



HOME INSPECTION REPORT - HOUSE INSPECTION SERVICES COPY

111 Sample Report Way
Dallas TX 75000



Inspector

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Agent

Sample Agent

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PROPERTY INSPECTION REPORT

Prepared For: Sample Report

(Name of Clients)

Concerning: 111 Sample Report Way, Dallas TX 75000

(Address or Other Identification of Inspected Property)

By: Greg House - TREC# 9986 / SPCS 559963

(Name and License Number of Inspector)

09/02/2021 8:00 am

(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.

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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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, bathrooms, 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 license holders 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 require 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Property Occupancy: Occupied

Type of Building / Structures: Single Family Residence

Approximate Temperature: 90-100°F

Property Facing: North

Weather Conditions: Mostly Cloudy, Overcast, Intermittent Rain

PROPERTY INSPECTION SCOPE - IMPORTANT INFORMATION:

SCOPE OF INSPECTION: This Inspection Report was written in accordance with the Standards of Practice 535.227-535.233 of the Texas Real Estate Commission (TREC).

This inspection report has been provided for the exclusive use of Client named in report. The inspection report information is based on conditions present at time of inspection only. Any use of this report by other parties is for informational use only, and information within may not be current. Changes in condition of the property may have occurred since date of inspection.

The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as specified in the TREC Standards of Practice. The Inspector will not disassemble items at the property. Inspector will not remove or damage walls, floors, wall coverings, floor coverings, or other obstructions. For example, furniture, rugs, paintings, or other furnishings will not be moved.

House Inspection Services PLLC (HIS) is a general real estate inspection company. This Inspection Report covers only the items listed in the report, and is based only on the present condition of those items at the time of inspection. Systems and conditions which are not specifically addressed in the Inspection Report are excluded. There is no responsibility expressed or implied for latent defects, future performance of any items or for defects not reasonably observable at the time of inspection.

Client acknowledges that the Inspection Report may not identify all defects or problems. In addition, when an item is noted as deficient, not functioning, or further evaluation is by a specialist is recommended, the client agrees to contact a qualified specialist to make further evaluation of the item. Client acknowledges that the Inspector performs a general inspection, and is not a specialist in any item or system inspected. The inspection report will contain the opinion of the Inspector.

HIS does not inspect for building codes, soil analysis, and adequacy of design, capacity, efficiency, size, value, flood plain location, pollution, or habitability. The inspection and Inspection Report do not address, and are not intended to address the possible presence or danger from potentially harmful substances and environmental hazards, including but not limited to lead, urea formaldehyde, toxins, carcinogens, mold, mildew, asbestos, flammable substances, radon, and contaminants in soil, water, or air.

Presence or absence of wood-destroying organisms is beyond the scope of the general inspection. Wood-destroying organisms include, but are not limited to: termites, carpenter ants, other wood-destroying insects, as well as fungus and/or molds. The client agrees to obtain a Wood Destroying Insect Report prior to closing.

Client acknowledges that this Inspection Report is not a warranty or guarantee of the items at the property inspected. If the client desires a warranty or guarantee, the client must obtain it from a warranty company. This report is prohibited from being used for Home Warranty or Insurance Underwriting purposes.

HOME INSPECTION AGREEMENT: Client acknowledges that this Inspection Report is subject to all the terms and conditions of the previously executed Home Inspection Agreement, signed by the Client, including specifically and without limitation the provisions of such Home Inspection Agreement relating to Disclaimer of Warranties, Limitation of Liability, Tainted Corrosive Drywall, Dispute Resolution, Attorney's Fees, and Exclusivity.

Occupied Property:

Not all areas of interior walls were accessible at time of inspection due to occupied property, stored items, or staged home.

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I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam, Slab Garage

Pier & Beam Crawlspace Access Location: Interior closet



FOUNDATION SCOPE OF INSPECTION:

The Inspector's opinion regarding performance and condition of foundation is based on first impression, visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

Future performance of the structure cannot be predicted or warranted. Expansive soils, drainage, weather conditions, leakage, and other adverse factors are able to effect structures over time. The Inspector is not a structural engineer.

Crawlspace - Obstructed areas due to the following:: Ductwork -

NOTE - Portions of the foundation crawlspace could not be inspected because of obstructions present. Best effort is made to view all possible areas from accessible areas of crawlspace.



1: Foundation Movement - Minor

[Minor Deficient Item](#)

The foundation appears to be providing adequate support to the structure at the time of the inspection, however, has signs of minor movement and/or settling. Movement appears to be minimal, and does not appear to be excessive at time of inspection. These may be due to accumulated affect of normal seasonal movement. Evidence of this movement includes: Foundation movement. Specific evidence for this inspected property will be itemized in each specific category (ex.- walls, doors). Recommend monitoring these areas over time to ensure no future movement is occurring.

2: Crawlspace - Piers w/wood shims

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Minor Deficient Item

Observed wood shims in use at foundation piers. These have been known to deteriorate over time. Current common practice is to use metal shims.



3: Crawlspace - Perimeter standing water

Moderate Deficient Item

The crawlspace perimeter has excessive moisture conditions, with standing/ponding water. This may be due to improper drainage at exterior.

Recommendation: Contact a qualified professional.



Right beam wall during rains.

4: Crawlspace - Debris

Minor Deficient Item

Observed areas of debris in the crawlspace. Wood debris is conducive to WDI infestation. Other debris may be a hindrance to crawlspace inspection, or future repair or work.

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5: Vent Screens Closed/Obstructed

Minor Deficient Item

Covered and/or obstructed crawlspace vents should be opened for proper ventilation of crawlspace. It is recommended for vents to remain open (weather permitting- i.e. freezing temps) for ongoing ventilation.



B. Grading and Drainage

Drainage Type: Grade, Sub-Surface Drains, Gutters

GRADING & DRAINAGE SCOPE OF INSPECTION:

The inspector's opinion regarding performance and condition of grading and drainage is based on visual observations of accessible and unobstructed drainage characteristics and components at the time of the inspection. Sub-surface drains cannot be inspected for condition or performance due to being obstructed.

Proper drainage is generally defined as grass and landscaping in place in such a way as to move water away from foundation, and not having negative slope, low spots, high soil lines, or flat areas that may allow water to pond/pool next to foundation.

Sub-surface drains present at property:

Note - Sub surface drains present at property. Confirming performance of sub surface drains is beyond the scope of this inspection (below soil). Recommend routine cleaning maintenance of drain covers and/or gutter downspout to ground connections, and monitoring of drains after heavy rains to ensure proper performance.

1: Drainage - Negative slope areas present

Moderate Deficient Item

Observed negative drainage slope (moves water toward structure) at foundation area(s). This may cause water to drain toward property, causing excessive moisture conditions in soil. Excessive moisture around

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foundation may affect foundation performance or cause high soil lines. In severe conditions, negative slope and high soil lines combined may allow for water intrusion into the property. **Evaluation by drainage professional may be necessary for correction of these conditions.**

Recommendation: Contact a qualified professional.



Right Exterior



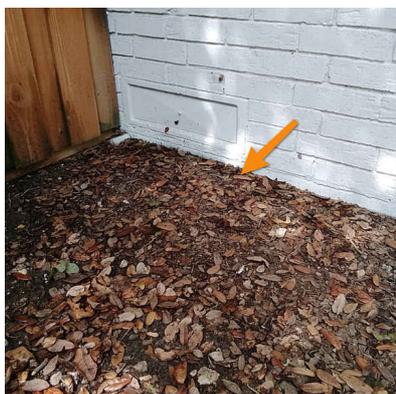
Back Garage

2: Drainage - High soil line/Improper grade beam

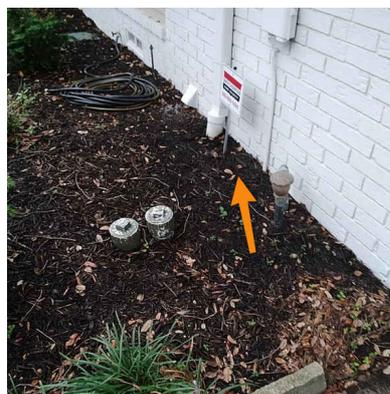
⊖Moderate Deficient Item

The foundation soil line has improper grade level, and is too high at some locations of property. Current standards call for at least 6+ inches of foundation slab or beam wall exposed below bottom of exterior wall (brick, stone, etc.). High soil lines may cause moisture retention in exterior walls, and are conducive for possible WDI infestation if they are up to, or covering, exterior cladding (brick, siding, weep holes, etc). **Evaluation by drainage professional may be necessary for correction of these conditions.**

Recommendation: Contact a qualified professional.



Left Exterior



Front Left

3: Drainage - Low area(s), possible ponding area(s)

⊖Moderate Deficient Item

The exterior has low spot area(s) that may pond water and not properly drain. This area(s) may need landscaping maintenance to allow for proper drainage of water. **Evaluation by drainage professional may be necessary for correction of these conditions.**

Recommendation: Contact a qualified professional.

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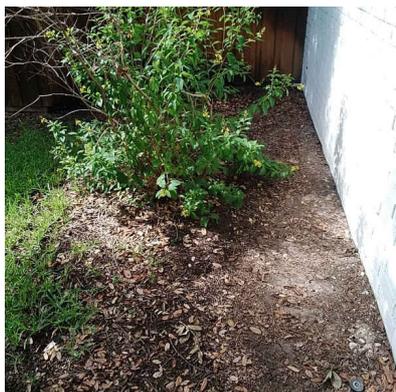


Back Exterior

4: Drainage - Flat yard/planter bed locations

Minor Deficient Item

Drainage slope at yard areas and/or planter/flower beds around property are essentially flat/not well defined at some areas. This may allow for water to pond/pool near foundation. Recommend monitoring over time to ensure water is not pooling at or near foundation.



Left Exterior

5: Drainage - Not meet current standards.

Minor Deficient Item

The drainage around property does not meet current residential code and/or construction standards. Some or all areas around property do not have 6" of fall over 10' span from edge of foundation (or equivalent), or do not have drains/swales installed to ensure proper drainage. In addition, any gutter systems present should have adequate downspout extensions to help carry water away from structure. Recommend monitoring these areas over time to ensure water is not ponding/standing near structure.

6: Guttering - Full gutters. Need cleaning.

Minor Deficient Item

Gutters are full with debris at some locations, and are in need of routine cleaning.

C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: Walked accessible areas of roof based on pitch and height.

ROOF COVERING SCOPE OF INSPECTION:

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The inspector's opinion regarding performance and condition of the roof covering materials is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

Inspector will make a best effort to access, view, and inspect the roof area and materials. Restrictions to roof access may include the access height and/or slope of the roof structure, roofing material type present, and any safety concerns present. Determination of roof age, life expectancy, and insurability of roof is beyond the scope of this inspection.

1: Shingles - Previous patching

🟡 Moderate Deficient Item

The roof has evidence of previous patching/shingle replacement. Recommend consulting with seller regarding reason and scope of work completed.



Back roof area



Left roof area

2: Vent Stack - Too short.

🟡 Minor Deficient Item

Plumbing vent stack pipe(s) penetrating the roof do not extend at least 6 inches above the roofline as would now commonly be installed.

3: Roof - No "saddle" at chimney

🟡 Minor Deficient Item

No cricket (saddle) in place on chimney wider than 30 inches (small drainage roof now commonly installed behind chimney to move water around chimney). This may be by original design of property.



4: Disconnected Plumbing vent stack at right roof

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▲Significant Deficient Item

Observed disconnected vent stack in attic which still exists roof surface. Vent stack has makeshift rubber cap to prevent water from entering attic space.

Recommendation: Contact a qualified professional.



Disconnected vent stack in attic



Makeshift rubber cap to prevent water entry



Vent stack appears to be at right side roof.

D. Roof Structures & Attics

Viewed From: Entered attic space(s) by ceiling mounted ladder access(s) at property. Areas where decking is not present or where physical egress may result in accidental/incidental damage were not physically accessed. Best effort is made to view all areas possible with flashlight. Not all areas of attic/roofing space and materials may have been visible at time of inspection.



Approximate Insulation Depth: 16-18 inches

Type of Insulation Present: Fiberglass

Framing and Roof Structure: Conventional Framing

Attic Ventilation Present: Soffit Vents, Solar Roof Vents, Wind Turbines

Framing - Undersized Purlins/Ridge/ Minimal Framing:

The property appears to have undersized purlins/attic framing (2x4 wood), or undersized ridge board (1x4 or 1x6), or minimal framing. This appears to be by original design of the property. Framing appeared to be functioning as intended at time of inspection. Recommend monitoring over time for any performance concerns.

ATTIC AREA(S) SCOPE OF INSPECTION:

The inspector's opinion regarding performance and condition of the roof structures and attic is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

Attic space may have inherent obstructions to visual inspection, such as safe walking area, roof

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I NI NP D

clearances, equipment, etc.

Obstruction - After Market Radiant Barrier:

After market radiant barrier type material has been added to the attic area (under roof surface). Unable to fully inspect underside of roof condition.

1: Attic - Ladder Nailing Pattern.

 Minor Deficient Item

The attic ladder access does not appear to have proper nailing/lag screws in place. Did not observe proper nailing pattern for pull down ladder. Recommend adding nails/lag screws per manufacturer instructions. This may be a safety hazard.

2: Ventilation - No baffles at soffit vents

 Minor Deficient Item

Did not observe "baffles" installed in attic at soffit vent locations, or significant light showing from soffit vents. Baffles are designed to prevent attic insulation from shifting and covering soffit vent openings. Obstructed soffit vent openings can prevent proper ventilation of attic space.

E. Walls (Interior and Exterior)

Exterior Cladding Materials: Brick, Wood Siding, Wood Trim

Painted Brick Exterior:

The exterior brick surfaces appear to have been painted. Previous patching or repairs may be visually obstructed. Best effort is made to identify evidence of cracking, shifting, or previous repairs. However, these may be hidden by painted surfaces.

WALLS - SCOPE OF INSPECTION:

The inspector's opinion regarding performance and condition of interior and exterior walls is based on non-invasive visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Not all interior or exterior walls may be visible/accessible as they may be obstructed by furniture, stored items, paneling, wall coverings, wall paper, heavy foliage, etc.

Infrared inspection of property and opinion of Inspector is based on visible and unobstructed areas of property at time of inspection. Full identification or diagnosis of thermal anomaly may require invasive or destructive type inspection which is beyond the scope of this inspection. Some variables that can affect results of infrared inspection may include: occupancy, temperatures, current and recent weather conditions, humidity levels, and time of day. Thermal anomalies will be reported, however, this inspection does not warrant or guarantee absence of moisture, insulation, energy, or other environmental issues at property.

Occupied Property:

Not all areas of interior walls were accessible at time of inspection due to occupied property, stored items, or staged home.

F. Ceilings and Floors

CEILINGS AND FLOORS - SCOPE OF INSPECTION.:

The inspector's opinion regarding performance and condition of the ceilings and floors is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Not all interior floors may be visible/accessible as they may be obstructed by furniture, stored items, floor coverings, etc.

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Crawlspace - Obstructed areas due to the following:: Ductwork -

NOTE - Portions of the foundation crawlspace could not be inspected because of obstructions present. Best effort is made to view all possible areas from accessible areas of crawlspace.

1: Floors - Minor sloping

 Minor Deficient Item

Minor slope of floor(s) was detected at time of inspection. This did not seem to be excessive at time of inspection, and may be due to accumulative effect of seasonal movement around property.

2: Sub-Floor - Staining. Faded, appears "dry".

 Minor Deficient Item

Observed water stained sub-floor in crawlspace. Staining appears to be "old", "faded", and did not appear "wet" at time of inspection. Recommend consulting with owner/seller of property regarding history of structure.



Half Bath

G. Doors (Interior and Exterior)

DOORS (Interior & Exterior) - SCOPE OF INSPECTION.:

The inspector's opinion regarding performance and condition of interior and exterior doors is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

Infrared inspection of property and opinion of Inspector is based on visible and unobstructed areas of property at time of inspection. Full identification or diagnosis of thermal anomaly may require invasive or destructive type inspection which is beyond the scope of this inspection. Some variables that can affect results of infrared inspection may include: occupancy, temperatures, current and recent weather conditions, humidity levels, and time of day. Thermal anomalies will be reported, however, this inspection does not warrant or guarantee absence of moisture, insulation, energy, or other environmental

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issues at property.

1: Door - Out of square

🟡Moderate Deficient Item

Back bedroom



Door out of square, not latching

2: Door - Rubbing frame

🟡Moderate Deficient Item

Garage entry, water heater closet

3: Door - Drags flooring

🟢Minor Deficient Item

Interior Garage

Door(s) is dragging the floor covering at location(s) of property. Unknown if this is due to previous foundation movement.

4: Door - No safety glass.

🟢Minor Deficient Item

No evidence of safety (tempered) glass in door glass locations. This is considered a hazardous location. See TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES listed in preamble of report.



5: Door - Loose/missing hardware.

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I NI NP D

[Minor Deficient Item](#)

Front Entry

The property has loose/worn door hardware at random locations. Routine maintenance/tightening of hardware may be needed. Eventual replacement of door handles may be needed at some locations.

6: Garage entry- "hollow" door.

[Minor Deficient Item](#)

Exterior exit door at the garage entry is either hollow core or improper type door for this application. Door should be steel or solid wood as would now be installed.

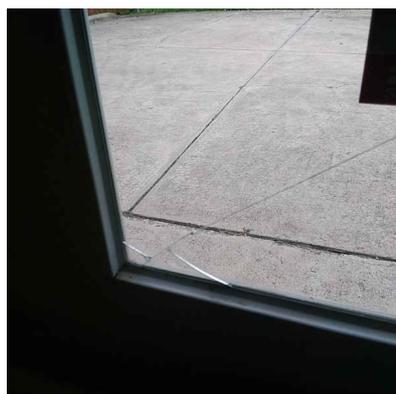
7: Garage entry- Glass in entry door.

[Minor Deficient Item](#)

The window in the garage entry door compromises the fire-blocking ability of the wall between the home and the garage. Steel or solid wood doors are now commonly installed.

8: Cracked plastic pane, garage overhead door

[Minor Deficient Item](#)



H. Windows

Window Type: Double Pane, Vinyl

WINDOWS - SCOPE OF INSPECTION.:

The inspector's opinion regarding performance and condition of windows is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Weather conditions, humidity, temperatures, and other factors may affect visual inspection of double paned windows for thermal seal failure.

Infrared inspection of property and opinion of Inspector is based on visible and unobstructed areas of property at time of inspection. Full identification or diagnosis of thermal anomaly may require invasive or destructive type inspection which is beyond the scope of this inspection. Some variables that can affect results of infrared inspection may include: occupancy, temperatures, current and recent weather conditions, humidity levels, and time of day. Thermal anomalies will be reported, however, this inspection does not warrant or guarantee absence of moisture, insulation, energy, or other environmental issues at property.

1: Window Safety - bedroom +44" height.

[Minor Deficient Item](#)

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Some bedroom window sills should not be higher than 44" from finished floor per IRC 310.1, and common building standards. These type window designs may have been accepted when property was built.

2: Window Screens Missing

 Minor Deficient Item

Window screens appear to be missing/not installed at location(s) of property.

I. Stairways (Interior and Exterior)

STAIRWAYS (Interior & Exterior) - SCOPE OF INSPECTION:

The inspector's opinion regarding the performance and condition of stairways, handrails, and guardrails is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

J. Fireplaces and Chimneys

Location / Types of Fireplaces: Family Room - Masonry



FIREPLACES & CHIMNEYS - SCOPE OF INSPECTION.:

The inspector's opinion regarding the performance, condition, and operation of fireplace(s) and chimney(s) is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Not all internal components of the fireplace and chimney are readily accessible by design. It is recommended to have the fireplace/chimney inspected and/or swept by a professional chimney sweep on an annual basis. For more information, please visit the Consumer Product Safety Commission at www.cpsc.gov, or visit the Chimney Safety Institute of America at www.csia.org.

1: Firebox - Mortar cracking

 Moderate Deficient Item

Observed cracks in the masonry firebox walls. **It is recommended that these be repaired by qualified fireplace/chimney professional prior to use.**

2: Firebox - Brick lintel needs mortar.

 Moderate Deficient Item

The back side of the firebox opening/brick lintel is not properly. Opening is present along brick edge, which may allow for entry of sparks.

Recommendation: Contact a qualified professional.

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3: Damper - No blocking/safety clamp

🟡 Moderate Deficient Item

Damper is not fitted with a blocking clamp as now required for use with gas log inserts (ceramic logs). Blocking clamp will allow for carbon monoxide to escape should someone forget to open the damper.

4: Chimney - Mortar crown deterioration.

🟡 Minor Deficient Item

The chimney mortar crown is deteriorating, and may allow for water penetration into bricks. The chimney mortar should be shaped/constructed to shed water off the top of the chimney.



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

Porch & Patio - Reasonable condition.:

All porch and patio locations appear to be in reasonable condition at the time of inspection.

Fencing - Reasonable condition:

Fencing around property appears to be in reasonable condition. No safety concerns or apparent hazards noted. Cosmetic deficiencies, age, warping, etc. are not included in this inspection. Remaining "life span" of fencing cannot be determined.

PORCHES, BALCONIES, DECKS, & PATIOS - SCOPE OF INSPECTION.:

The inspector's opinion regarding the performance and condition of porches, decks, balconies, etc, is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

For safety reasons, decks, balconies, and stairs should be checked routinely for loose boards, screws, nails, etc. All cement slabs will have shrinkage type cracks throughout the property. Not all are visible due to floor coverings, rugs, carpets, etc. Shrinkage cracks are considered routine to the nature of concrete, and will generally be less than 1/8 diameter, with no real depth.

Driveway automatic gates, fish or decorative ponds, removable grills, "store bought" pools or playground type equipment, and makeshift sprinkler systems are beyond the scope of TREC inspection guidelines.

Fencing at the property is inspected for general condition, functionality, and possible safety concerns.

1: Flatwork - Minor cracking/shifting areas.

🟡 Minor Deficient Item

Driveway

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

I NI NP D

Flatwork areas around property have areas of minor cracking/shifting. These may become trip hazards over time. Recommend caution when traveling around property. Routine patching/sealant maintenance may be needed to prevent worsening of condition. Areas may include, but are not limited to: driveway, sidewalks, patios, porch areas, etc.

L. Other

Counter tops & Cabinets - Reasonable condition.:

Counter tops and cabinets were found to be in reasonable condition at time of inspection.

COUNTER TOPS & CABINETS - SCOPE OF INSPECTION.:

The inspector's opinion regarding condition of counter tops and cabinets is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. A representative sampling of cabinets are inspected during the course of the inspection. Cabinets are opened at all sink/bath locations, in addition to gas cook top locations, as part of the inspection of that equipment (drains, gas lines, etc). A random sampling of cabinet doors and drawers is conducted through the course of the inspection for general operation and condition only. Age and wear should be taken into account by the client in rendering their own opinion regarding these items.

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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Location(s): Garage



Panel Amperage(s): 200 Amp Service

Electrical Panel Manufacture(s): GE

Service Entry Location(s): Right side of property-underground

Gas System Bonding Location(s): Furnace(s)

Infrared - Electrical Panel(s) Inspection:

The electrical panel(s) at property did not appear to have any unusual "thermal anomalies" when inspected with infrared camera at time of inspection. No unusual heat anomalies seen at breakers or wiring connections. Normal and routine "thermal load" at wiring may be visible during infrared inspection, however, this did not appear unusual with available property systems being active at time of infrared inspection. "Nominal load warming" is common in panels due to electrical current being active. In addition, any Arc-Fault/GFCI type breakers present in panel will show additional heat due to electronics installed in these devices.



Nominal load warming

AFCI Breaker - Current Requirements:

Did not observe proper number or location of AFCI (arc-fault circuit interruption) breakers at electrical panel(s) per current standards. Current installation standards call for AFCI protection to include all 15-20 amp circuits not already protected by GFCI circuits. ***This variance may be by original design and construction of property, or by standards and requirements at time of panel installation.*** AFCI's were first introduced for bedrooms in January 2002. Various code requirement updates have occurred since 2002. The current International Residential Code calls for Combination AFCI's at all 15-20 amp circuits not protected by GFCI. An arc fault is an unintended arc created by current flowing through an

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I NI NP D

unplanned path (ex.-electricity jumping from damaged wire). AFCI's are designed to detect arcing and trip off the breaker. It is beyond the scope of this inspection to know the city code requirements at the time of the electrical panel installation at this property. If you wish to pursue this matter further, it is recommended that you contact your city/municipality code officer.

SERVICE ENTRANCE & PANELS - SCOPE OF INSPECTION:

The inspector's opinion regarding the performance and condition of the service entrance and panels is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Arc-Fault breakers, if present, are tested by depressing the "test" button at the breaker location for vacant or "staged" properties only. Arc Fault breakers are not tested at occupied properties due to potential for property damage. For occupied properties, client is recommended to manually test arc-fault breakers at first reasonable opportunity. Inspection of grounding/bonding system at property are based on visible and accessible areas. The completeness and effectiveness of grounding/bonding system at property cannot be verified by a visual inspection only. When conditions permit, the panel cover is removed for visual inspection of the panel interior. Determination of present or future sufficiency of service capacity, amperage calculations, or voltage drop calculations is beyond the scope of this inspection. Lightning arrester system (if present) inspection for installation and performance is beyond the scope of this inspection.

Infrared inspection of property and opinion of Inspector is based on visible and unobstructed areas of property at time of inspection. Full identification or diagnosis of thermal anomaly may require invasive or destructive type inspection which is beyond the scope of this inspection. Some variables that can affect results of infrared inspection may include: occupancy, temperatures, current and recent weather conditions, humidity levels, and time of day. Thermal anomalies will be reported, however, this inspection does not warrant or guarantee absence of moisture, insulation, energy, electrical, or other environmental issues at property.

1: Wiring - Bundled at panel box, not separated.

 Minor Deficient Item

Wiring in panel is "bundled" to run through the panel box opening(s), or through minimal number of openings. Wiring cannot be confirmed to be separated and fastened within 12" above panel (behind wall). Wiring has not been separated to run through individual grommet openings as would now commonly be installed for heat disipation. This appears to be by original construction of the property, and may have been an approved method at the time.

2: Cover - Obstructed/improper clearances.

 Minor Deficient Item

Panel(s) were found to have obstructed clearances at time of inspection (i.e.- shelving, work bench, location adjacent to wall, etc.). Current standards call for panel cover area to have clearance of 36" depth (in front), and 30" width (side to side).

3: Cover - Improper/missing labeling

 Minor Deficient Item

The panel cover circuit locations are not labeled, or not completely marked. Unable to verify breaker service locations, and may be unable to confirm correct amperage breaker(s) installed for cooling system condensers.

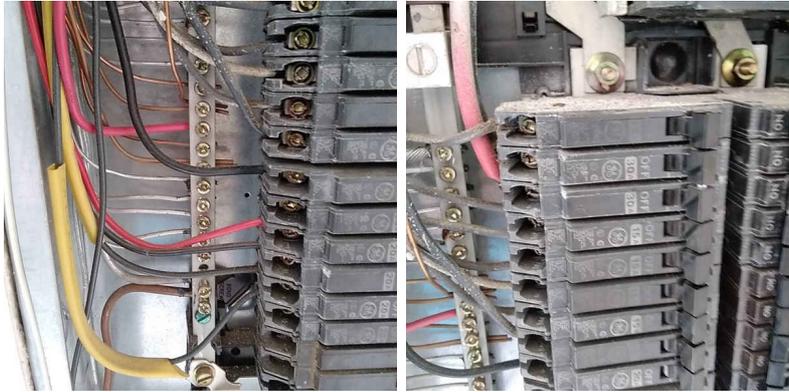
4: Aluminum Wiring Present - Recommend Evaluation.

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I	NI	NP	D
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Moderate Deficient Item

The property appears to have original aluminum wiring at some breaker connections. **Recommend having electrical system evaluated by licensed and qualified electrician due to aluminum wiring having a reputation for being problematic.** Current standards call for conductor material to be copper. This aluminum wiring installation may be by original design of the property.



Note- panel appears to have proper cu/al breakers

5: Grounding - aluminum wiring present

Minor Deficient Item

Observed aluminum wiring in use for panel grounding. Current standards call for copper wiring. This may be by original installation of property.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper, Aluminum



Random sampling of outlets showed some correct receptacles for aluminum wiring

GFCI Outlet Locations: All exterior locations, Some kitchen countertop locations, All garage locations, All bathroom locations, Crawlspace -

Accessible GFCI outlets/circuits are tested during inspection. This listing is a reference of locations/circuits found at time of inspection. Current standards (per 2020 NEC guidelines) call for GFCI outlets at the following locations: All kitchen, All exterior, All garage, All bathrooms, Utility room, Disposal, Dishwasher, 250V Outlets, and Crawlspace.

GFCI's may not have existed or may not have been required in all of these locations when the property was built. See TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR

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I NI NP D

DEFICIENCIES listed in preamble of report. For more information on GFCI receptacles, please go to www.cpsc.gov/PageFiles/118853/099.pdf.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES - SCOPE OF INSPECTION.:

The inspector's opinion regarding the performance and condition of the branch circuits, connected devices and fixtures is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Some areas of property may not be readily accessible or visible, and not all outlets, switches, etc may be tested at time of inspection due to occupancy, stored items, staged homes, etc. "Invasive testing" or disassembly of circuits or devices is beyond the scope of this inspection (i.e.- removing receptacles/switches from wall, shutting off breaker(s), etc.). Amperage calculations and voltage drop testing of circuits/wiring is beyond the scope of this inspection.

Lights and equipment activated by controlled management systems ("smart-home" systems), photocell switches, or low voltage systems at property (i.e.-intercom systems, phone, CATV, alarm systems, etc) are beyond the scope of this inspection. Landscape and/or exterior low-voltage ground lighting are beyond the scope of this inspection. Heated flooring systems are beyond the scope of this inspection. Remote controlled equipment, such as ceiling fans, may not be inspected if remote is not readily available at time of inspection. It is recommended to consult with owner, seller, builder, or manufacturer of such systems for review of system(s) usage, operation, and proper maintenance.

According to the National Fire Protection Association, almost two-thirds of home fire deaths result in properties without working smoke alarms. Also, carbon monoxide detectors are recommended for properties with gas supply systems and/or attached garages. It is recommended to have a carbon monoxide detector installed in property at waist level or below, even if one is installed at ceiling level.

Carbon monoxide is heavier than air, and will sink. For more information regarding fire safety, please see the following websites: www.usfa.fema.gov, www.nfpa.org, and www.cpsc.gov.

Infrared inspection of property and opinion of Inspector is based on visible and unobstructed areas of property at time of inspection. Full identification or diagnosis of thermal anomaly may require invasive or destructive type inspection which is beyond the scope of this inspection. Some variables that can affect results of infrared inspection may include: occupancy, temperatures, current and recent weather conditions, humidity levels, and time of day. Thermal anomalies will be reported, however, this inspection does not warrant or guarantee absence of moisture, insulation, energy, electrical, or other environmental issues at property.

Occupied Property:

Not all areas of interior walls were accessible at time of inspection due to occupied property, stored items, or staged home.

Camera Doorbell Present:

The property appears to be present with a wireless doorbell system (i.e.- Ring, Hello). Confirming operation and performance of this type of equipment is beyond the scope of this inspection. If purchasing this property, recommend consulting with owner/seller regarding operation and use of this system.

Smoke Detectors Not Tested - Active alarm system at property.:

NOTE - Due to active home or possible building alarm system present at property, or absence of "test" button at available locations, smoke detectors were not tested. It is possible that smoke detectors present may activate the alarm system for the property, which may dispatch emergency services. It is recommended that you coordinate with the owner/seller of the property regarding the status of the alarm system and smoke detectors. It may be necessary to have alarm system put in "test mode", and then complete a manual test of smoke detectors.

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Crawlspace - Obstructed areas due to the following:: Ductwork, Plumbing/Gas line obstructions -
NOTE - Portions of the foundation crawlspace could not be inspected because of obstructions present.
Best effort is made to view all possible areas from accessible areas of crawlspace.

1: GFCI Outlet(s) - Missing

🚫 Moderate Deficient Item

Part Kitchen Washer Dishwasher Disposal 250V Circuits (per 2020 NEC)

Property does not have Ground Fault Circuit Interrupter (GFCI) receptacles in place at all locations per current standards. **This is considered a safety hazard**, and installation of GFCI outlets is recommended.

Current standards (per 2020 NEC guidelines) call for GFCI outlets at the following locations: All kitchen, All exterior, All garage, All bathrooms, Utility room (with sink), Clothes washer (utility room w/o sink), Disposal, Dishwasher, 250V Outlets, and Crawlspace.

See GFCI Outlet locations listing in Informational section of report regarding list of locations that GFCI outlets were present at time of inspection.

GFCI's may not have existed or may not have been required in all of these locations when the property was built. See TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES listed in preamble of report. For more information on GFCI receptacles, please go to www.cpsc.gov/PageFiles/118853/099.pdf.

Recommendation: Contact a qualified professional.

2: Plugs - Weather boxes missing.

🔧 Minor Deficient Item

Exterior outlets in wet areas do not have proper weather box cover attached as would now be installed.

These covers may not have been required in these locations when the house was built. See TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES listed in preamble of report.

3: Plugs - Not tamper resistant.

🔧 Minor Deficient Item

Observed that property is missing "tamper resistant" type plug outlets at areas of property below 5'6" in height. Current standards call for tamper resistant outlets (plugs) for safety reasons. These type of outlets may not have been required at time of installation of outlet or construction of property.

4: Plugs - Open ground connection(s)

🚫 Moderate Deficient Item

Family Room

Receptacle(s) with open ground connection found during inspection. See sticker dot(s).

5: Plugs - Loose in wall(s)

🔧 Minor Deficient Item

Wall plug(s) found unusually loose/not well secured in wall(s) at random locations. See sticker dots for locations.

6: Aluminum Wiring - Pig-tail connections.

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I NI NP D

▲Significant Deficient Item

A random sampling of accessible switches and outlets indicates that the property may have aluminum distribution wiring "pig-tailed" with wire nuts. Did not observe COPALUM crimp connectors or "Alumiconn" connectors. COPALUM and Alumiconn are the only aluminum to copper wiring splicing method recognized by the Consumer Product Safety Commission.

Recommendation: Contact a qualified professional.



Purple wire nuts observed.

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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:: Central Forced Air

Energy Sources:: Natural Gas

Number Of Systems Present:: 1

HVAC Unit(s) Labeled Manufacturer(s): Goodman



Manufacturer Years(s):: 2013

Heating Systems Operational:

Heating system(s) tested by turning on at the thermostat(s) and taking temperature readings at the registers to verify normal heat production. System(s) functioned within normal parameters. Systems are operated per TREC Standards of Practice, and may have inspection limitations based on conditions at time of inspection. See "Limitations" section of report for applicable details.



HEATING EQUIPMENT - SCOPE OF INSPECTION:

The inspector's opinion regarding performance and condition of the heating equipment is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

It is recommended to have the heating system completely serviced before each heating season. Air filters should be changed at regular intervals. Checking humidifiers, and air flow (CFM) is beyond the scope of this inspection. When heat pump units are present, only the Emergency Heat mode (EM Heat) is tested when exterior ambient temperatures are 70°F or higher per the TREC Standards of Practice. Inspection of gas heat exchanger and/or electric heating coil that requires disassembly of the heating unit, is beyond the scope of this inspection, and would require a licensed and qualified HVAC technician.

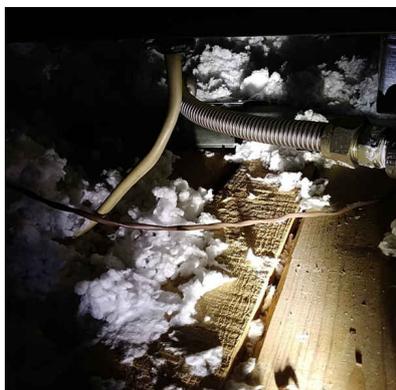
1: Gas System-Shut off not accessible/distance.

⊖ Moderate Deficient Item

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I	NI	NP	D
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The gas shut off valve present at furnace(s) is not readily accessible, and is not located in a position that can be easily reached. Current standards call for gas shut off valve to be at accessible location within 6' of unit.



Gas shut off at back side of unit, not accessible

2: Gas System- Sediment trap missing/improper

Minor Deficient Item

Missing or improper "sediment trap" or "drip leg" pipe extension at the gas line connection to the furnace(s) as would now commonly be installed. A sediment trap is a small pipe extension installed at the low point of the gas line, after the shut off valve and before the unit.

3: Exhaust - Improper clearance at materials.

Moderate Deficient Item

The heater(s) exhaust flue does not have the proper clearances from materials at property. A minimum 1" clearance from material is current standard at ceiling, wall, and roof penetrations.



4: Exhaust - Foil tape in use.

Minor Deficient Item

The exhaust flue(s) has foil tape in place at some locations. This may have been used to help secure flue pipe connections. Foil tape is not temperature rated for this application.

B. Cooling Equipment
Type of Systems: Electric

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I	NI	NP	D
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HVAC Unit(s) Labeled Manufacturer: Goodman -

Information is based on manufacturer information observed at time of inspection. Note - multiple systems at property may have same manufacturer. In addition, older systems may have worn/missing information tags.



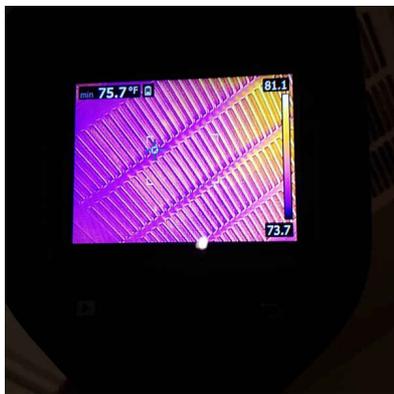
Cooling System(s) Tonnage: 5 Ton -

Information is based on manufacturer information observed at time of inspection. Note - multiple systems at property may have same tonnage. In addition, older systems may have worn/missing information tags.

Manufacturer Years(s): 2013

Cooling Performance - System(s) Operational: 17-19°F -

The cooling unit listed responded to control and provided temperature findings within the commonly acceptable 15-21°F range. Temperature ranges are measured with infrared camera use at return air vent and supply air vent for systems present. Window unit(s) and Central Service type systems present at property are inspected for general performance and delivery of cooling temperatures. **NOTE** - System location is noted by location of thermostat control.



Return



Supply

Infrared - A/C Disconnects Inspected:

The infrared inspection of the accessible cooling system service disconnect(s) did not reveal any thermal anomalies at time of inspection.

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I	NI	NP	D
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COOLING EQUIPMENT - SCOPE OF INSPECTION:

The inspector's opinion regarding performance and condition of the cooling equipment is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. **NOTE** - System performance temperatures are determined by use of infrared camera at return air vent and supply air vent location(s).

It is recommended to have the cooling system completely serviced before each cooling season. Use of gauges or equipment to check coolant (freon) levels is beyond the scope of this inspection. Cooling equipment is not operated when the outside temperature is below 60°F per TREC Standards of Practice.

Exterior service disconnect(s) dead front covers are removed to visually inspect wiring only when conditions are deemed safe to do so. Wiring covers may not be opened in rain conditions, or when disconnect(s) are obstructed, excessively rusted, or sealed/caulked to exterior walls.

Infrared inspection of property and opinion of Inspector is based on visible and unobstructed areas of property at time of inspection. Full identification or diagnosis of thermal anomaly may require invasive or destructive type inspection which is beyond the scope of this inspection. Some variables that can affect results of infrared inspection may include: occupancy, temperatures, current and recent weather conditions, humidity levels, and time of day. Thermal anomalies will be reported, however, this inspection does not warrant or guarantee absence of moisture, insulation, energy, or other environmental issues at property.

1: Condenser - Dirty.

Minor Deficient Item

The condensing unit fins have dirt/debris. Condenser unit(s) should be cleaned periodically for proper performance.



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2: Condenser - Locking freon caps missing.

 Minor Deficient Item

Did not observed locking freon caps in place at condenser freon lines as would now commonly be installed since 2009 per IRC M1411.6. These are recommended to be installed. Residential and multi-family properties may be subject to fines if absent. Only a licensed HVAC company may install or remove these caps.



3: Condenser - Loose conduit.

 Moderate Deficient Item

Observed loose conduit/exposed wiring at condenser unit(s).



C. Duct System, Chases, and Vents

Ductwork In Place: Metal

Ductwork - Performing :

Relatively consistent temperature readings were detected at supply registers at time of inspection. Supply registers appeared to have air flow. Nominal temperature variances were present at vents. This is common due to duct sizing, distance from unit, etc.

DUCT SYSTEMS, CHASES, AND VENTS SCOPE OF INSPECTION.:

The inspector's opinion regarding the performance and condition of the duct systems is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

Temperature readings are checked at accessible vent registers for presence of air flow, consistency of temperature distribution, and cooling differential temperatures. Performance of property electronic or infrared filter system, "whole house" or "fresh air" ventilation system, if present, is beyond the scope of this inspection. Checking or confirming volume of air flow (CFM) is beyond the scope of this

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I	NI	NP	D
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inspection.

Crawlspace - Obstructed areas due to the following:: Ductwork -

NOTE - Portions of the foundation crawlspace could not be inspected because of obstructions present. Best effort is made to view all possible areas from accessible areas of crawlspace.

1: Air filter - Dirty

🔧 Minor Deficient Item

The air filter(s) are dirty and should be replaced.

2: Crawlspace ducts - on ground/not properly supported.

🔧 Minor Deficient Item

Ductwork in the crawlspace is laying on the ground at various locations. This can lead to deterioration of the duct work, and possibility of crawlspace air being drawn into residence. Common current installation practices would support ductwork at 4' intervals, to suspend duct material 4+" off ground.



3: Crawlspace ducts - Flex ducts in use.

🔧 Minor Deficient Item

Flexible plastic ducts have been used in the crawlspace. While this is a common practice, pests have been known to damage ducts and open holes.

4: Crawlspace - Plenum on ground.

🚫 Moderate Deficient Item

Observed return air plenum sitting on ground in the crawlspace. This can lead to deterioration/rusting of the plenum, and possible crawlspace air being drawn into the HVAC system.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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5: Infrared - Ducts - Air leakage behind wall.

⊖ Moderate Deficient Item

Various Interior Locations

Infrared inspection of property showed evidence of duct work leakage. Unusual "wash" of temperature present at location indicates possible leakage. This is commonly a result of ducts not being fully/properly sealed at register.



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I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Location of Water Meter: Front left curb

Static Water Pressure Reading: 55-60psi

Location of Main Water Supply Valve : Front Left Curb, Front left exterior

Number of Bathrooms: 2.5

Gas Meter/Gas Entry Location: Gas meter-Left yard

Water Meter Check - No movement observed.:

No dial movement was observed at the water meter. Meter cover is opened, and checked over time (approx 5-10 minutes) for signs of movement. This indicates no supply line leaks at property.

Shower Pan Testing - No leakage observed.:

Infrared inspection of standing shower areas (non-tub locations) did not reveal any water leakage from shower pans. Shower pans with proper curb height are filled with water to safe level that covers floor area, but does not overflow out of shower pan. Infrared camera is used to view for evidence of leakage at accessible areas around shower pan.



PLUMBING SUPPLY, DISTRIBUTION SYSTEMS, AND FIXTURES SCOPE OF INSPECTION.:

The inspector's opinion regarding the performance and condition of the plumbing supply, distribution, and fixtures is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

Pipes (water and gas), plumbing equipment, and reservoirs concealed in enclosures, behind walls or cabinets, in slab, obstructed/inaccessible attic areas, underground, or hidden by personal items are not considered readily visible, and cannot be inspected for leaks or defects. Water purification systems are not inspected. Laundry connection faucets and drains of properties with washer/dryer appliances present are given a visual inspection only. Laundry connection faucets and drains of vacant properties may not be operated if condition of equipment indicates possibility of leakage or damage. Refrigerator water supply lines are not tested. Water supply shut off valves are not operated/tested due to potential for leakage or damage to property.

Hydrostatic testing, or any pressurized testing, of plumbing or gas systems is beyond the scope of this inspection per TREC. Hydrostatic testing can only be performed by a licensed plumber, and requires the authorization of the seller of the property in writing. For further information, it is recommended to consult with a licensed plumber and your agent/realtor.

Operational interior water fixtures are run for 1 minute minimum to look for leaks. Sinks, tubs, showers are filled during inspection where possible.

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I NI NP D

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1: Water shut off valve - Buried/Damaged

🔧 Minor Deficient Item

The main water supply shut off valve location appears to be buried or damaged, and shut off valve is not readily accessible. Recommend digging out to expose shut off valve.

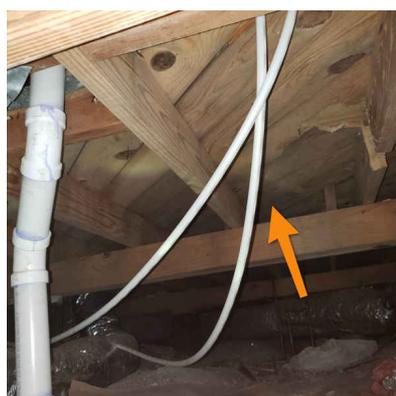


Front left planter bed

2: Pex water lines not insulated.

🔴 Moderate Deficient Item

Observed pex water lines at property in attic or crawlspace areas without proper insulation. This may allow for freezing of water lines in winter conditions.



Crawlspace

3: Exterior spigots - No anti-siphons installed.

🔧 Minor Deficient Item

Exterior hose faucets (some/all) are not equipped with back-flow prevention devices as would now commonly be installed. Back-flow prevention ensure water only flows out, and cannot be siphoned

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backwards.

4: Hot & Cold Reversed - Tub/Shower

🚫 Moderate Deficient Item

Hot and cold water supply connection(s) appear to be reversed at the tub/shower.

Recommendation: Contact a qualified professional.

5: Sink - Faucet loose

🔧 Minor Deficient Item

Kitchen

The sink faucet is loose and needs to be secured.

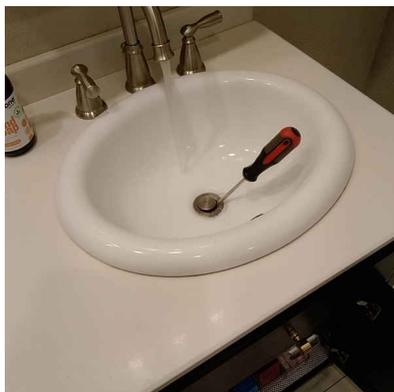


Kitchen

6: Sink - Sink stopper missing/inoperative/damaged

🔧 Minor Deficient Item

The stopper is missing or not functional at the sink. Stopper may not be properly attached, stay in the closed position, or may not be holding water when closed.



Master Bathroom

7: Sink - "Luke" warm water only.

🔧 Minor Deficient Item

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

I	NI	NP	D
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The sink only had "luke warm" water supply present for unknown reason.

8: Gas entry- No "poly" wrap at masonry entry.

 Minor Deficient Item

No "poly" type protective wrap in place at the gas line entry into brick at exterior of property. This is now commonly used. Brick/mortar material has been known to cause deterioration of gas pipes.

9: Gas entry- Rusting at gas entry.

 Minor Deficient Item

The gas riser/entry pipe at the structure is rusted, and may need some protective paint.



B. Drains, Wastes, & Vents

Drains, Wastes, Vent Pipe Material Observed.: PVC, Cast Iron, Galvanized Metal



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

I	NI	NP	D
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DRAINS, WASTES, AND VENTS SCOPE OF INSPECTION:

The inspector's opinion regarding the performance and condition of the drains, wastes, and vents is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

Only visible and accessible waste lines are inspected. Clean out ports, areas inside or behind walls, and/or exterior underground drain lines are beyond the scope of this inspection.

Infrared inspection of property and opinion of Inspector is based on visible and unobstructed areas of property at time of inspection. Full identification or diagnosis of thermal anomaly may require invasive or destructive type inspection which is beyond the scope of this inspection. Some variables that can affect results of infrared inspection may include: occupancy, temperatures, current and recent weather conditions, humidity levels, and time of day. Thermal anomalies will be reported, however, this inspection does not warrant or guarantee absence of plumbing, moisture, insulation, energy, or other environmental issues at property.

Cast Iron Plumbing Present.:

NOTE - Observed some older type cast iron plumbing in place at the property. Cast iron plumbing has the potential to crack or separate, and leakage may not be visible. Due to age and nature of this material, it is advisable to have a drain line system inspection completed by a licensed and qualified plumbing company. Please note, hydrostatic testing requires seller approval per current TREC, one to four family property contract guidelines. Recommend regular observations of the visible plumbing for potential deterioration.



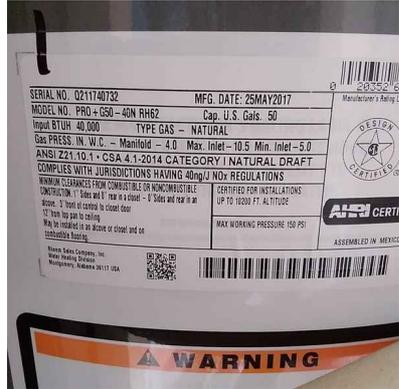
Crawlspace - Obstructed areas due to the following:: Ductwork -

NOTE - Portions of the foundation crawlspace could not be inspected because of obstructions present. Best effort is made to view all possible areas from accessible areas of crawlspace.

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

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C. Water Heating Equipment
Energy Sources: Gas



Capacity: (in gallons): 50

Number of Units Present: 1

Manufacturer Years(s):: 2017

Water Heater(s) - Performing at inspection.:

All water heating unit(s) at property were operating and delivering hot water to accessible fixtures at time of inspection.

WATER HEATING EQUIPMENT - SCOPE OF INSPECTION.:

The inspector's opinion regarding the performance and condition of the water heating equipment is based on visual observations of accessible and unobstructed areas of the equipment and structure at the time of the inspection. Client is advised to review any owners manuals or product information available regarding routine testing/maintenance of water heating equipment. Water shut off valves are not turned/tested as part of inspection process to prevent possible damage to property.

NOTE - T&P (temperature and pressure) valve(s) are not operated during inspection on water heaters older than one year due to potential for damage to property and/or equipment. Inspector cannot confirm that T&P valves have been previously tested. T&P valves are recommended by manufacturers to be manually tested every 6 months to 1 year, depending on manufacturer, model, etc. T&P valves may need replacement periodically. If previous testing of the water heater T&P valve cannot be confirmed, it is recommended to contact a licensed plumbing contractor for an assessment to assure continuing safety. Failure to re-inspect could result in unsafe temperature or pressure build-up that can result in serious injury or death and/or severe property damage.

1: Safety Pan - Improper Drain Termination.

⚠Moderate Deficient Item

Water heater safety pan drain termination(s) are improper at one or more applicable locations.

*The safety pan present does not have a drain line installed. Safety pan has an open or capped drain line connection point. This negates the purpose of the drain pan.

*The safety pan drain is terminated into the garage. Current requirements call for safety pan drain line to go to the exterior, and terminate between 6 and 24 inches above grade. Unknown if this installation is currently approved by municipality of this property, or was done in order to install safety pan that previously was not required.

*The safety pan drain is terminated into the crawlspace. Current requirements call for safety pan drain line to go to the exterior, and terminate between 6 and 24 inches above grade.

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*The safety pan drain is terminated improperly at exterior of property. Current requirements call for safety pan drain line to go to the exterior, and terminate between 6 and 24 inches above grade.



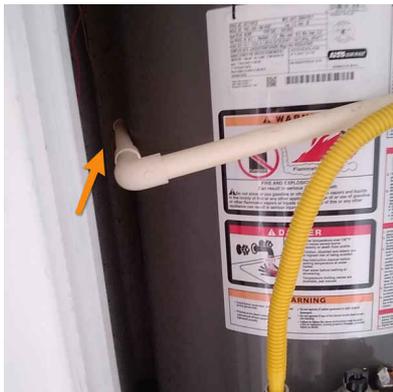
Pan drains to garage

2: TPRV Gravity. Runs uphill.

🚫 Moderate Deficient Item

The TPRV (temperature/pressure) discharge drain line lacks proper gravity drainage. The discharge drain line should run horizontally or downhill at all points.

Recommendation: Contact a qualified professional.



3: Water Supply Line - Not insulated

🔧 Minor Deficient Item

Water lines to water heater at exposed location (i.e. - garage, attic, exterior tankless design) are not properly insulated. This may allow for freezing of water lines in winter conditions.

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4: Exhaust Fire collar loose/missing.

⊖ Moderate Deficient Item

The water heater(s) exhaust vent fire-stop collar is missing at the ceiling penetration, or is not properly installed in place.



Not flush to ceiling

D. Hydro-Massage Therapy Equipment

Hydro-Massage Therapy Equipment - Responding to controls.:

Hydro-Therapy tub equipment appeared operational at time of inspection. See Deficient Items section of report for any deficiencies regarding this equipment.



GFCI under tub.



HYDRO-MASSAGE THERAPY EQUIPMENT SCOPE OF INSPECTION.:

The inspector's opinion regarding the performance and condition of the hydro-massage therapy equipment, if present, is based on visual observations of accessible and unobstructed areas of the structure

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

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at the time of the inspection.

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

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V. APPLIANCES

A. Dishwashers

DISHWASHERS - SCOPE OF INSPECTION.:

The inspector's opinion regarding the performance and condition of the dishwasher(s) is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

Dishwasher(s) are operated in "normal" setting, with heat dry feature if possible. Condition of dishwasher(s), or leaks found during operation, may prevent full cycle of unit from being tested.

1: Dishwasher - Disconnect / Plug not accessible.

[Minor Deficient Item](#)

The dishwasher does not have an accessible service disconnect (accessible plug receptacle or shut off).

Current standards call for dishwasher appliance to have accessible outlet in adjacent cabinet. This may be by original design of property.

B. Food Waste Disposers

FOOD WASTE DISPOSERS SCOPE OF INSPECTION.:

The inspector's opinion regarding performance and condition of the food waste disposer(s) is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

C. Range Hood and Exhaust Systems

Range Hood System(s) Present.: Ducted to exterior

RANGE HOOD & EXHAUST SYSTEMS SCOPE OF INSPECTION.:

The inspector's opinion regarding the performance and condition of the range hood and exhaust is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.



1: Range Hood - Condition - Lights inoperative.

[Minor Deficient Item](#)

The range-hood lights did not respond at time of inspection. Recommend changing bulbs and re-testing.

D. Ranges, Cooktops, and Ovens

Ranges, Cooktops, Ovens Present.: Gas, Cook-top, Electric, Double Oven

RANGES, COOKTOPS, AND OVENS - SCOPE OF INSPECTION.:

The inspector's opinion and operation of the range(s), cooktop(s), and oven(s) is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Burners at range or cooktop are inspected for response from controls. However, it is beyond the scope of this inspection to confirm calibration of range or cooktop burners to control settings. Ovens are inspected for

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response in both broil and bake settings. Bake setting is tested at 350°F per inspection standards.



1: Cooking Gas system - Gas shut-off inaccessible.

🟡Moderate Deficient Item

The gas shut off valve for the cooking equipment is not readily accessible (i.e. - behind range, hidden under cabinet, etc). This appears to be by original design of the property.



2: Cooking Gas System - Gas Leakage Detected

🔴Significant Deficient Item

Gas leak(s) was detected with Combustible Gas Detector at the cooking equipment. **Recommend evaluation by qualified HVAC technician.**

Recommendation: Contact a qualified professional.

3: Cooking Gas System - Improper material/"gray" gas line.

🟡Moderate Deficient Item

The cooking equipment gas supply line has improper material (copper/brass), or the heater(s) gas supply appears to have older type flex line installed (gray flex, brass colored flex). These are no longer considered approved gas line connectors.

4: Oven Temperature(s) - Not calibrated

🟡Minor Deficient Item

The oven produced a reading outside of the commonly accepted range. Oven was either <325°F or >375°F when set at 350°F for reasonable amount of time. This is not within the acceptable +/-25°F range.

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Unit may need calibration by qualified technician.



Upper oven

5: Oven - Light inoperative.

 Minor Deficient Item

The oven light did not respond. Recommend changing bulb and re-testing.

6: No gas shut off valve at kitchen cooktop

 Significant Deficient Item

Kitchen cooktop gas supply does not have shut off valve installed.

Recommendation: Contact a qualified professional.

7: Oven control knobs faded

 Minor Deficient Item

Unable to set temperatures at ovens, control knobs are faded

E. Microwave Ovens

MICROWAVE OVENS - SCOPE OF INSPECTION.:

The inspector's opinion regarding performance and condition of the microwave oven(s) is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

Microwave ovens are not tested/checked for radiation leakage.

Microwave Not Inspected - Not built in appliance.:

The microwave is not a built-in appliance at the property (store bought counter-top unit), and was not inspected.

F. Mechanical Exhaust Vents and Bathroom Heaters

Mechanical exhaust fans operational.:

Exhaust fans at property responded to controls, and appeared to be operational at time of inspection.

MECHANICAL EXHAUST VENTS - SCOPE OF INSPECTION.:

The inspector's opinion regarding the performance and condition of the mechanical exhaust vents and bathroom heaters is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.

1: Fans - Improper termination.

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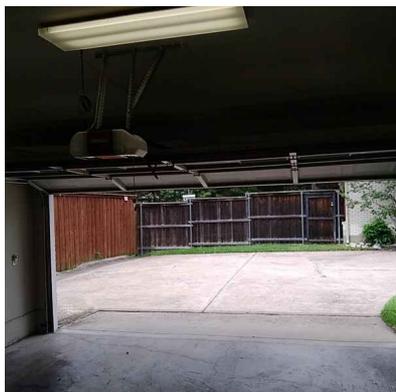
Minor Deficient Item

Exhaust vent fans are venting into the attic and/or mechanical void. This appears to be by original design of the property. Current standards call for exhaust fans to vent fully to the exterior of the property.

G. Garage Door Operators

Garage Door Operator Present & Operational:

Opener(s) did respond to control, and did open/close garage door(s) at time of inspection.



GARAGE DOOR OPERATOR(S) - SCOPE OF INSPECTION.:

The Inspector's opinion regarding performance and condition of the overhead garage door(s), mechanisms, and any mechanical openers is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Mechanical opener(s), if present, is tested from wall mounted activation button only. Remote controls are not tested/inspected.

1: Garage Door - Manual lock in place.

Minor Deficient Item

Manual locking mechanism is in place on garage door(s) with an automatic opener. Recommend removal or disabling the manual lock. If the manual lock is engaged, the door and/or opener can be damaged when activated. See TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES listed in preamble of report.

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H. Dryer Exhaust Systems

Dryer Vent - Appears operational.:

The dryer appears to be vented to the exterior. Visible and accessible dryer vent location(s) appear to be connected and routed to exterior of structure. Not all dryer vent material may be visible at time of inspection due to design of structure or other obstructions.

DRYER EXHAUST SYSTEMS - SCOPE OF INSPECTION.:

The inspector's opinion regarding performance and condition of dryer exhaust system is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Laundry equipment is not moved to check vents and/or connections. Portions of dryer vent that are not readily visible due to being installed in walls, ceilings, or inaccessible attic areas are beyond the scope of this inspection.

It is recommended to have any interior/vertical dryer vent serviced and cleaned periodically. It is recommended to consult with the owner/seller regarding any service history.

I. Other

OTHER BUILT IN APPLIANCES - SCOPE OF INSPECTION.:

The inspector's opinion and operation of other built in appliances (if present) is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Other appliance equipment may include built in refrigerators, trash compactors, and whole house vacuum systems.

Free standing refrigerator(s), washer & dryer units, and other after-market equipment (i.e. wine refrigerators, etc.) is beyond the scope of this inspection. In addition, other small built in appliances not recognized by the TREC Standards of Practice are not inspected (i.e.- counter top built-in blender, built-in coffee/espresso maker, etc.). These items are not inspected or operated for condition or performance.

It is recommended to consult with the owner/seller regarding any such equipment, if present, regarding any history of performance issues, owners manuals, service records, etc.

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Sprinkler System - Operational.:

Stations responded to manual control and all visible watering areas of the lawn/landscape appear to be getting adequate coverage at time of inspection.



Sprinkler System - HOA Property:

Sprinkler irrigation system, if present, may be property of Home Owners Association. No sprinkler panel was present at specific inspected property to operate system. Exterior sprinkler panel at property (if present) does not appear to belong to specific inspected property. Recommend consulting with HOA with any questions about sprinkler system.

Number of Zones: 3 -

Number of zones observed wired at sprinkler control panel.

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LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS:

The inspector's opinion regarding performance and condition of the landscape irrigation system (if present) is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Underground pipes, water lines, and valves are considered obstructed. Sprinkler systems are tested in "manual" or "test" modes only. Confirming programming of sprinkler control panel, or accuracy of panel settings is beyond the scope of this inspection. It is recommended for homeowner to periodically inspect sprinkler system performance and coverage. Adjustments to sprinkler system heads and spray patterns, system schedule and run times, etc. may be needed over time.

DID YOU KNOW???...that a sprinkler system can use over 30% of a homes annual water usage? House Inspection Services encourages all home owners to educate themselves on efficient watering practices. It is recommended that you visit your city or municipal website for important watering information. You can visit the following for information on efficient water usage & landscape management: <http://www.txsmartscape.com>, <http://www.texaswatersmart.com> and www.wateriq.org.



Sprinkler - Above ground back-flow:

NOTE - Property has above ground "back-flow" anti siphon by design. This is visually inspected during operation of sprinkler system, if possible. Recommend researching proper care and insulation/protection of this type equipment. This may freeze in winter conditions. Recommend draining and/or insulating during winter months.

1: Sprinkler - Controls - Zones not labeled.

Minor Deficient Item

The sprinkler control panel does not have any labeling or zone diagram information present.

2: Sprinkler - Rain/Freeze sensor missing

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Minor Deficient Item

Did not observe any type of rain sensor / freeze sensor at time of inspection. Sensor disables scheduled watering programs when it has been raining, or is in freezing temperatures. Current standards call for rain/freeze sensor to part of sprinkler system installation. System may have been installed prior to this requirement.

3: Sprinkler - Heads need routine maintenance.

Minor Deficient Item

Property sprinkler system spray heads need one or more of the following routine maintenance items:

- *Head(s) need routine aiming maintenance at various locations around property. Head may be spraying flatwork, structure, or may be obstructed by planter beds/foilage.
- *The sprinkler system has some "low" head(s). Heads may be trapped under sod, or be installed too low for proper spray pattern. Routine maintenance is recommended to correct blocked/low spray pattern.
- *Head(s) may be clogged at some locations. Commonly, screen inside spray head becomes clogged with debris.
- *Head(s) blocked by foliage. Heavy/large foliage may be blocking spray pattern.

4: Sprinkler - Zones inoperative.

Moderate Deficient Item

Zone 3 inoperative

Property sprinkler system did not respond to panel in manual/test mode for all sprinkler zones at time of inspection for unknown reason. System was partially operational, and did respond at some locations. However, one or more sprinkler zones appeared to be inoperative for unknown reason. **Recommend evaluation by qualified sprinkler company.**

Recommendation: Contact a qualified professional.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Pool, Concrete



No pool light installed:
Pool does not have lighting equipment by design.

SWIMMING POOLS, SPAS, HOT TUBS, AND EQUIPMENT - SCOPE OF INSPECTION.:

The inspector's opinion regarding performance and condition of the pool/spa and equipment is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Pool/spa inspection, and resulting opinions and findings, is performed under the TREC Standards of

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Practice guidelines. Inspection is for the general condition and operation of the equipment, surfaces, coping and decking, etc. If possible, pumps, equipment, light(s), and spa blower will be operated. If a heater is present, general condition is inspected, and will be operated if conditions reasonably permit in the inspector's opinion. Inspection also includes general electrical and safety issues concerning the pool.

Levers and valve handles are not operated or changed during the inspection. Full evaluation and/or disassembly of the filter canister, leak detection testing, valve performance and conditions, equipment water pressure or total water volume turnover, water quality or water conditioning systems (salt water pool, automated chlorinators), and skimmer operation is beyond the scope of this inspection. Pool and spa equipment will be tested from general control panel(s) located at the pool equipment area. Remote panels or separate switches, as well as freeze guards are beyond the scope of this inspection.

Pool safety is a serious matter, and should be of utmost concern to the homeowner. Homeowner is advised to research pool safety guidelines, and keep them in effect. In addition, routine maintenance and care of the pool, spa, and equipment by a licensed pool professional is recommended. For more information, it is recommended to review <http://www.poolsafely.gov>, <http://www.cpsc.gov>, and a licensed and qualified pool contractor in your area.

Lastly, if possible, it is recommended to consult with the owner/seller of the property to obtain any owners manuals, warranty information, service records, or any other information regarding the pool/spa equipment. If possible, it is recommended to consult with the owner/seller for a "walk through" of the pool/spa equipment. The owner/seller may have experience or knowledge of this equipment that could be beneficial to you in the future.

Pool/Spa - No cleaning equipment installed/present.:

The pool did not have any cleaner equipment connected for testing at time of inspection. Pool cleaner, if present, was not installed in pool and could not be activated. Recommend consulting with owner/seller regarding any presence, condition, and operation of cleaning equipment.

1: Pool/spa - Backwash air gap not found.

🟡 Moderate Deficient Item

Did not observe or find a backwash air gap device, showing that the pool/spa backwash system is routed to the city sewer. This may be by original design/installation of pool equipment and/or city requirements at that time. Current pool/spa installation standards would have an above ground air gap device. Current standards require backwash systems to be routed directly to the city sewer system.

Recommendation: Contact a qualified professional.

2: Pool/spa - Vortex protection. Single drain.

🟡 Moderate Deficient Item

Pool/spa appears to have a single drain system installed at bottom of pool surface. Current installation construction standards call for a "multi-drain" type installation installed at least 3' apart. Current drain installation appears to be by original design of pool/spa, and may have been an approved method at the time of construction. Vortex protection/drain cover safety device appears to be in place at pool drain.

NOTE - Unable to determine or confirm that this device is adequate for water flow/suction of pool/spa equipment, and wether or not device is cracked or damaged. In addition, a large recall of such devices by the Consumer Product Safety Commission was issued in May 2011 (Release #11-230). This recall affects products sold/installed between December 2008 and April 2011. If this drain cover was purchased/installed between these date ranges, it is highly recommended to contact the manufacturer directly for resolution. A list of manufactures and contact information can be found on the CPSC website (www.cpsc.gov). Inspection and/or confirmation of device manufacturer, model #, or date of

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installation is beyond the scope of this inspection.

Recommendation: Contact a qualified professional.



3: Pool/spa - Pumps - Leaks.

▲Significant Deficient Item

Leakage was observed at pump motor(s), water distribution piping, or filter cannister at time of inspection. **Recommend evaluation by qualified pool service company.**

Recommendation: Contact a qualified professional.



Evidence of leakage at equipment

4: Pool/spa - Pumps - Air bubbles at jets.

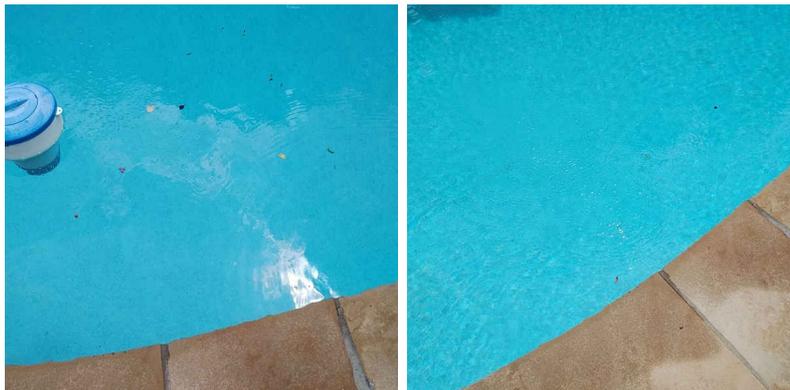
●Moderate Deficient Item

The pool pump/circulation system has large amount of air bubbles present at pool jets with system operating. This indicates some type of leakage on the suction side of the system.

Recommendation: Contact a qualified professional.

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Air bubbles seen at Jets

5: Pool/spa - Deck - Raised/cracking at skimmer.

▲Significant Deficient Item

The decking area at skimmer(s) has evidence of lifting and/or cracking. This is indicative of possible leakage at skimmer area.

Recommendation: Contact a qualified professional.



6: Pool/spa - Deck - Coping/deck sealant needed.

●Moderate Deficient Item

The flexible sealant between the coping stone and pool deck area has some minor separation/deterioration. Recommend this joint to be sealed/repared to prevent water penetration.

Recommendation: Contact a qualified professional.

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7: Pool/spa - Deck - Minor separation, cracking.

⊖ Moderate Deficient Item

The pool decking is cracking and/or shifting away from the edge of the pool coping. This is an indicator of soil movement and shifting. Separations at coping and decking edges may allow for weather/water intrusion at pool exterior. Water has been known to cause further expansion/movement of soils around pool areas. Recommend repair/sealing of separation(s) and monitoring of pool deck area over time for evidence of further movement.

Recommendation: Contact a qualified professional.



8: Pool/spa - Deck - Major separation/cracking.

▲ Significant Deficient Item

Observed evidence of significant cracking/shifting/movement of pool decking area. Decking area(s) around pool have noticeable signs of lateral and/or vertical elevation changes. This is an indicator of excessive soil movement and or shifting around or under pool and deck areas.

Recommendation: Contact a qualified professional.

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9: Pool/spa - Safety - Gates/fencing improper.

⊖ Moderate Deficient Item

The pool/spa area has gated entries with one or more of the following deficiencies.

*Gates at property leading to pool area are not correct for safety reasons. Gates to pool areas are required to swing outward from pool area, and be self closing/self latching.

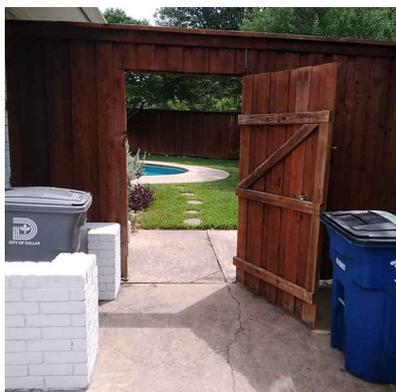
*The pool area gate latch(s) is too low. Current requirements call for the gate latch to be 54" from the bottom of the gate for child safety concerns.

*Gate latch(s) present at property are operable from outside the gated area. Current pool safety standards call for gate latch operation only from inside the gated area. Recommend using locks on gates to help prevent risk of accidental entry into pool area.

*Gate and/or fencing around pool area has openings/spacings too large per current pool safety guidelines. Current standards call for only 1/2" openings within 18" of gate latch, maximum 2" fence/gate height from grade, and maximum 4" openings at balusters or fence openings. Recommend evaluation of current safety barriers around pool area, and correction of any openings that may allow for accidental entry to pool area.

*The exterior fencing rails are not properly spaced per current standards. Current requirements call for 45" distance in height between rails, or rail edges to be sloped to prevent climbing. This is considered an access point for children. This may be by original design and construction of fencing.

Recommendation: Contact a qualified professional.



Date not self closing

10: Pool/spa - Safety - Alarm door/window

⊖ Moderate Deficient Item

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The pool/spa area access locations are missing audible alarms at one or more of the following locations:

*The property does not have a proper door alarm installed at pool area door(s) for child safety. Current pool safety standards call for door alarm to sound after short delay (approx 30 seconds) to alert occupants that door has been left standing open.

*Operable windows at pool area are installed with sill height less than 48" without audible alarm if opened. Current standards call for these type windows to have audible alarm to alert for child safety reasons.

Recommendation: Contact a qualified professional.

11: Pool water level unusually high

⊖ Moderate Deficient Item

Water level at pool was found unusually high at time of inspection, no pool overflow drain observed.

C. Outbuildings

Storage Shed - Reasonable condition.:

Outbuilding/Storage shed at property appeared to be in reasonable condition, with no unusual wear & tear or damage.



D. Private Water Wells

E. Private Sewage Disposal (Septic) Systems

F. Other

OTHER OPTIONAL SYSTEMS - SCOPE OF INSPECTION.:

The inspector's opinion regarding performance and condition of any other optional system, if present, is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection.