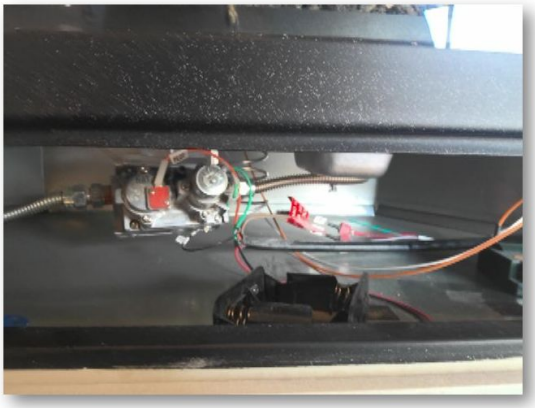
☑ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

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

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:



To ensure the fireplace operates smoothly, it is recommended to run it occasionally.

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

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.

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

I	NI	NP	D

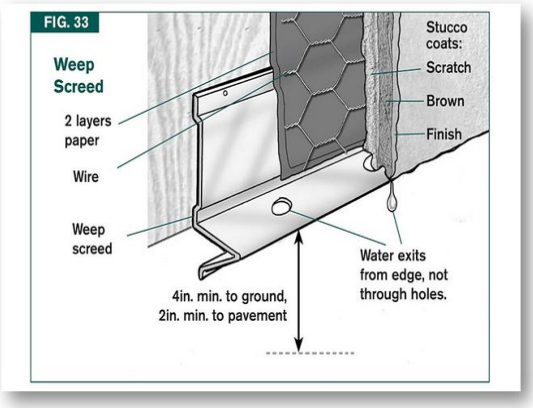
The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **porches and patio** that were noted on this structure at the Time of the Inspection:

The trim work under the backyard patio is incomplete. Prompt action is needed to finish it.

A hairline crack has been found on the floor of the front porch.

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

I	NI	NP	D



The drain hole in the lower weep screed of the front porch stucco is clogged. A thorough evaluation of the lower weep screed is needed.

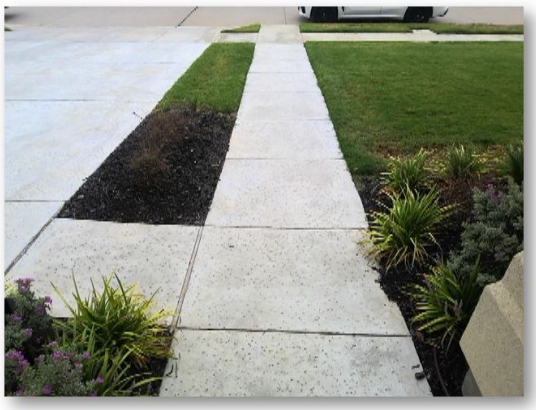
Sidewalks & Driveways

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

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

I	NI	NP	D



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

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

I	NI	NP	D

INFRARED THERMOGRAPHY

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

II. ELECTRICAL SYSTEMS

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

Comments:

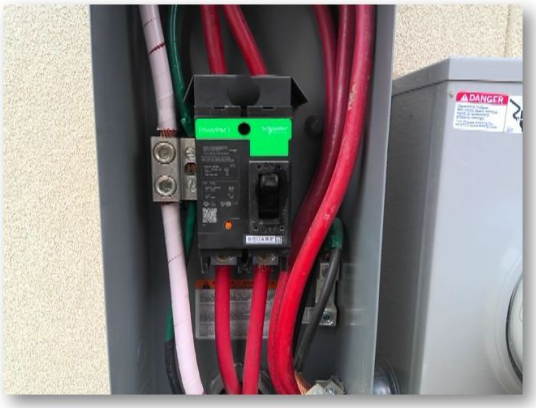
☐ Overhead Service ☑ Underground Service

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

I	NI	NP	D

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 Square D.

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



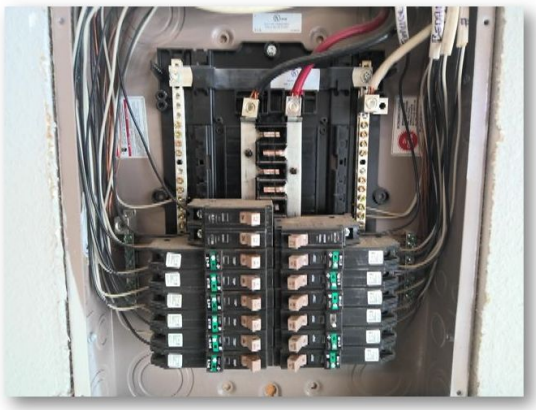
Whenever a defect and/or deficiency of any kind is noted in the electrical system, we recommend that a qualified, licensed electrician repair and/or service the entire system and/or part.

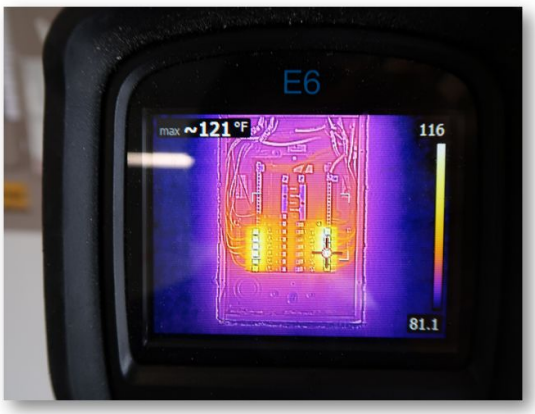
Sub Panels
Type of Wire: ☑ Copper ☐ Aluminum
Location:Garage

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

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

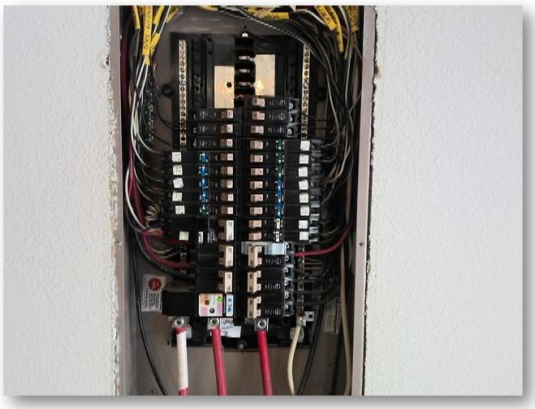
I	NI	NP	D

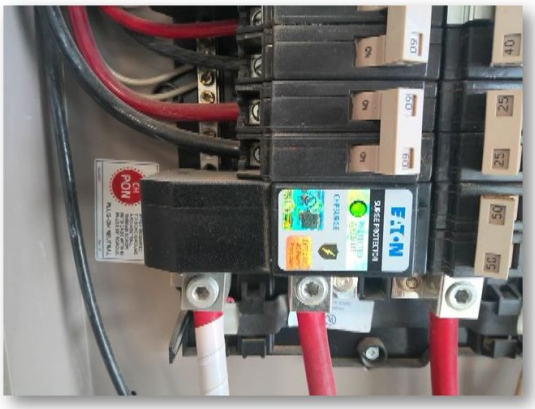




I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D





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.

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

I	NI	NP	D

UFER Ground

All boxes and conduit appeared to be bonded properly.

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

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

I	NI	NP	D
☑	☐	☐	☑

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: ☑ Copper ☐ Aluminum

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

I	NI	NP	D

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

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

Ground/ARC Fault Circuit Interrupt Safety Protection

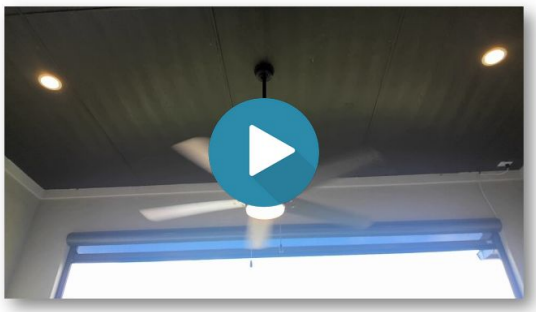
Kitchen:	☑ Yes	☐ No	☐ Partial	Bathrooms:	☑ Yes	☐ No	☐ Partial
Exterior:	☑ Yes	☐ No	☐ Partial	Garage:	☑ Yes	☐ No	☐ Partial
Basement:	☐ Yes	☐ No	☐ Partial	Wet Bar:	☐ Yes	☐ No	☐ Partial
Living:	☑ Yes	☐ No	☐ Partial	Dining:	☑ Yes	☐ No	☐ Partial
Crawlspace:	☐ Yes	☐ No	☐ Partial	Laundry:	☐ Yes	☐ No	☑ Partial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

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

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

I	NI	NP	D

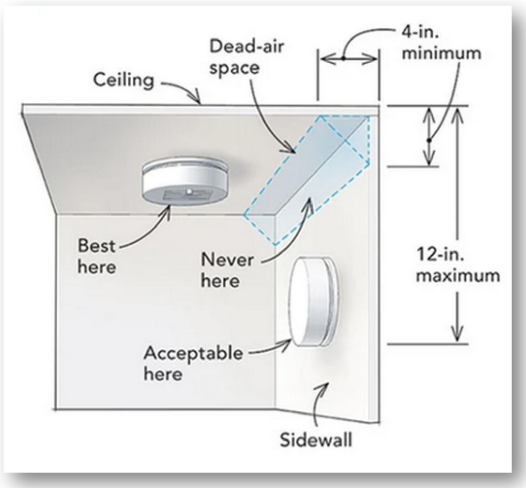


A ceiling fan in the Backyard Patio was noisy during operation. This condition is typical of deteriorated fan components. It should be serviced or replaced as necessary by a qualified contractor.

Smoke and Fire Alarms

The **Smoke & Fire Alarms appeared to be** in **Acceptable Condition** on the Day of the Inspection.

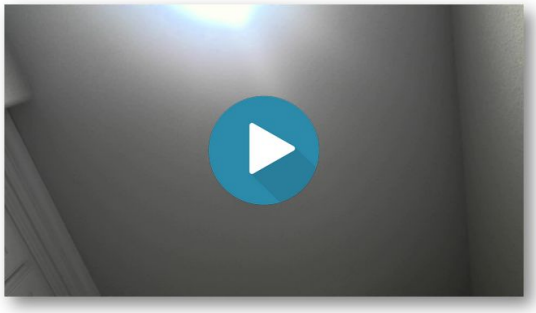
The smoke detectors are recommended to be hardwired with battery back up and tied to a central alarm system. It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.



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

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

I	NI	NP	D



A red light is flashing abnormally on the smoke alarm device located in the ceiling between the indoor space and the garage. Evaluation and repair by the builder are needed.

Carbon Monoxide Detectors:

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

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

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

I	NI	NP	D

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 **Operable Condition** at the time of this inspection.

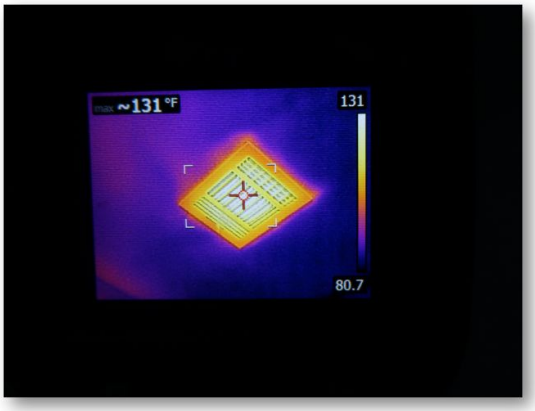
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

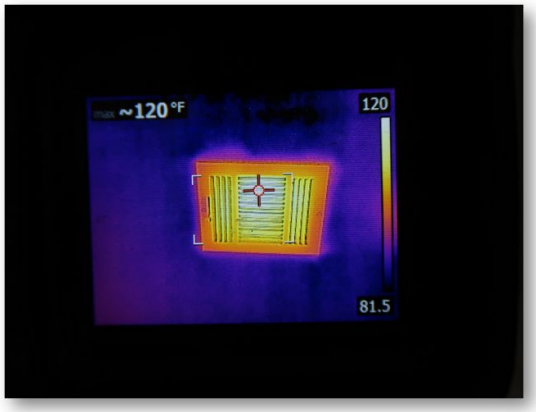
☑ ☐ ☐ ☐ **A. Heating Equipment**
Type of System: Central and Zoned
Energy Source: Gas
Comments:
Unit #1

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

I	NI	NP	D

Date built: July, 2023
Brand name: Carrier
Today's Avg Temperature Reading: 70°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.**



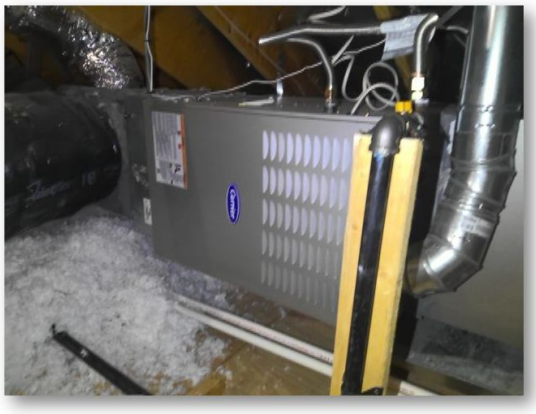


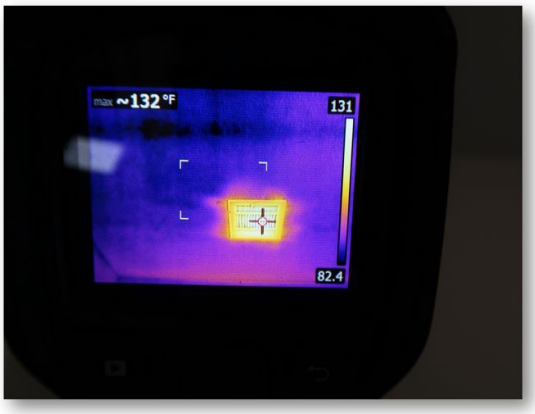
Unit #2
Date built: March. 2023
Brand name:Carrier

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





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.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of System: Central and Zoned
Comments:

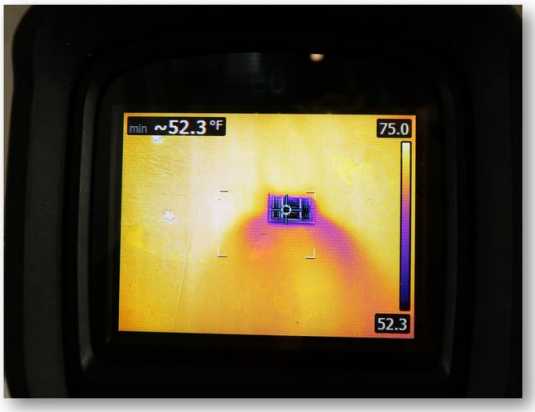
☐ Unit #1:
Approximate System Age: 2023
Approximate System Size: 3Tonnage
Type of Freon: R-410A
Max Fuse: 25 A
Max Circuit Breaker : 25 A
Brand Name: Carrier

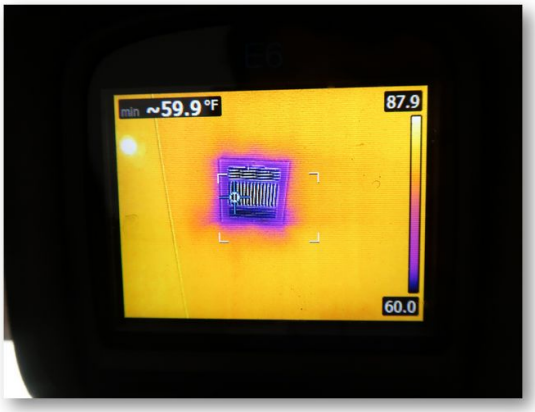
Supply Air Temp: 52~59 °F Return Air Temp: 75 °F Temp. Differential: 16~23 °F
Normal A range 15°F - 22°F
These temperatures are within the recommended tolerances.

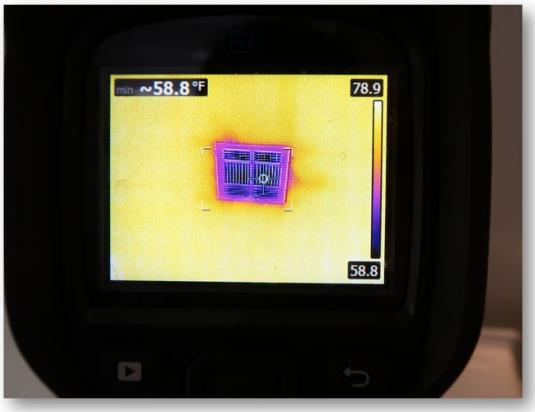
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

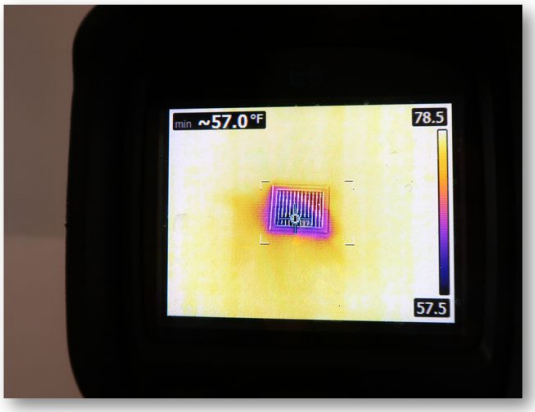
I	NI	NP	D

Return









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

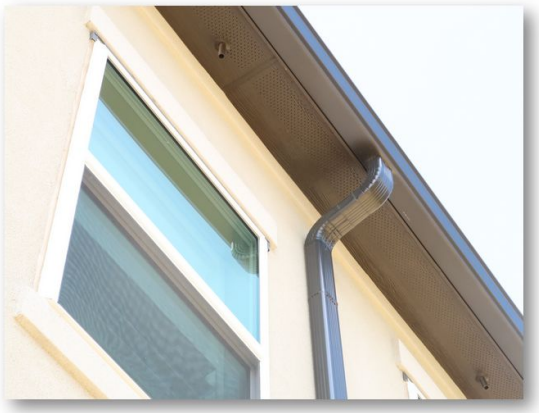
operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

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

Primary Drain Line



Secondary Drain Line

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

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

Thermostat #1

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

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

I	NI	NP	D

☑ Unit #2:
Approximate System Age: 2023
Approximate System Size: 4 Tonnage
Type of Freon: R-410A
Max Fuse: 50 A
Max Circuit Breaker : 50 A
Brand Name: Carrier

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

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:

Rust-colored water is visibly present on the drain pan of Furnace #2 in Cooling Unit #2. It appears to be leaking from the secondary drain pipe. Evaluation by an HVAC professional is needed.

Thermostat #2

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

I	NI	NP	D

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

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

☑ ☐ ☐ ☑ **C. Duct Systems, Chases, and Vents**
Comments:
Type of Ducting: Flex Ducting
Heating-A/C filter: Disposable 4"
Filter Type: Disposable
Filter Size: 20x25x4"
Filter Condition : dirty

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

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

I	NI	NP	D

Air Filter Location : The air filter for this furnace was located 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:

A beehive is forming inside the mesh grill vent on the exterior Northside wall. It needs to be removed.

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: 70 psi ☐ below 40 psi ☐ above 80 psi
☐ Lack of reducing valve over 80 psi

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

I	NI	NP	D

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

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

Water Supply:

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

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

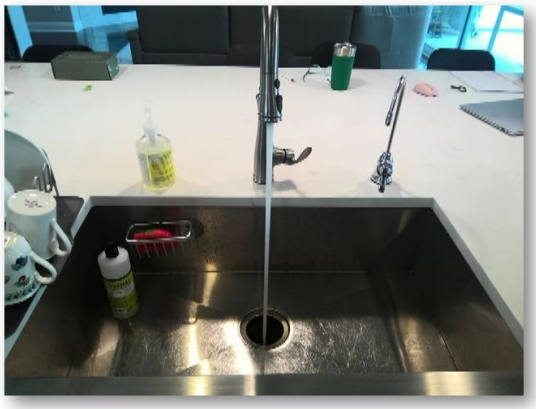
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

The water meter box is continuously submerged in water. Over time, this could lead to issues such as corrosion of electronic components or metal valves. Measures should be taken to address drainage and prevent such problems.

The main water valve on the garage wall interferes with the access door, causing inconvenience. The location of the door needs adjustment.

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



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

I	NI	NP	D

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

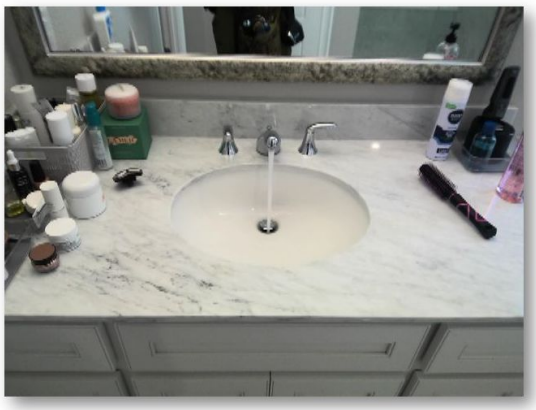
☑Sink leaks into cabinet below

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

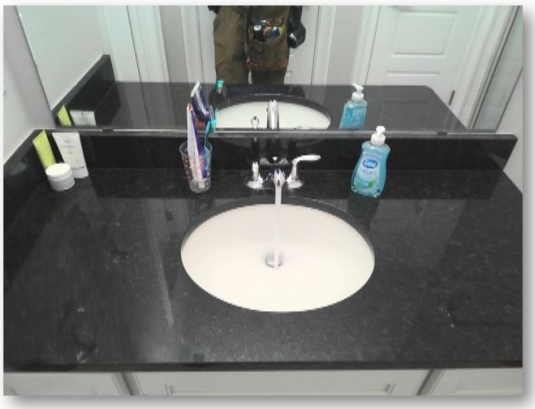
I	NI	NP	D





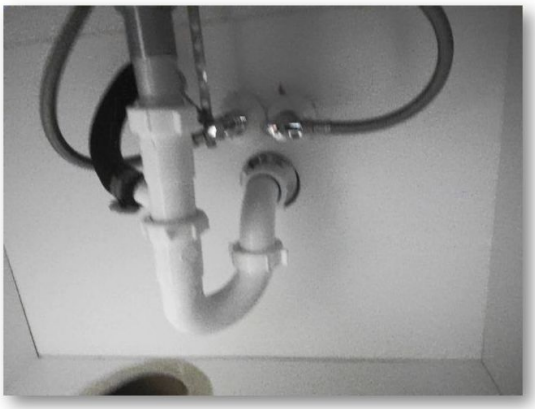

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

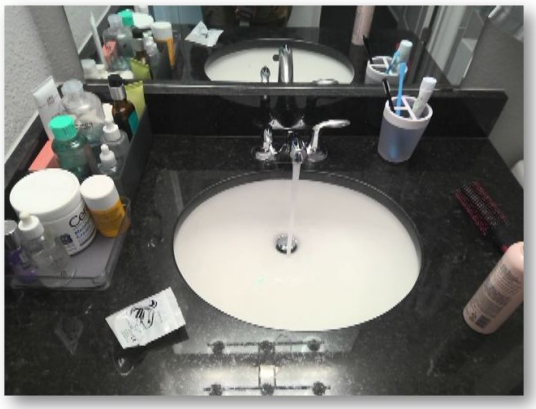
I	NI	NP	D



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

I	NI	NP	D





The items listed below are the Inspectors observations of deficiencies and/or exceptions if any associated with the **Bathrooms Plumbing Fixtures** 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

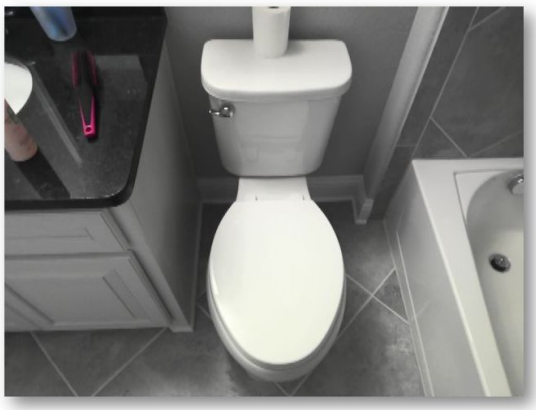
Mold has been observed on the floor of the sink cabinet in the bathroom with the upstairs drum. While there is no active leak at the moment, the underlying cause needs to be addressed. There is a possibility that water is dripping into the sink due to a lack of silicone sealant where the sink meets the wall.

Commodes

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

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

I	NI	NP	D



Washing Machine Connections

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

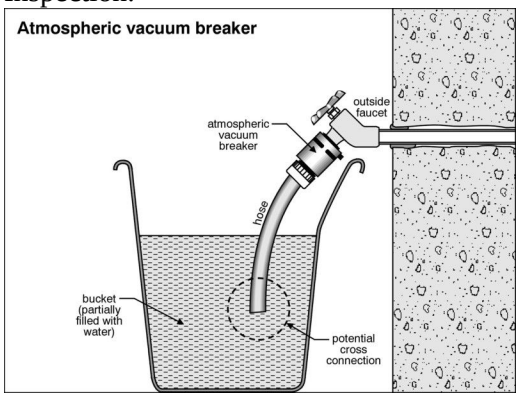
Exterior Plumbing

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

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

I	NI	NP	D

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



☑ Exterior hose bibs do not have back-flow prevention

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

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

Type of Drain Piping Material: Plastic (PVC/ABS)
Comments:
Plumbing Drains & Vents

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

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

I	NI	NP	D

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

The expressed opinions reflect apparent conditions and not absolute facts, and are only valid as of 11/22/2024 at 8:30 am.

- **Sewer scope inspection limitation**

1. **Access Points**: If there are no accessible cleanouts or entry points, the inspection might not be possible without additional plumbing work to create an access point.
2. **Pipe Material**: Certain materials like Orangeburg (a type of bituminous fiber pipe) can be difficult to navigate with a scope, and the camera may not provide clear images if the pipe is severely deteriorated.
3. **Blockages**: Significant blockages, like large roots or collapsed sections, can prevent the camera from passing through the entire length of the sewer line, limiting the inspection's scope.
4. **Accuracy in Diagnosis**: While sewer scopes can identify visible issues, they may not provide information on the cause or the extent of damage beyond what is visible on the camera.
5. **Camera Quality**: The resolution and quality of the camera used can impact the clarity of the images, potentially leading to missed or misinterpreted issues.
6. **Length of Pipe**: The length of the sewer line might exceed the capabilities of the camera's reach, especially in larger properties.
7. **Water Flow**: If there is standing water or significant debris in the line, it can obscure the camera’s view, making it difficult to accurately assess the condition of the pipe.

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

Reporting the condition of drains, waste, vent piping, or sewer lines that are 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.

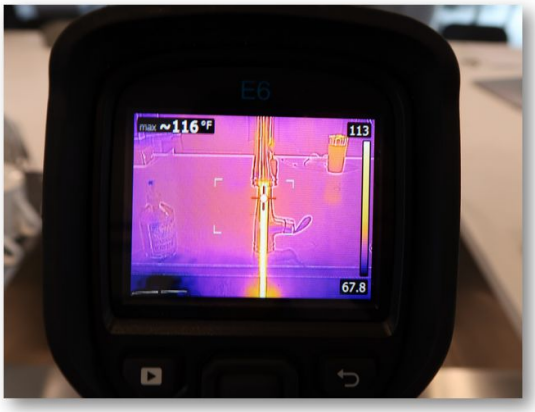
Note:
Drains without a direct water supply, i.E. Floor drains, laundry drains, etc. Are not tested.

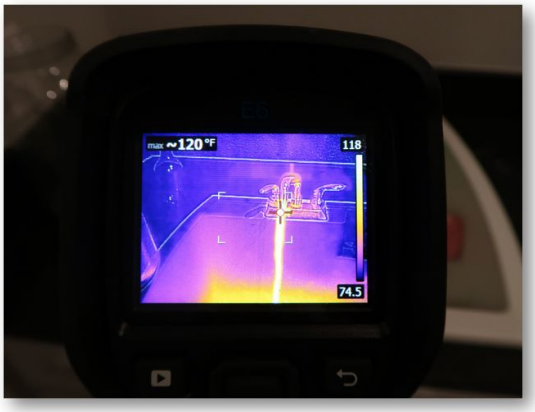
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

☑ ☐ ☐ ☐ **C. Water Heating Equipment**

Water Heater Type: ***Tankless***
Water Heater Manufacturer : Rinnai
Date built:
Energy Source: Gas
Capacity: *Input rating*
Max : 199,000 BTU, Min : 10,300 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: Two *Approximate Year Manufactured:*
Location(s): Attic *Expansion Tank Applied No*
Water Temp: 116~120°F *Recommended Hot Water setting should between* 115°F – 120°F





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

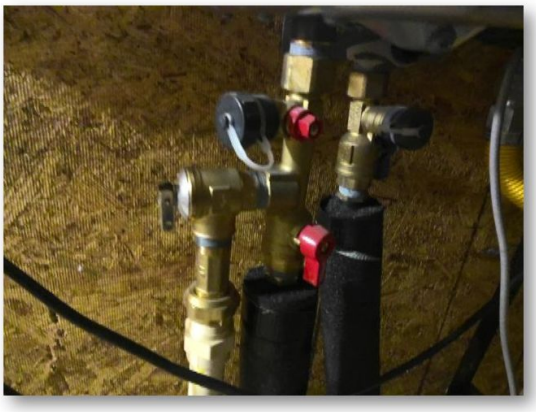
I	NI	NP	D

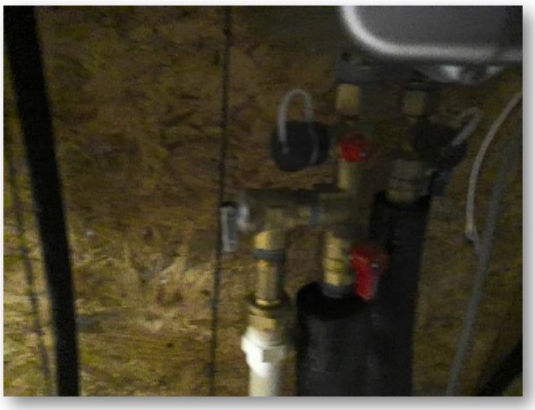
Water heater Temperature and Pressure Relief Valve

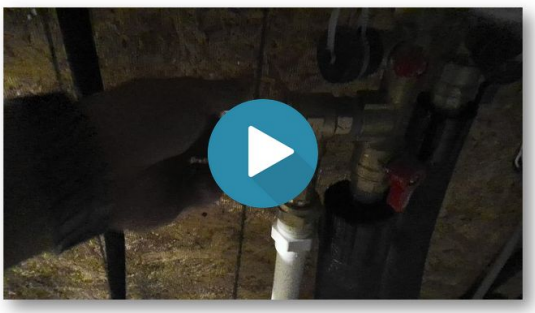
The **Temperature and Pressure Relief Valve** appeared to be in **Operable Condition** on the Day of the Inspection.

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

I	NI	NP	D







☑ T/P valve inspected / verified, TESTED

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.

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

I	NI	NP	D	

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

☑ ☐ ☐ ☑ **E. Gas Distribution Systems and Gas Appliances**
Location of gas meter: Front of South Side
Type of gas distribution piping material: Black Steel, CSST
Comments:

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

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

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

I	NI	NP	D

Gas pipes in the exhibited minor general corrosion. Need to be painted.

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

V. APPLIANCES

☑ ☐ ☐ ☑ **A. Dishwashers**
Comments:
*Manufacturer :*KitchenAid.

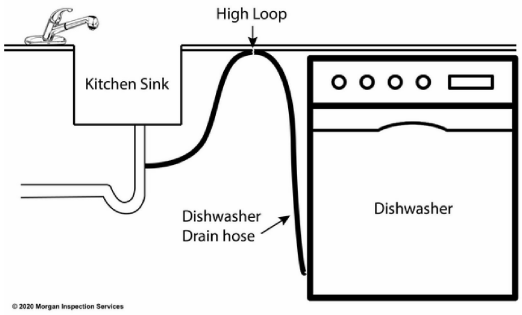
The Inspector observed no deficiencies in the condition and Operable Condition of the dishwasher. It was operated through a cycle.

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.

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

I	NI	NP	D

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



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.

☑ No anti-siphon loop at the drain line

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

☑ ☐ ☐ ☐ **B. Food Waste Disposers**
Comments:
Manufacturer : Badger

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

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

I	NI	NP	D

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

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

Comments:

Manufacturer : KitchenAid *Type :* Vented (Updraft)

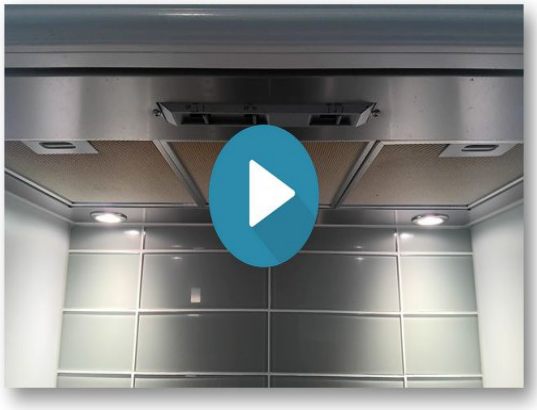
The **Range Hood** appears to be in **Operable Condition** working condition at the time of inspection with the following observations,

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

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

I	NI	NP	D

Filter need to be cleaned



When the range hood fan is set to high speed, the noise level is excessively high. The fan's power settings may need adjustment, or the external duct cover should be inspected.

☑ Filter is dirty / greasy

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

Comments:

Range Type: ☐ Electric ☑ Gas

*Manufacturer :*KitchenAid

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

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

I	NI	NP	D

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

Oven(s):

Unit #1: ☑ Electric ☐ Gas

Tested at 350°F, Variance noted: _____°F (max 25°F)

Unit #2: ☑ Electric ☐ Gas

Tested at 350°F, Variance noted: _____°F (max 25°F)

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

I	NI	NP	D

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

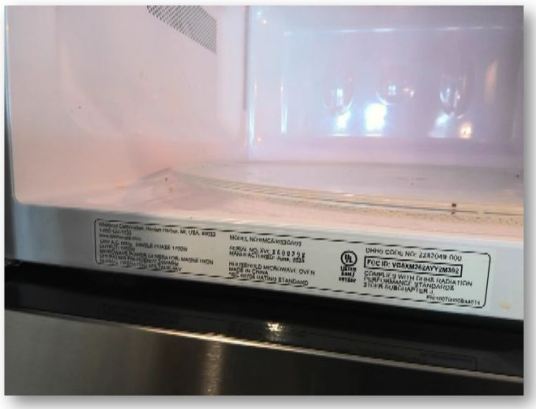
To test the oven, the demo mode needs to be deactivated.

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.

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



Note:

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

I NI NP D

Microwave oven(s) not inspected for radiation leaks.

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

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

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

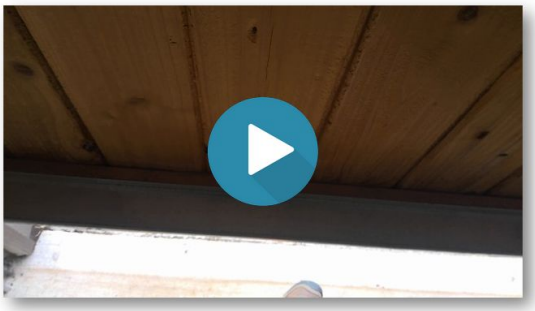
☑ ☐ ☐ ☐ **G. Garage Door Operators**

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

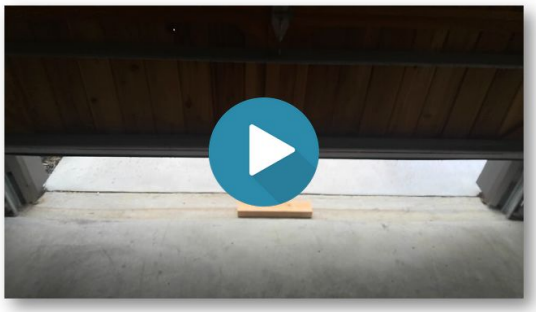
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

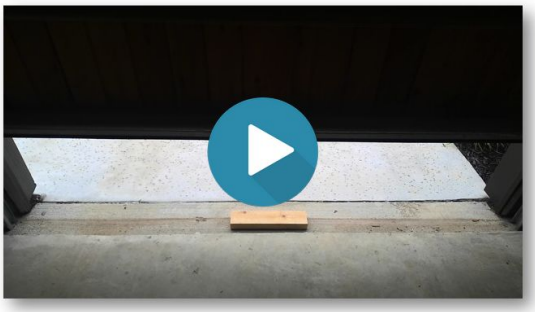
I	NI	NP	D

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.





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), Foundation watering system

Zones used: 1-*19* *Valve Box Location:* Front

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

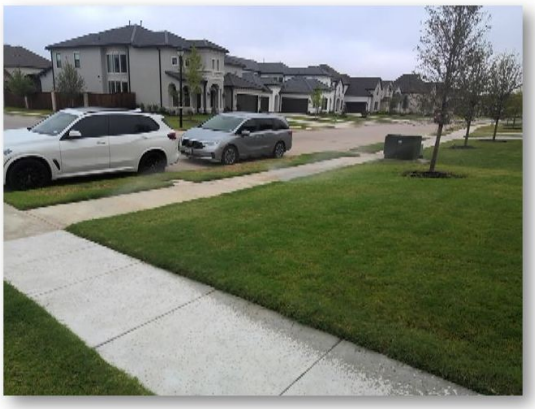
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Zone 3 Foundation drip

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

I	NI	NP	D



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

I	NI	NP	D



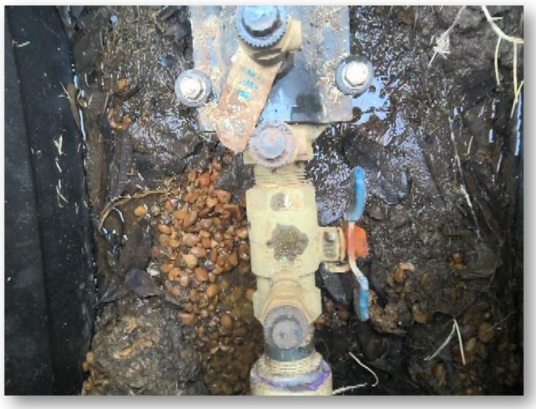



I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

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

The landscape sprinkler control panel has no labels, making it difficult to identify the zones.

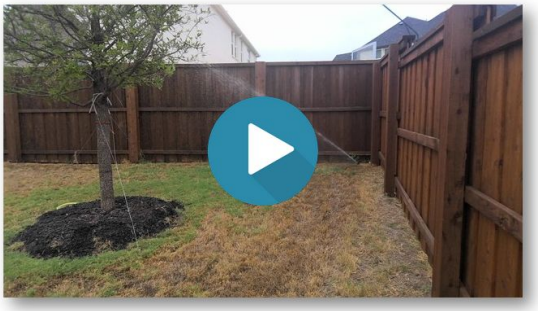


There is rust on the irrigation system backflow prevention valve. To prevent the valve handle from malfunctioning due to the rust, it is recommended to replace the valve.

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

I	NI	NP	D

The foundation drip hose is exposed on the ground surface. To prevent accidental damage, it should be buried underground if possible.



Zone 14, The direction of the head needs adjustment. Currently, it is directly spraying the wooden fence, which could eventually cause water damage or discoloration to the fence.

NOTE:
SPRINKLER CONTROLS ARE OPERATED IN MANUAL MODE ONLY.