

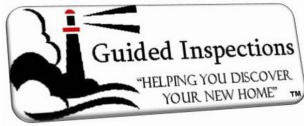
# Property Inspection Report

1234 Sample Inspection St.  
Dripping Springs, TX 78620



**This Property Inspection Report Has Been  
Prepared Exclusively For:**

Sample Buyer



120 Casa Loma Cir.  
Georgetown, TX 78633

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## PROPERTY INSPECTION REPORT

Prepared For: Sample Buyer  
(Name of Client)

Concerning: 1234 Sample Inspection St., Dripping Springs, TX 78620  
(Address or Other Identification of Inspected Property)

By: Jesse Bryant, Lic #TREC 8511 12/12/2018  
(Name and License Number of Inspector) (Date)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

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

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

**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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Property Faces: West                      Area: 3500-4000 sf      Age: 2016                      Temp (High): 60-65 °F  
Building Status: Occupied      Weather Conditions: Overcast      Utilities: All on  
Present at Inspection: Inspector / Owner (warranty inspection) / Owner's Family  
Special Notes: Buyers Agent: Sample Realtor

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**INACCESSIBLE OR OBSTRUCTED AREAS**

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

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

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- I. Inspection limitations can be found in the "Inspection Authorization and Service Agreement", and in the Texas Real Estate Commission's Standards of Practice for Home Inspectors.
- II. This report is good only for the day that it was performed as the condition of a structure and its components can change from one day to the next, especially if the home is currently occupied.
- III. This report is intended for the sole use of the person listed on the "Prepared for" line of the page above.
- IV. If there are any questions or concerns associated with this inspection report, the client agrees to contact the inspector as soon as possible.
- V. The inspector reserves the right to make additional comments to the report, if need be, within 24hrs of report delivery by the addition of a report addendum.
- VI. A full, in depth evaluation (by a qualified professional repair specialist) of any item with an in the "deficiency" column box is strongly recommended before closing to determine if hidden defects, not apparent to the inspector at the time of inspection, are present. Written estimates for all replacement and corrective work should also be obtained prior to closing
- VII. Acceptance of this report signifies the buyers understanding of the terms listed above.

**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, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
  - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
  - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxins, pollutant, fungal presence or activity, or poison;
  - (iv) types of wood or preservative treatment and fastener compatibility; or
  - (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
- (i) decay, deterioration, or damage that may occur after the inspection;
  - (ii) deficiencies from abuse, misuse or lack of use;
  - (iii) changes in performance of any component or system due to changes in use or occupancy;
  - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
  - (v) common household accidents, personal injury, or death;
  - (vi) the presence of water penetrations; or
  - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

**The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and the signed INSPECTION AGREEMENT for 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 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 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 report's content.

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

Digital pictures in this report are a sample of deficiencies in place and should not be considered to show all of the deficiencies observed. There will be some damage and/or deficiencies that are not represented with digital imaging

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D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab-on-ground

Comments:

**Performance Opinion:** (An opinion on performance is mandatory)

The foundation appeared to be in good condition and adequately supporting the structure at the time of the inspection. No visible indications of significant differential structural movement or foundation damage were observed; such as substantial drywall or masonry cracks, out-of-square doors or windows that are binding or stuck, significant sloping of the floors, etc.

**Buyers Advisory Notice: This opinion is based solely on the observations of the inspector which were made without sophisticated testing procedures, specialized tools and/or equipment. Therefore the opinion expressed is one of apparent conditions, not absolute fact, and are only good on 12/12/2018.**

No Deficiencies Observed At This Time

### Notes / Observations:

*FYI: Evidence of concrete shrinkage cracking was observed (garage floor). Surface shrinkage cracks are a result of material shrinkage that often occurs when the concrete cures (typically due to improper moisture management). These cracks are typically around 1/8 inch wide or less and do not extend through the full depth of the slab. In my opinion, the observed cracks do not indicate problematic foundation issues or failure. However, monitoring is recommended at this time.*



*FYI: One or more hairline cracks were observed at the foundation grade beam surfaces (South). These cracks, by themselves, do not necessarily indicate the presence of serious structural issues with the foundation, and are typically localized in the cosmetic parge coat applied to the surface of the grade beam. However, any cracks observed at the foundation grade beams should be monitored for future movement or increase in size over time.*



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**Foundation Maintenance Notes:**

Although the exact soil types for this property were not determined, most of the soil in the central Texas area is expansive type clay. Therefore, proper care of your home's foundation is very important in preserving the integrity of the structure. Clay soils have the ability to expand (when wet) and contract (when dry) at alarming rates. This requires that an EVEN and rather constant level of moisture be maintained around the ENTIRE home. Defects in foundations can occur when the structure does not move as a unit. This could occur when one area of the soil around the foundation is continually wet, while other areas remain dry. Listed below are a few suggestions that may help in your foundation maintenance program (depending on foundation type).

- Maintain the grading and the beds around the foundation so that it gently slopes AWAY from the structure.
- If the house has roof gutters, be sure that all run-off is diverted well away (3 - 5 feet) from the foundation.
- If a foundation watering plan is used or implemented, the area around the foundation should always be watered evenly around the ENTIRE structure.
- Unless a yard irrigation system is present, the best way to ensure even watering is to place soaker hoses around the entire perimeter (12 - 18 inches away from the foundation) and to water EVENLY every time.
- Do not let water stand next to the foundation by improving areas of negative or poor drainage.
- Never allow the soil to dry to the point of cracking or pulling away from the foundation.

**NOTE:** Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. In most cases, floor coverings and / or stored articles prevent recognition of signs of settlement / cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation and expertise outside the scope of this general home inspection. In the event that structural movement is observed, the client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement. Future performance of the structure cannot be predicted or warranted.

**B. Grading and Drainage**

Comments:

**High soil observed against the foundation / structure (rear).** Ideally, the soil line should remain 4-6 inches below the bottom edge of the masonry in order to prevent possible moisture penetration or potential wood-destroying insect activity. In some cases, where correcting the high soil creates a negative grade against the foundation, underground drainage options may need to be explored.



No Other Deficiencies Observed At This Time

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**Notes / Observations:**

NOTE: Determining the adequacy of underground drainage systems (French drains, downspout extensions, etc.) is outside the scope of this inspection. Monitoring of these systems, when present, is recommended.



**C. Roof Covering Materials**

Type(s) of Roof Covering: Fiberglass Asphalt Shingles

Viewed From: Roof surface

Comments:

**Unsealed and exposed fasteners observed at roof surface** (North roof-to-wall flashing -- end of flashing near front entry -- etc.). All visible and exposed fasteners at the roof surface are to be sealed with an approved sealant in order to reduce the risk of water penetration. Further evaluation and repair is recommended where necessary.



**Staples observed to be penetrating roof surface** (multiple locations where stucco walls are located directly above or near the roof surface). Exposed staples were observed to be puncturing the roof shingles beneath the stucco walls (previously used to secure protective covering to keep mortar off the roof during stucco/masonry work). Although generally only 1/4 - 5/16 of an inch in length, these staple penetrations leave the affected shingles susceptible to possible water penetration over time. Further evaluation and repair is recommended where necessary by a qualified roofing contractor.



No Other Deficiencies Observed At This Time



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**Notes / Observations:**

NOTE: A satellite dish bracket was observed to have been installed directly onto the roof surface. Regular sealant maintenance is recommended at this attachment in order to prevent possible water penetration.



FYI: Nearby tree limbs should be kept trimmed to approximately 2 feet above and away from the roof surface in order to prevent material damage during periods of high wind.



**D. Roof Structures and Attics**

Viewed From: All Accessible Portions of the Attic Spaces

Approximate Average Depth of Insulation: 8 - 12 inches in most areas.

Approximate Average Thickness of Vertical Insulation: Not visible behind sheathing.

Comments:

**Areas of missing / gapped / insufficient insulation observed** (above front formal living area -- main living and master bathroom vaulted ceilings). Areas of sparse or compacted insulation (especially 6 inches or less) should ideally be addressed by adding more insulation for improved efficiency. 10 to 15 inches is ideal, depending on insulation type. Further evaluation and repair is recommended where necessary by a qualified insulation contractor.



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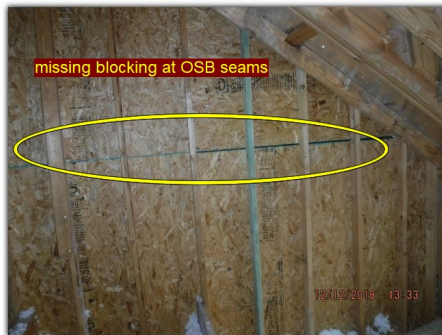
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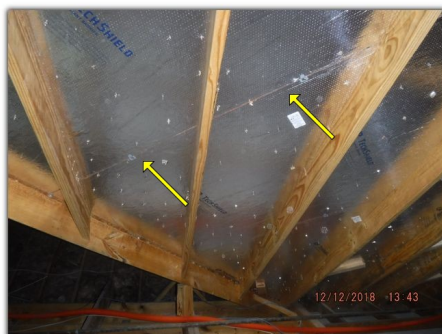
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**Missing blocking at wall sheathing seams / joints** (*South gable wall above front living room*). All edges / seams of the exterior wall sheathing should be properly supported / blocked in order to resist movement; particularly when stucco wall coverings systems are present as movement within the sheathing can lead to stucco cracking. Monitoring and repair is recommended as necessary.



**Diagonal roof decking not installed to manufacturer specifications** (*located at various areas where nearby hips and valleys run parallel*). Some portions of the roof decking were observed to have been installed in a diagonal orientation to the rafters. A diagonal orientation of the roof decking does not provide the same strength axis as a perpendicular orientation. Most sheathing manufacturers require that the sheathing be installed with the long dimension, or strength axis, of the sheathing panel perpendicular to the framing members, with the panel continuous over two or more spans. This ensures that the span of the seams does not exceed 24 inches. No adverse affects (*sagging, separation*) were observed as a result of this installation; however, diagonal seams greater than 24 inches long should ideally be blocked or secured with additional lumber to ensure adequate support over time. Further information and repair recommendations should be obtained from a representative of the sheathing manufacturer.



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**Damaged attic stair unit cover observed** (smaller garage attic stair unit). Monitoring and repair is recommended as necessary.



No Other Deficiencies Observed At This Time

**Notes / Observations:**

*NOTE: The presence of a radiant barrier on the attic side of the roof decking limits the inspection of the decking for evidence of previous or active roof leaks. (A recent concern that has been raised regarding the radiant roof barrier product is that it may be susceptible to damage and possible fires from lightning strikes. Research has revealed that there may even be current litigation regarding this product and it's reaction to lightning strikes. At this time, this product is approved for use and no official statement has been made that would indicate that it is unfit for use or more prone to lightning strikes than roof sheathing without a radiant barrier. Further research and monitoring is recommended at this time)*

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

Comments:

Interior Wall Materials: Drywall

Exterior Wall Materials: Stone / Masonry / Fiber Cement Siding

**Stucco cracks observed** (Northwest corner -- back porch area --etc.). Although is not uncommon for stucco finishes to experience some degree of cracking, if a crack exceeds 1/16 inch in width, the crack should be repaired with the stucco material or a quality caulk / sealer intended for this application. For more information on stucco cracks visit <http://www.stuccomfgassoc.com/industry/papers/crack.pdf>. Further evaluation and repair is recommended where necessary by a qualified stucco contractor or specialist.



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**Unsealed gaps observed at exterior wall penetrations** (*multiple locations*). Protecting the home from possible water penetration and insect / vermin activity is very important. One way to achieve this is to ensure that all gaps and openings at the stucco and masonry exterior of the home remain properly sealed and caulked. Plumbing or other wall penetrations, gaps at the stucco and masonry joints and any visible points of entry should be properly sealed (*with the exception of weep holes in the masonry*). Annual inspection and maintenance is also recommended as caulking / sealant materials can dry out and shrink over time.



No Other Deficiencies Observed At This Time

**Notes / Observations:**

*NOTE: In homes where storage items and furniture may be present, not all portions of the walls are completely visible for inspection. All attempts are made to completely inspect the wall surfaces; however, no furniture, large storage items, boxes or personal items are moved during the inspection.*

*FYI: Typical mortar cracking was observed at the masonry above the garage door opening (larger double door). This type of mortar cracking is not uncommon at this location and typically occurs when the beam and lintel that support the masonry, sag slightly over time. In my opinion, the cracks observed do not suggest the presence of serious structural issues, but should be monitored.*



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*FYI: Cosmetic drywall flaws were observed at one or more locations (Northwest bedroom -- living room -- master bathroom -- etc.). These types of flaws (cracks, nail pops, etc.) are typically the result of slight building stress over time and / or seasonal expansion and contraction of the building materials and, in this case, do not necessarily suggest the presence of serious structural problems. Other small, cosmetic flaws may become evident over the years as most structures will continue to experience some level of movement or seasonal changes in the building materials. Cosmetic repair and monitoring is recommended where necessary.*



**F. Ceilings and Floors**

Comments:

Ceiling Materials: Drywall

Floor Materials: Wood / Tile / Carpet

No Deficiencies Observed At This Time

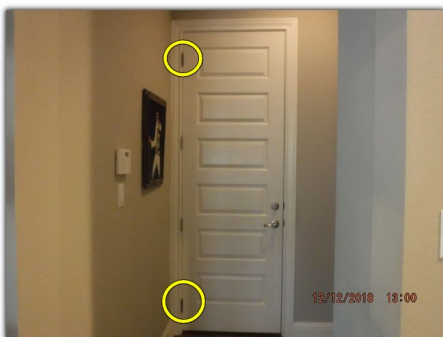
**Notes / Observations:**

*NOTE: In homes where storage items and furniture may be present, not all portions of the floors are completely visible for inspection. All attempts are made to completely inspect the floor surfaces; however, no furniture, large storage items, boxes or personal items are moved during the inspection.*

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

Comments:

**Inoperative self-closing hinges at garage pedestrian door(s).** Self-closing hinges are part of the requirement for fire separation between the garage and living space. Repair is recommended for improved operation and safety (*prevent garage fumes and potential fire from entering the living space*). *FYI: Although not required at this location, the auto-close hinges at the rear exterior garage pedestrian door (North garage) were also found to be inoperative.*



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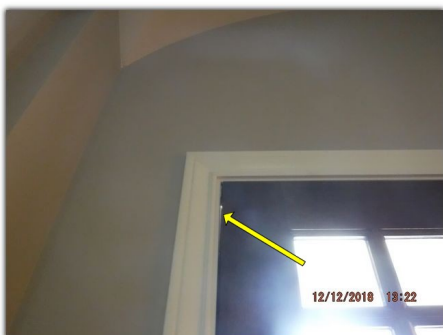
**Missing appropriate door landing at exterior door** (*Exterior garage pedestrian door*). There shall be a floor or landing on each side of each exterior door. The floor or landing at the exterior door shall not be more than 1.5 inch lower than the top of the threshold (*outswing door*) and the landing shall extend a minimum of 36 inches out from the door, with a width no smaller than the width of the door.



**Poor door and door stop alignment** (*Northwest bedroom*). Adjustment / repair is recommended as necessary to ensure proper operation.



**Poor seal observed at door weatherstripping** (*front entry door*). Weatherstripping improvement is recommended where necessary in order to prevent possible water and / or insect penetration and air drafts around the perimeter of the door(s).



No Other Deficiencies Observed At This Time

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**H. Windows**

Comments:

**Missing window drainage port covers** (one of the Northeast windows). These snap-in covers serve to allow for window frame drainage, while keeping insects out. Repair is recommended where necessary. *FYI: Other window drainage ports were observed to be present, but clogged with mortar from masonry installation; thereby reducing the window's ability to drain moisture accumulation.*



No Other Deficiencies Observed At This Time

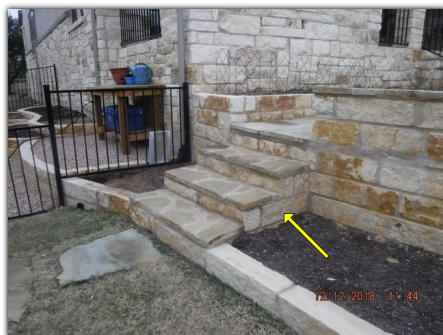
**Notes / Observations:**

*NOTE: In homes where storage items and furniture may be present, not all windows are accessible for operation. All attempts are made to completely operate and inspect each window; however, no furniture, large storage items, boxes or personal items are moved during the inspection.*

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

Comments:

**Missing handrail at stairway** (Southeast exterior). Steps / stairways consisting of 4 or more risers are required to have a graspable handrail in place for improved safety.



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**J. Fireplaces and Chimneys**

Comments:

Type of Fireplace: Exterior: Factory built wood burning fireplace with a gas log lighter

Interior: Factory built gas log fireplace (direct-vent)

**Unsealed gap between fireplace and the masonry lintel (indoor fireplace).** The gap between the fire box and the masonry lintel is required to be sealed with an approved high temperature sealant material in order to prevent possible flame spread between the masonry and the framed wall or space behind the masonry. Further evaluation and repair is recommended.



No Other Deficiencies Observed At This Time

**K. Porches, Balconies, Decks, and Carports**

Comments:

No Deficiencies Observed At This Time



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

Comments:

Service Type: *Underground* / Service Size: *200 amp* / Service Disconnect: *Yes*

Main Service Disconnect: *Meter Pedestal (Northwest corner of the front yard).*

Main Panel Box(es): *North Exterior*

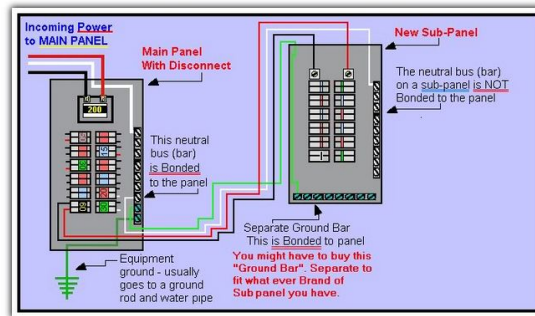
Sub Panel Box(es): *Garage -- rear exterior (pool sub panel)*

**Missing cover screw(s) at panel box (main service disconnect box).** Repair is recommended (*blunt tip screw*) to ensure the cover remains securely in place.



**Ground / neutral bonding observed at panel(s) downstream of the main service (North exterior panel -- rear exterior panel).** Ground and neutral conductors are to be bonded at the main service only, and should be isolated at all points (panels) downstream. Given that a 4-wire feeder assembly was routed between the service disconnect at the main (1st) panel box, grounds and neutrals should be isolated at this and all subsequent panels. Further evaluation and repair is recommended by a qualified electrician.

4-wire feeder from meter pedestal, to first panel at house



**Unmarked or illegible breakers observed within panel box(es) (Pool sub panel).** Further examination and labeling of the breakers is recommended for increased safety and convenience.



I=Inspected

NI=Not Inspected

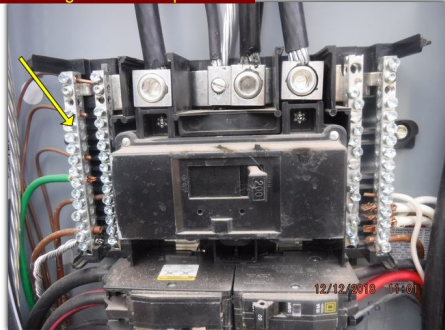
NP=Not Present

D=Deficient

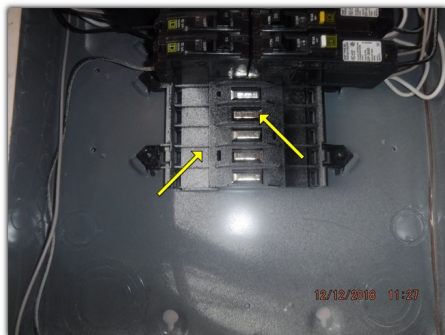
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**Metal panel box not properly bonded to electrical grounding system** (*North exterior panel*). Further evaluation and repair is recommended by a qualified electrician for improved safety.

no bonding screw or strap observed



**Paint / texture over spray observed inside panel box** (*garage panel*). All internal parts of any panel box (*bus bars, wiring terminals, insulators, etc.*) are not to be contaminated by foreign materials (*paints, plasters, cleaners, etc.*). It is recommended that you consult with a licensed electrician or the panel box manufacturer in order to determine how to properly address the over spray as some of the over spray was also observed on the live bus bars.



No Other Deficiencies Observed At This Time

**Notes / Observations:**

NOTE: AFCI breakers are not tested in occupied homes. Testing these devices in occupied homes may potentially damage computers or other sensitive electronic equipment which may be present in the home.

NOTE: The main grounding point of the electrical service was not visually identified or verified during the inspection. The service should be grounded to driven ground rods and bonded to the plumbing lines as required (metal plumbing materials). In some cases, the grounding connection takes place inside the slab (known as a "Ufer ground") and or at a buried ground rod (not visible).

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I	NI	NP	D
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**B. Branch Circuits, Connected Devices, and Fixtures**

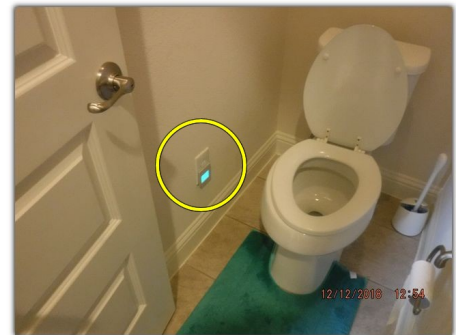
Type of Wiring: Copper

Comments:

**Missing / improper exterior receptacle cover(s)** (adjacent to double garage door -- adjacent to th rear exterior pedestrian door for the North garage). Exterior receptacle covers in wet locations should ideally be changed out to newer "bubble covers". These covers keep the receptacles covered, even while in use (cords plugged in). Repair is recommended where necessary.



**Ground Fault Circuit Interrupter (GFCI) protection missing where required** (freezer receptacle in the main garage -- master bathroom receptacles adjacent to the door and in the water closet -- wall receptacle within 6 feet of the wet bar sink). Although this type of protection may not have been required at certain receptacles when the home was built, all bathroom, garage, laundry, outdoor, crawl space and kitchen counter receptacles (as well as receptacles within six feet of the outside edge of a sink) are to now have GFCI protection and, if lacking this protection, are required to be marked as "deficient" as per the Texas Real Estate Commission's (TREC) standards of practice for inspectors.



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NP=Not Present

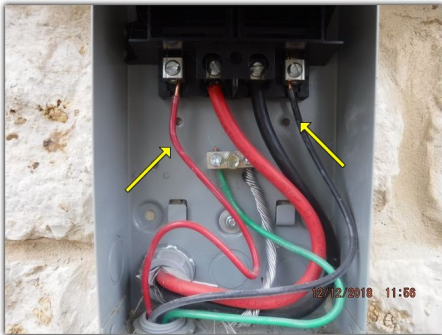
D=Deficient

I	NI	NP	D
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**Damaged receptacle cover observed** (back porch area). Repair is recommended.



**Potentially under-sized wiring observed to be serving condenser unit** (suspected 30 amp wiring on a condenser unit with 34.8 minimum ampacity rating). Further evaluation and repair is recommended by a qualified electrician for proper wiring / equipment protection.



**Improper / unsafe location of attic light switch** (away from entry point to garage attic). Switch relocation is recommended so that the light can be operated prior to fully entering the attic space and without leaning out over the ladder.



No Other Deficiencies Observed At This Time

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I	NI	NP	D
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**Notes / Observations:**

NOTE: Smoke alarms should be tested monthly, cleaned and inspected annually (to include battery replacement) and replaced every 10 years.

NOTE: If not already present, consideration should be given to installing Carbon Monoxide alarms in homes that utilize gas furnaces, appliances, etc and / or homes with attached garages. Carbon Monoxide alarms are to be installed outside of each separate sleeping area, in the immediate vicinity of the bedrooms.

NOTE: Exterior landscape light fixtures are not tested due to the presence of photovoltaic sensors and timer controls.

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

**A. Heating Equipment**

Type of System: Central forced air furnace: (2016)

Energy Source: Propane

Comments:

NOTE: The general life expectancy limit for gas furnaces is approximately 15 - 20 years.

Supply Temp.	Return Temp.	Temperature Differential
<b>113.1 degrees</b>	<b>69.2 degrees</b>	<b>43.9 degrees</b>

**Propane conversion sticker not filled out / completed** A propane conversion sticker was observed to have been affixed to the furnace unit, but the sticker was not filled out by the technician who performed the conversion. This sticker is to be filled out with the required information of the technician / installer to ensure that the conversion was properly performed and tested by a qualified individual.



No Deficiencies Observed At This Time

**Notes / Observations:**

NOTE: Annual cleaning and servicing by a qualified heating and cooling technician is recommended for improved unit efficiency and extended service life.

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I	NI	NP	D
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**B. Cooling Equipment**

Type of System: *Central Air Conditioner: 5 ton (2017)*

Comments:

*NOTE: The general life expectancy limit for air conditioner condenser units is approximately 10 - 15 years.*

Supply Temp.	Return Temp.	Temperature Differential
<b>47.6 degrees</b>	<b>66.5 degrees</b>	<b>18.9 degrees</b>

**Insulation / debris located within emergency drain pan (under evaporator coil).** Insulation/debris located within the evaporator coil emergency drain pan should be removed in order to prevent moisture wicking and to prevent the pan drain from clogging, should the evaporator coil leak.



No Other Deficiencies Observed At This Time

**Notes / Observations:**

*NOTE: Annual cleaning and servicing by a qualified heating and cooling technician is recommended for improved unit efficiency and extended service life.*

*NOTE: Evaporator coil covers are not removed when sealed shut with tape or mastic, as this would require cutting or compromising the seal around the coil cover. The coils can be accessed and inspected during annual cleaning and maintenance by a qualified heating and cooling specialist who will, at that point, reinstall the proper seal when finished.*

*FYI: The cleanout opening in the primary condensate line (before the trap) should ideally be capped in order to prevent conditioned air loss into the attic.*



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

Comments:

Duct Types: *Flex Duct where visible*

**Dirty return air filter(s) observed** (*interior and at fresh air return duct filter in the attic*). This condition can decrease the efficiency of the heating/cooling systems by hampering the flow of air over the heat exchanger and/or evaporator coils. The filters should be changed regularly (*frequency, depending on filter type*) to improve air flow and efficiency.



**Suspected incomplete installation of fresh air return system** (*manual fixed damper observed, but no timed or automated damper system*). An HVAC system with a constant and continuous supply of outdoor air may not operate efficiently and may have trouble regulating humidity within the home. Further evaluation and repair is recommended as required by a qualified heating and cooling technician.

**no damper system in fresh air return duct**



No Other Deficiencies Observed At This Time

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#### IV. PLUMBING SYSTEMS

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

Location of water meter: Northwest corner of the property

Location of main water supply valve: Within the water meter box

Static water pressure reading: 50 - 55 psi, measured at the North hose bib.

Comments:

Visible Supply Plumbing Materials: PEX (Cross-linked polyethylene)

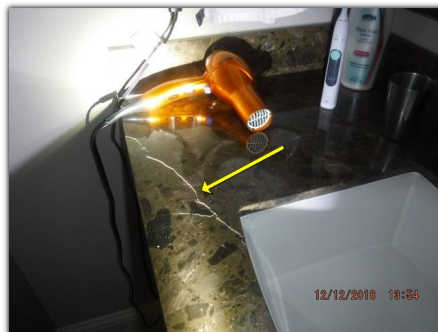
**Gapped open caulk seals at bathtub perimeter** (master bathtub). Sealant improvements are recommended where necessary.



**Cracked tile observed at tub deck** (master bathroom). Monitoring and repair is recommended as necessary.



**Cracked / damaged countertop material observed** (front hall bathroom and master bathroom). Further evaluation and repair is recommended where necessary.



No Other Deficiencies Observed At This Time



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I	NI	NP	D
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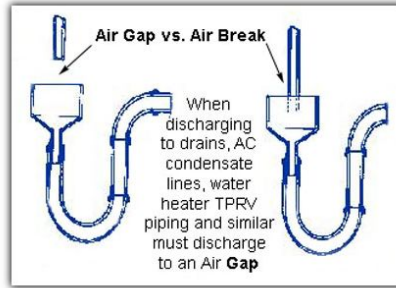
**B. Drains, Wastes, and Vents**

Comments:

Location of main cleanout : Northeast corner of the house

Visible Drain Plumbing Materials: PVC

**Cross connection at water softener drain line.** Water softener drain lines installed without an appropriate "air gap" between the tube and the PVC drain line are a potential health hazard. Repairs are recommended in order to prevent a potential cross connection between supply and contaminated water.



No Other Deficiencies Observed At This Time

**Notes / Observations:**

NOTE: Washing machine drain lines are not tested for functional drainage.

NOTE: Bathtub overflows are not tested as it is often difficult to identify if they are leaking until a substantial amount of water has leaked out. In order to prevent potential leaks at the overflow port, it is recommended that you refrain from filling the bathtubs to the point where they reach the overflow.

**C. Water Heating Equipment**

Energy Source: Propane

Capacity: Tankless, on-demand water heater (2018)

Comments:

NOTE: The average life expectancy for water heaters is approximately 10 - 15 years.

**Abnormal vent condensation observed at tankless water heater** (condensation leakage observed at vent pipe fitting - potential abnormal amount of condensation at driveway with subsequent staining). Further evaluation is recommended as necessary by a qualified plumber in order to determine if the combination of the newer PVC vent piping with the metal Type B vent is acceptable. Furthermore, given the relative acidity of the condensation (pH of 3-5), consideration should be given to relocating the condensation drain output.

condensation observed at pipe fitting



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**Improperly sized drain pan for tankless water heater** (round pan standard for tank style). Ideally, the pan should be replaced with the standard drain pan for wall-mounted, tankless water heaters in order to reduce the risk of property damage from potential leaks.

areas lacking protection with a round pan



**Potential improper / insufficient combustion air provisions for water heater** (199k Btu/H water heater obtaining combustion air from garage, through lower vents only in closet - no upper vents). The supply of combustion air for the tankless water heater is perceived to be insufficient due to the lack of a proper upper combustion air vent pipe opening (both combustion air openings located at the lower portion of the closet). Upper and lower combustion air vents are used to bring fresh combustion / dilution air into the closet from the garage space. It is recommended that a lower combustion air vent pipe be installed (with the bottom portion of the pipe terminating within 12 inches of the decking) to satisfy the combustion air requirements. Furthermore, it is not known if the total cubic footage of the garage can support the 50ft<sup>3</sup> per 1k Btu/h input rating of the water heater (possibly with natural infiltration). Further evaluation is recommended by a qualified plumber and / or HVAC professional.

lower vents only (no upper vents) that may be mistakenly obstructed.



No Other Deficiencies Observed At This Time

**Notes / Observations:**

*FYI: A circulation pump was observed to be in place at the water heater, but was not currently in use. Given the long delivery time to the kitchen and master bathroom area, consideration should be given to utilizing this timer-based pump, or some type of "on-demand" pump. Further evaluation is recommended by a qualified plumber.*



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**D. Hydro-Massage Therapy Equipment**

Comments:

**E. Other**

Comments:

Gas meter location: North side of the house.

Visible main gas piping: Steel Hard Pipe / Corrugated Stainless Steel Tubing (CSST)

**Loose connection and evidence of a gas leak observed at meter** (downstream side of meter). Further evaluation is recommended by the gas utility provider.



No Other Deficiencies Observed At This Time

**Notes / Observations:**

NOTE: CSST gas piping has been found to be susceptible to damage from lightning strikes, which can cause a leak or possible fire hazard, if not properly bonded to the electrical grounding system. At the time of the inspection, the gas plumbing system appeared to be properly bonded to the electrical grounding system (ground conductor and clamp observed at the incoming gas line). However, the adequacy of this ground bond connection could not be determined and should be verified with a more thorough investigation and test of the direct-bonding of this gas system by a qualified electrician. For more information on this safety notice, [click here](#).

**V. APPLIANCES**

**A. Dishwashers**

Comments:

NOTE: The dishwasher and associated components were not operated or inspected, as per client request.

**B. Food Waste Disposers**

Comments:

NOTE: The food waste disposer and associated components were not operated or inspected, as per client request.

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**C. Range Hood and Exhaust Systems**

Comments:

NOTE: The range exhaust vent and associated components were not operated or inspected, as per client request.

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

Comments:

NOTE: The range / oven / cooktop and associated components were not operated or inspected, as per client request.

**E. Microwave Ovens**

Comments:

NOTE: The microwave and associated components were not operated or inspected, as per client request.

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

Comments:

**Damaged exhaust fan duct in attic** (half bathroom exhaust fan). Repair is recommended to prevent humid air from discharging into the attic.



**Abnormal noise / vibration observed during fan operation** (front hall bathroom exhaust fan). Adjustment / repair is recommended as necessary to ensure proper operation.

No Other Deficiencies Observed At This Time

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**G. Garage Door Operators**

Comments:

**Improper auto-reverse sensor height.** Photoelectric sensors are to be installed per the garage door operator manufacturer's instructions, with the top of the photoelectric eye lens no higher than 6 inches above the garage floor. If installation is above 6 inches, the photoelectric eyes may not detect what they are intended to protect (*an individual lying down on the garage floor under the descending door*). Further evaluation and repair is recommended by a qualified garage door operator technician.



No Other Deficiencies Observed At This Time

**H. Dryer Exhaust Systems**

Comments:

No Deficiencies Observed At This Time

**Notes / Observations:**

*NOTE: Interior portions of the dryer vent pipe cannot be visually inspected.*

*FYI: The dryer exhaust duct was observed to be vented vertically before exiting the structure. This may allow the dryer vent to become clogged somewhat easier than a short, horizontal run of the dryer vent. It is recommended that the interior portion of the dryer vent pipe be cleaned annually for improved safety and optimal dryer performance.*

**I. Other**

Comments:

*NOTE: Other built-in appliances may be located in this structure. Appliances such as (but not limited to) built-in blenders, can openers, ice makers, knife sharpeners, wine coolers, washers, dryers, refrigerators, freezers, water softeners or any other like appliances, are not included with this inspection unless specifically requested and noted.*

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I	NI	NP	D
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## VI. OPTIONAL SYSTEMS

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

Comments:

*NOTE: The sprinkler system and associated components were not operated or inspected, as per client request.*

**B. Private Sewage Disposal (Septic) Systems**

Type of System:

Location of Drain Field:

Comments:

*NOTE: Guided Inspections does not inspect private septic systems or associated equipment. It is recommended that you have a qualified septic system specialist inspect the equipment and tank prior to closing.*

### **General limitations**

The inspector is not required to:

(A) inspect:

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

(B) report:

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

(C) determine:

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

(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.

### **Foundation Limitations**

The inspector is not required to:

- (A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;
- (B) provide an exhaustive list of indicators of possible adverse performance; or
- (C) inspect retaining walls not related to foundation performance.

### **Grading and Drainage Limitations**

The inspector is not required to:

- (A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);
- (B) determine area hydrology or the presence of underground water; or
- (C) determine the efficiency or performance of underground or surface drainage systems

### **Roof Covering Materials Limitations**

The inspector is not required to:

- (A) determine the remaining life expectancy of the roof covering;
- (B) inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof;
- (C) determine the number of layers of roof covering material;
- (D) identify latent hail damage;
- (E) exhaustively examine all fasteners and adhesion, or
- (F) provide an exhaustive list of locations of deficiencies and water penetrations.

### **Roof Structures and Attics Limitations**

The inspector is not required to:

- (A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;
- (B) operate powered ventilators; or
- (C) provide an exhaustive list of locations of deficiencies and water penetrations.

### **Interior Walls, Ceilings, Floors, and Doors Limitations**

The inspector is not required to:

- (A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or
- (B) provide an exhaustive list of locations of deficiencies and water penetrations.

### **Exterior Walls, Ceilings, Floors, and Doors Limitations**

The inspector is not required to:

- (A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems;
- (B) determine the cosmetic condition of paints, stains, or other surface coatings; or
- (C) operate a lock if the key is not available.
- (D) provide an exhaustive list of locations of deficiencies and water penetrations.

### **Exterior and Interior Glazing Limitations**

The inspector is not required to:

- (A) exhaustively inspect insulated windows for evidence of broken seals;
- (B) exhaustively inspect glazing for identifying labels; or
- (C) identify specific locations of damage.

### **Interior and Exterior Stairways Limitations**

The inspector is not required to exhaustively measure every stairway component.



### **Fireplaces and Chimneys Limitations**

The inspector is not required to:

- (A) verify the integrity of the flue;
- (B) perform a chimney smoke test; or
- (C) determine the adequacy of the draft

### **Porches, Balconies, Decks, and Carports Limitations**

The inspector is not required to:

- (A) exhaustively measure every porch, balcony, deck, or attached carport components; or
- (B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

### **Service Entrance and Panels Limitations**

The inspector is not required to:

- (A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;
- (B) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment;
- (C) conduct voltage drop calculations;
- (D) determine the accuracy of overcurrent device labeling;
- (E) remove covers where hazardous as judged by the inspector;
- (F) verify the effectiveness of overcurrent devices; or
- (G) operate overcurrent devices.

### **Branch Circuits, Connected Devices, and Fixtures Limitations**

The inspector is not required to:

- (A) inspect low voltage wiring;
- (B) disassemble mechanical appliances;
- (C) verify the effectiveness of smoke alarms;
- (D) verify interconnectivity of smoke alarms;
- (E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes;
- (F) verify that smoke alarms are suitable for the hearing-impaired;
- (G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

### **Heating and Cooling Equipment / Duct Systems, Chases, and Vents Limitations**

The inspector is not required to:

- (1) program digital thermostats or controls;
- (2) inspect:
  - (A) for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks;
  - (B) winterized or decommissioned equipment; or
  - (C) duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves;
- (3) operate:
  - (A) setback features on thermostats or controls;
  - (B) cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit;
  - (C) radiant heaters, steam heat systems, or unvented gas-fired heating appliances; or
  - (D) heat pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees;
- (4) verify:
  - (A) compatibility of components;
  - (B) tonnage match of indoor coils and outside coils or condensing units;
  - (C) the accuracy of thermostats; or

- (D) the integrity of the heat exchanger; or
- (5) determine:
  - (A) sizing, efficiency, or adequacy of the system;
  - (B) balanced air flow of the conditioned air to the various parts of the building; or
  - (C) types of materials contained in insulation.

### **Plumbing Systems Limitations**

The inspector is not required to:

- (A) operate any main, branch, or shut-off valves;
- (B) operate or inspect sump pumps or waste ejector pumps;
- (C) verify the performance of:
  - (i) the bathtub overflow;
  - (ii) clothes washing machine drains or hose or
  - (iii) floor drains;
- (D) inspect:
  - (i) any system that has been winterized, shut down or otherwise secured;
  - (ii) circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; (iii) inaccessible gas supply system components for leaks;
  - (iv) for sewer clean-outs; or
  - (v) for the presence or performance of private sewage disposal systems; or
- (E) determine:
  - (i) quality, potability, or volume of the water supply; or (ii) effectiveness of backflow or anti-siphon devices.

### **Water Heaters Limitations**

The inspector is not required to:

- (A) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes;
- (B) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or
- (C) determine the efficiency or adequacy of the unit.

### **Hydro-massage Therapy Equipment Limitations**

The inspector is not required to determine the adequacy of self-draining features of circulation systems.

### **Appliances Limitations**

The inspector is not required to:

- (1) operate or determine the condition of other auxiliary components of inspected items;
- (2) test for microwave oven radiation leaks;
- (3) inspect self-cleaning functions;
- (4) disassemble appliances;
- (5) determine the adequacy of venting systems; or
- (6) determine proper routing and lengths of duct systems.

### **Landscape Irrigation (sprinkler) Systems Limitations**

The inspector is not required to inspect:

- (i) for effective coverage of the irrigation system;
- (ii) the automatic function of the controller;
- (iii) the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors; or
- (iv) sizing and effectiveness of backflow prevention device.

## Summary

The summary section of this report summarizes the deficiencies noted within the inspection report. However, this section should be used as a reference only and should not be used in-lieu-of the entire inspection report as additional descriptions, supplemental information and / or photos are also contained within the report.

### GRADING AND DRAINAGE

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- High soil observed against the foundation / structure

### ROOF COVERING MATERIALS

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- Unsealed and exposed fasteners observed at roof surface
- Staples observed to be penetrating roof surface

### ROOF STRUCTURES AND ATTICS

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- Areas of missing / gapped / insufficient insulation observed
- Missing blocking at wall sheathing seams / joints
- Diagonal roof decking not installed to manufacturer specifications
- Damaged attic stair unit cover observed

### WALLS (INTERIOR AND EXTERIOR)

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- Stucco cracks observed
- Unsealed gaps observed at exterior wall penetrations

### DOORS (INTERIOR AND EXTERIOR)

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- Inoperative self-closing hinges at garage pedestrian door(s)
- Missing appropriate door landing at exterior door
- Poor door and door stop alignment
- Poor seal observed at door weatherstripping

### WINDOWS

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- Missing window drainage port covers

### STAIRWAYS (INTERIOR AND EXTERIOR)

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- Missing handrail at stairway

### FIREPLACES AND CHIMNEYS

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- Unsealed gap between fireplace and the masonry lintel

## SERVICE ENTRANCE AND PANELS

- **Missing cover screw(s) at panel box**
- **Ground / neutral bonding observed at panel(s) downstream of the main service**
- **Unmarked or illegible breakers observed within panel box(es)**
- **Metal panel box not properly bonded to electrical grounding system**
- **Paint / texture over spray observed inside panel box**

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- **Missing / improper exterior receptacle cover(s)**
- **Ground Fault Circuit Interrupter (GFCI) protection missing where required**
- **Damaged receptacle cover observed**
- **Potentially under-sized wiring observed to be serving condenser unit**
- **Improper / unsafe location of attic light switch**

## HEATING EQUIPMENT

- **Propane conversion sticker not filled out / completed**

## COOLING EQUIPMENT

- **Insulation / debris located within emergency drain pan**

## DUCT SYSTEMS, CHASES, AND VENTS

- **Dirty return air filter(s) observed**
- **Suspected incomplete installation of fresh air return system**

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- **Gapped open caulk seals at bathtub perimeter**
- **Cracked tile observed at tub deck**
- **Cracked / damaged countertop material observed**

## DRAINS, WASTES, AND VENTS

- **Cross connection at water softener drain line**

## WATER HEATING EQUIPMENT

- **Abnormal vent condensation observed at tankless water heater**
- **Improperly sized drain pan for tankless water heater**
- **Potential improper / insufficient combustion air provisions for water heater**

## OTHER

- **Loose connection and evidence of a gas leak observed at meter**

## MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- **Damaged exhaust fan duct in attic**
- **Abnormal noise / vibration observed during fan operation**

## GARAGE DOOR OPERATORS

- **Improper auto-reverse sensor height**