LOOKING GLASS INSPECTIONS, LLC
(512) 948-6867
Shaun@LGinspect.com
http://www.LGinspect.com

TEXAS HOME INSPECTION

330 Sycamore St
Georgetown, TX 78633

Inspector
Shaun Schroeder
TREC# 25684
(512) 948-6867
shaun@lginspect.com

PROPERTY INSPECTION REPORT FORM

William Rockwell	08/29/2022 10:00 am
Name of Client	*Date of Inspection*
330 Sycamore St, Georgetown, TX 78633	
Address of Inspected Property	
Shaun Schroeder	TREC# 25684
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

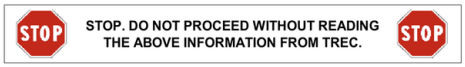
Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

REVIEW BEFORE PROCEEDING:



Type of Inspection: Resale
Occupancy: Occupied, Furnished
In Attendance: Buyer
Builder (if applicable): ACME Builders
Exterior Cladding: Brick, Stone Veneer, Fiber Cement
Type of Building: Single Family
Bedrooms: 4
Bathrooms: 2.5
Structure Faces: South
Water Service: Public
Sewer: Public
Road Slope: None
Neighborhood Slope: None
Weather Conditions: Clear, Dry
Temperature (Approximate): 67 - 79 (F)

TABLE OF CONTENTS

H. Dryer exhaust systems
I. Other built-in appliances

7 - VI. OPTIONAL SYSTEMS

A. Landscape irrigation systems
B. Swimming pools, spas, hot tubs
C. Outbuildings
D. Private water wells
E. Private sewage disposal systems
F1. Other built-in appliances - Water softener
F2. Other built-in appliances - BBQ / outdoor kitchen
F3. Other built-in appliances - Security systems
F4. Other built-in appliances - Low voltage / media
G1. Other - fire protection equipment
G2. Other - landscaping & fencing
G3. Other - pest activity
G4. Other - boat docks
G5. Other - lead paint & asbestos
G6. Other - thermal imaging
G7. Other - cosmetics
G8. Other - general comments

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.

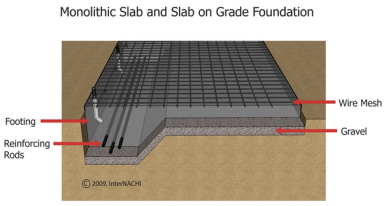
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Type of Foundation(s): Concrete Slab Foundation -
I inspected the foundation of the structure, looking for signs of damage, deterioration and movement indicators.



Example of typical slab construction in TX

In my opinion the foundation is performing as intended:
The foundation appears to be providing adequate support for the structure based on a limited visible observation. At the time of inspection, the inspector did not observe any evidence that would indicate the presence of significant deflection in the foundation. There were no notable functional problems with doors or windows resulting from foundation movement. The interior and exterior stress indicators showed little effects of movement and the inspector perceived the foundation to contain no significant unlevelness after walking the 1st level floors. This inspection is visual only and does not employ sophisticated testing procedures, or elevation / levelness surveys. However, buyer should refer to the above notes and observations for areas to be monitored and for suggested improvements. At the time of inspection, no significant cracking to the visible portions of the exterior grade beam were observed and no signs of visible major foundation movement noted. Therefore, evidence of significant structural movement that would be considered detrimental to the function of the building was not discovered.

Typical Concrete Cracking / Movement (Typical - Noted For Record Only): Driveway, Rear Patio, Garage, Corner Pops

Structural Concrete Cracking / Movement (Recommend Further Review By Engineer): None

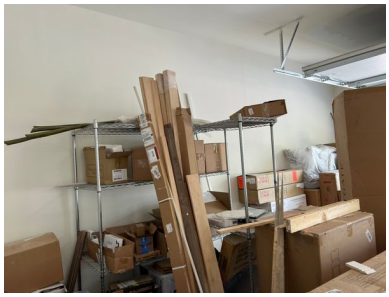
Ancillary Signs Of Foundation Cracking / Movement : None

Conditions Conducive To Foundation Movement: Dropped Soil Levels

Comments:
1. All wood framed buildings are dynamic, not static. All foundations will experience some minor settling due to the soil yielding to the weight of the home, expansion and contraction of the soil caused by water or drought, soil erosion, and many other factors. Materials themselves will also experience movement and cracking due to wind, moisture permeability (swelling and shrinking of brick, masonry and wood with varying moisture content) , thermal expansion and contraction between seasons and sun position, etc. This movement and cracking is most noticeable where two different materials with different expansion/contraction rates meet (e.g. wood to masonry, stucco to wood, etc). Therefore, there is always an acceptable amount of settling and movement occurring. Inspectors use professional judgment along with industry guidelines to determine what is an acceptable amount of movement beyond what is absorbed by expansion and control joints.
2. The below is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. Opinions are based on observations made without sophisticated testing procedures. Therefore, the opinions expressed are one of apparent conditions and not absolute fact and are only good for the date and time of this inspection.
3. Due to constantly changing conditions, all concrete cracks should be closely monitored for worsening condition. A crack that has remained the same for several years can change quickly. A good rule of thumb is a crack in concrete becomes a structural deficiency if it settles differentially or widens greater than 1/8" (reference ACI 224 and ACI 318 standards).

4. With very few exceptions, all concrete cracks. As the concrete dries out, the water vaporizes and the concrete shrinks slightly, causing hairline fractures. These can be controlled by well placed control and expansion joints, but is extremely difficult to prevent. All residence should expect some cracking of the garage, driveway, and under the floor finishes inside the home. The amount and type of cracking (described in above note) is what causes the difference between a normal, acceptable stress/shrinkage crack and a lateral/differential movement of concrete.
5. No concrete slab is perfectly level. The tolerance on a new residential slab is 1/4" deviation (up or down) over a 10' span. Over time, foundations may shift and that deviation may increase. Therefore, on an older home, a slab is generally considered level when there is no deviation over 1" in a 30' span when measured from the approximate center of the slab.
6. NOTE - Inspector can not view cracks under floor finishes inside the home. Cracks in concrete do not always transfer up through floor tile, nor is a crack in a floor tile indicative of a concrete crack below. The best method for determining foundation performance is to evaluate the structure in its entirety.
7. MAINTENANCE TIP - During hot summer months, soaker hoses or irrigation should be used to keep the soil around the foundation moist. This area of Texas has heavy limestone caliche content that shrinks and swells with varying moisture levels. This can lead to foundation settling during excessive expansion/contraction of surrounding soils.

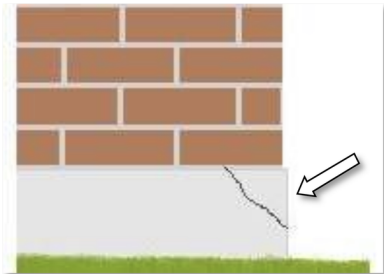
Personal Storage Restriction:
Personal items limited my visual inspection. Moving personal items and storage is not required by the TREC Standards of Practice. I could not see everything. Many things were blocking my inspection.




1: Wedge Crack
Recommended - Low Priority/Informational

Cracking to outside corner of concrete foundation, commonly referred to as a wedge crack or 'corner pop'. This cracking is caused by curved corner reinforcement and differential material movement and does not appear to adversely affect the structure nor does it transfer to the supported masonry. These areas can be repaired for cosmetic reasons if desired but are not structural issues.

Recommendation: Recommended DIY Project



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

I	NI	NP	D

2: Foundation Cracks - Minor

Recommended - Low Priority/Informational

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.

Recommendation: Recommend monitoring.

Garage

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Sloped Away From House: Yes

Gutters Present: All Roof Edges

Comments:

1: Debris in Gutters

Recommended - Low Priority/Informational

I observed debris in the gutter. Cleaning and maintenance is recommended.

Recommendation: Contact a qualified gutter contractor

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

I	NI	NP	D

2: Dense Vegetation

Recommended

I observed dense vegetation around the house in areas. This condition limited and restricted my visual inspection. Dense vegetation and landscaping up against or near the house foundation and exterior walls may be prone to water penetration and insect infestation.

Trimming, pruning and some landscaping is recommended.

Recommendation: Recommended DIY Project

☒ ☐ ☐ ☐ **C. Roof Covering Materials**

Type of Roof Covering: Composition Shingle (3 Tab)
Viewed From: Roof
Evidence Of Prior Repairs (per seller disclosure): No
Appearance Of Flashing & Penetrations (incl chimney): Acceptable
Chimney Cricket: Missing
Age Of Roof (per seller disclosure): 1 Years
Estimated Remaining Service Life Of Roof Covering Material: Beginning 1/3 of typical lifespan
Comments:

- Roof Covering Material: I observed the roof-covering material and attempted to identify its type. I also inspected the flashing, including wall intersection flashing and eave and gable flashing.
- Flashing: I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering. I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.
- Drain, Waste, Vent: I looked at DWV pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

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

I	NI	NP	D

- Skylights: I looked for flashing where the roof covering meets a skylight. There should be step and counter flashing installed in these locations. Skylights are notoriously problematic and a common point of leaks. It is important to keep the area around the skylight free of debris and to monitor it for evidence of water leaks during heavy rains and/or winter snow melts.
- This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.
- This inspection does not determine insurability of roof. Rather, inspection identifies deficiencies found in the roof system and offers suggestions for maintenance. The opinion of a roofer or insurance adjuster will vary widely from this report and may be influenced by other factors.

LIFE EXPECTANCY
Asphalt Shingles: This popular roofing material will last 12-30 years depending on the quality of the asphalt shingle as well as the climate in your region. The hotter and sunnier the climate is, the shorter the lifespan. That's why many homes in the South use roofing tiles or a more durable roof material.
Clay or Concrete Tiles: Clay and concrete tiles provide your home with 40-75 years of service, depending on the quality of the material.
Metal or Steel Roofing: Steel shingles should last 30-40 years depending on the quality and how well they are installed. Steel panel roofing is a 50-100+ year roofing material.
Wood Shingles or Shakes: Wood shingles or shakes are a 25-40 year roofing material. Cedar and redwood roofing last the longest because these woods have natural weather-resistant properties.
Slate: This is the most durable material. Some slate roofs are still in great shape after 150-200 years. The lifespan is 100 years minimum. This roofing material is not commonly used in TX.

1: Chimney Rain Cap Damaged
Recommended

I observed indications of a defect related to the Chimney Rain Cap. The Chimney Rain Cap appears to be damaged. I recommend a Chimney Repair Contractor further inspect and repair as deemed necessary.

The rain cap covers the top opening of the chimney flue liner.

Recommendation: Contact a qualified chimney contractor.

2: Foliage Touching Roof Covering
Recommended

Foliage appears to be in contact with roof covering, or contact is imminent. Over time this contact can wear and damage the roof covering. Recommend a qualified professional inspect and make corrections as needed.

Recommendation: Contact a qualified tree service company.

3: Missing Chimney Cricket

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

I	NI	NP	D

Recommended

I observed the chimney cricket was missing. Not installed. This chimney/roof junction is prone to water penetration. A cricket is installed to provide protection against roof leaks and to divert water away from the chimney. Recommend a roofing professional inspect further for water penetration, repair as needed.

Recommendation: Contact a qualified roofing professional.

Sample Photo

Sample Photo

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: Roof, Attic

Approximate Average Depth of Insulation: greater than 12 inches -
Determining how much insulation should be installed in a house depends upon where a home is located. The proper amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located.

This house is located in a climate zone that requires an R-value of R30—R60

Attic

Posted R-Value: R-12

Insulation Type: Blown -
During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawls paces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the attic floor area or roof structure.

Visible Evidence of Moisture Penetration: No
Fire stop at Chimney Penetration: Yes
Bathroom Vents Terminate to Exterior (where visible): Yes
Ventilation Type: Soffit, Ridge
Attic Lighting With Accessible Switch: Yes
Boarded Path to Equipment: Yes
Equipment Platforms: Yes, Electrical Receptacle Available
Attic Access Insulated: Yes
Attic Stairs Properly Fastened: Yes
Attic Access Fire Rated In Garage: N/A (non-garage access)
Type of Framing: Pre-manufactured Truss
Radiant Barrier: Yes
Comments:

- NOTE - Not all areas of attic are safely accessible for a complete and thorough evaluation. Inspector does not move storage items, ductwork, vent pipes, or insulation. Inspector is not required to step off attic decking due to risk of ceiling damage.

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

I	NI	NP	D

- NOTE - Inspector examines condition of attic and roof covering at the time of inspection only. Therefore, it is impossible to determine the presence of past, current, or future leaks unless it is raining heavily on the day of inspection. Inspector uses best practices to investigate for signs of past leaks via compressed insulation, stained framing and drywall, daylight openings, etc but can not guarantee all leaks can be discovered.
- NOTE - Inspector can not perform a complete evaluation of the structural integrity or design of the structure without access to engineered plans, removal of insulation, and full attic access. Where an observable deficiency is noted, further evaluation by a structural engineer will be recommended.

1: Missing Lighting for Attic
Recommended

I observed a lack of lighting for the attic storage area.

Areas used for storage or HVAC/Water Heater location require a switched lighting outlet. Recommend a qualified Electrician install lighting in the attic/HVAC location.

Recommendation: Contact a qualified electrical contractor.

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

Type of Exterior Wall Covering Material: Various Materials, Stone Veneer, Concrete, Brick Veneer
Weep Holes: Yes
Expansion Joints: N/A
Garage Common Wall (no openings): Acceptable
Evidence of Decay: No
Comments:

EXTERIOR WALLS

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the building exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away on all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

INTERIOR WALLS

NOTE REGARDING OLD CHINESE DRYWALL LAWSUITS - Home is not tested for 'Chinese drywall' under this inspection. Chinese drywall refers to defective drywall manufactured in China and used in approximately 100,000 new homes in 20 states in the U.S. between 2001 and 2009. Chinese drywall off-gasses volatile chemicals and sulfurous gases and may give off a sulfuric (rotten egg) odor. These chemicals will cause copper surfaces to turn black and powdery, affecting copper water piping, electrical wiring, and air conditioner coils. Homeowners may experience health symptoms including respiratory problems, headaches and sinus issues.

1: Minor Cracks/Gaps - Exterior Wall
Recommended - Low Priority/Informational

Minor cracking and/or gaps were observed in wall structure. This is common in homes this age. Improperly sealed siding and cladding can allow moisture to come into contact with structural components of the house.

Recommend sealing and monitoring. This is a DIY, handyman or Siding Professional project.

Recommendation: Contact a handyman or DIY project


2: Defect/Damage - Exterior Wall

Recommended

I observed indications of a defect/damage at the exterior wall covering material. Exposed wood should not be exposed to the elements. Recommend a qualified siding contractor repair and replace as needed.

Recommendation: Contact a qualified professional.

3: Inadequate Ground Clearance - Exterior Wall

Recommended - Low Priority/Informational

I checked the distance between the bottom of wood or siding components and the ground surface (or grade). In locations that have little or no snow, the distance should be no less than 8 inches. In locations with significant lasting snow, the bottom of wood elements should be no less than 8 inches above the average snow depth.

Correction and further evaluation is recommended.

Recommendation: Contact a qualified siding specialist.

4: Nail Pops - Interior Wall

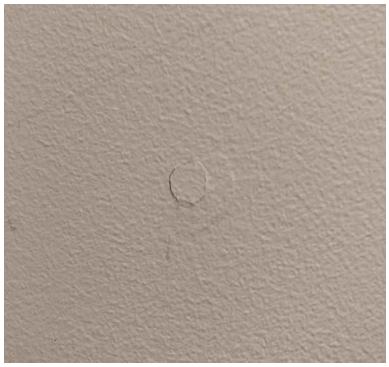
Recommended

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

I	NI	NP	D

Protruding nail heads visible at the time of the inspection appeared to be the result of contact with moisture. After the source of moisture is located and corrected, protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.

Recommendation: Contact a qualified drywall contractor.



☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

NOTE - the inspector does not look under carpeting, rugs, or move furniture. Damage may be concealed in these areas.

NOTE - Squeaking floors may be noticed following occupation. This is typically caused by subfloor plywood screws loosening along floor joists, or slight curling at subfloor edges and is not cause for structural concern. This issue is mostly found in new construction, but is always possible with a wood construction floor.

1: Ceiling - Stain(s)

Recommended

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

2: Floor - Noises and Squeaks
Recommended - Low Priority/Informational
2nd Floor Bedroom
Loud squeaking and other noises heard wile walking through the house. This could be the result of various causes. Recommend a qualified professional flooring specialist inspect and make repairs as needed.

Recommendation: Contact a qualified flooring contractor

☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**
Exterior Lock Function Acceptable: Yes
Garage Door Type: Steel -
I inspected the door between the attached garage and the house.

The door should be a solid wood door at least 1-3/8 inches thick, a solid or honeycomb-core steel door at least 1-3/8 inches thick, or a 20-minute fire-rated door.

The door should be equipped with a self-closing or an automatic-closing device.

Garage to House Door Fire Rated: Yes
Garage to House Door Self Closing: No
Tempered Safety Glass: Yes
Comments:

1: Door at Garage/Interior Was Not Self-Closing
Recommended - High Priority
I observed that the door between the garage and the house is not equipped with a self-closing or an automatic-closing device. This is a fire hazard. Recommend installing self-closing mechanisms. Possible DIY or Handyman project

Recommendation: Contact a handyman or DIY project

2: Exterior Door Surface in Poor Condiion
Recommended - Low Priority/Informational
I observed that the surface of the exterior door was in poor condition.

Correction and further evaluation is recommended. This is a DIY or Handyman project.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D

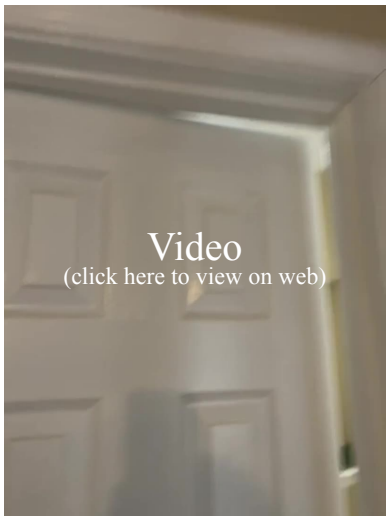
3: Door Sticks

Recommended - Low Priority/Informational

2nd Floor Bedroom

I observed that the door sticks. Recommend a qualified professional inspect and repair as needed. Possible DIY project.

Recommendation: Contact a qualified handyman.



☒ ☐ ☐ ☒ **H. Windows**

Cracks / Fogging: Yes
Sills Positive Slope: Yes
Egress in Bedrooms: Yes
Lintels Present at Masonry: Yes
Screens Missing or Damaged: No
Glazing Type: Double
Frame Type: Aluminum

Safety Glass: Where required
Window Brand: Undetermined
Comments:
I inspected a representative number of windows according to the TREC standards of practice by opening and closing them. I may not have operated any or all window locks or operation features, which is beyond the scope of a home inspection.

1: Moisture at Window
Recommended - Low Priority/Informational
Stairs

I observed indications of excessive moisture or water intrusion at a window. Aluminum windows often cause condensation which runs down to the window sill. Damage is often the result. Further monitoring and evaluation is recommended. Recommend a window repair professional inspect and repair as needed.

Recommendation: Contact a qualified window repair/installation contractor.



2: Failed Seal
Recommended - Low Priority/Informational
Stair Landing

Condensation observed between window panes, which indicates a possible failed seal. Recommend a qualified window contractor evaluate and repair as needed.

If multiple-pane windows appear misty or foggy, it means that the seal protecting the window assembly has possibly failed, and condensation has formed in between the two panes of glass. Condensation in double-paned windows indicates that the glazing assembly has failed and needs repair or replacement. Visible condensation can damage glazing and is the main indication of sealant failure. Condensation is not always visible. If the failure is recent, a failed window may not be obvious, since condensation doesnt usually form until the window is heated by direct sunlight. Windows in the shade may show no evidence of failure, so it is nearly impossible to observe and report all failed double-paned windows.

Recommendation: Contact a qualified window repair/installation contractor.

3: Failing Cailk
Recommended

Failing or cracking caulk at windows exterior, multiple locations. Recommend re-caulking. This is a DIY or Handyman project.

Recommendation: Contact a handyman or DIY project

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

Guardrails Provided Where Required: Yes
Guardrails Spacing of Balusters: Acceptable
Guardrails Secure: Yes
Handrail Grippable & Continuous: Yes
Handrail Returns at Ends: Yes
Open Risers: No
Comments:

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

Type of Fireplace: Masonry -
I tried to describe the type of fireplace.

Creosote Buildup: Light
Hearth Extension In Place: Yes
Damper Operable: No
Chimney Cap / Crown / Flashing Comments:
Refer to Roofing Section

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

I	NI	NP	D

Fuel Type: Gas only
Flue Type: Metal flue
Gas Shut-Off Valve Under Sealed Unit: No
Clean-out Door and Frame Functional: N/A
Comments:
Chimney Interior is Beyond the Scope:
Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Fireplace and Stack Inspection Limitations:
Not everything of the fireplace and chimney stack system and components are inspected because they are not part of the Home Inspection Standards of Practice. I inspected only what I am required to inspect and only what was visible during the home inspection. I recommend hiring a certified chimney sweep to inspect, sweep, and further evaluate the interior of the fireplace system immediately and every year as part of a homeowner's routine maintenance plan.

1: Damper Inoperable
Recommended

I observed indications of a defect related to the Damper. The Damper appears to be inoperable. I recommend a Fireplace Contractor further inspect and repair as deemed necessary.

An inoperable damper Is a condition that could allow toxic fumes into the home. In this case, the damper doesn't reliably stay shut, which allows air to draft in and out of the house.

Recommendation: Contact a qualified fireplace contractor.

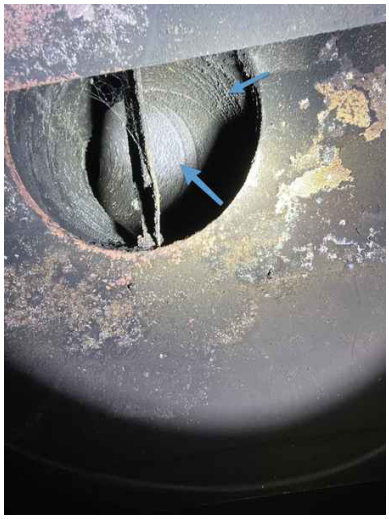
2: Creosote buildup
Recommended - Low Priority/Informational

Observed creosote buildup. Recommend a chimney sweep service upon taking ownership, and annually going forward.

Recommendation: Contact a qualified chimney contractor.

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

I	NI	NP	D



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

Evidence of Decay: No
Ledger Board Secure: Not visible
Guardrails Secure: N/A
Spacing of Balusters: N/A
Joist Hangers Where Required: Not visible
Soil Contact: No
Comments:
I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection.

I inspected the walkways and driveways that were adjacent to the house. The walkways, driveways, and parking areas that were far away from the house foundation were not inspected.

1: Walkway - Minor Cracking
Recommended - Low Priority/Informational

I observed minor cracking and no major damage at the walkway.

Monitoring is recommended.

Recommendation: Recommend monitoring.

2: Deck - Nails Exposed
Recommended

One or more nails were observed to be exposed. Recommend nails be reset. This is a DIY or Handyman project.

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

I	NI	NP	D

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

Service Type: Lateral (underground)
Weather-head / Drip Loop: N/A
Service Wire Connection: Acceptable
Service Wiring: Copper
Sub-panel Feed Wiring: Copper
Branch Wiring (220V): Copper
Branch Wiring (110V): Copper
Inter-system Bond Lug : Acceptable
Grounding Method: Into meter
Main Disconnect Location: At main (service) panel
Main Panel Size: 200 amps
Main Panel Location: East
Main Panel Disconnect Rating: 200
Sub-panel #1 Location: Garage
Sub-panel #1 Service Wire Size: 6 gauge
Panel Manufacturer: General Electric
Comments:
NOTE - all repairs to electrical systems should be performed by a licensed master electrician.

NOTE - AFCI breakers at the panel will not be manually tested if the home is occupied.

SERVICE (MAIN) PANEL

NEWER CODE - Beginning on November 1, 2020, NEC 210.8 requires all 220V outlets within 6' of a water source (clothes dryers, kitchen ranges, etc) to be GFCI protected.

NEWER CODE - Beginning on November 1, 2020, NEC 210.8 requires exterior a/c condenser circuits to be GFCI protected (However, TDLR has halted enforcement of this item until 2023).

NEWER CODE - NEC 2017 250.52-56 standards require the service panel have two sources of grounding (a main ground and a supplemental electrode). Approved grounding methods are ground rods spaced 6' apart, cold water bonds, UFER grounds (as long as vapor barrier not present) / concrete encased electrode. Inspector observed one grounding method as identified in item #9 above, but was unable to visually confirm 2nd grounding method as these are often below grade or in the slab.

NEWER CODE - Beginning on November 1, 2020, NEC 230.67 requires surge protection at all service panels.

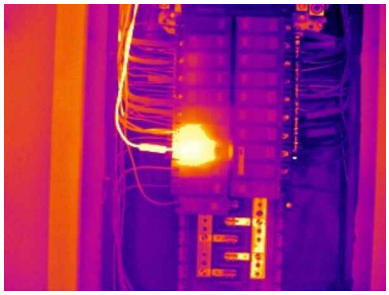
NEWER CODE - NEC 2017 408.3 (2020 230.62C) standards require the service panel conductors be equipped with protective covers at the lug connection.

1: Arcing or Excessive Heat
⛔Recommended
I observed indications of arcing or excessive heat. Hazard. Recommend a qualified electrician inspect further and make any necessary repairs.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D



2: Panel Missing Labels

Recommended

Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches.

Recommendation: Contact a qualified electrical contractor.

3: Subpanel Grounds Neutrals Not Separated

Recommended

I observed that the grounds and neutrals at the subpanel are not isolated (separated). Defect. Recommend a qualified electrician repair as needed.

Recommendation: Contact a qualified electrical contractor.

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

Type of Wiring: NM-B (Romex) -

I was unable to inspect every electrical component or wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection. A licensed electrician or township building code inspector could perform that type of invasive and comprehensive test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Standards of Practice.

GFCI - Kitchen (and reset location): Yes

Kitchen

GFCI - Bathrooms (and reset location): Yes

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

I	NI	NP	D

1st Floor Half Bath

GFCI - Laundry Wall Outlet (and reset location): Yes
GFCI - Laundry Appliances (and reset location): Yes
GFCI - Garage (and reset location): Yes
GFCI - Exterior (and reset location): Yes

Garage

All Visible Junction Boxes Covered: No
Ceiling Fan Operation Acceptable: Yes
3-prong (Grounding) Outlets: Yes -
Inspector checks representative accessible sample

Exterior In-Use Outlet Covers: Yes -
NOTE - Not required under overhangs.

Smoke Alarms - (1) Each Bedroom: Yes
Smoke Alarm - (1) Each Bedroom Hall: Yes
Smoke Alarm - (1) Per Floor Min: Yes
CO Detector at Bed Halls: No
Alarms Interconnected: Yes
Door Bell Function Acceptable: Yes
Comments:
GFCIs and AFCIs

I inspected ground-fault circuit interrupter (GFCI) receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible

Unless the structure was occupied, I inspected receptacles apparent to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.

1: Missing AFCI Protection
Recommended - Low Priority/Informational
I observed indications that AFCI protection is missing throughout the house. AFCI protection is used to keep the house safe from potential electrical hazards. I recommend a qualified electrical contractor install AFCI protection.

Recommendation: Contact a qualified electrical contractor.

2: Cover Plates Missing or Damaged
Recommended - Low Priority/Informational
Kitchen
I observed indications that there was one or more missing or damaged receptacle cover plates. All receptacles are required to be covered so that no object can be inserted, causing an electric shock hazard. Recommend installing cover plates. This is a DIY / Handyman project.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D

3: Missing Tamper Resistant Type

Recommended

I observed wall receptacles that are not tamper resistant type. Throughout the house.

All 15- and 20-amp, 120-volt wall receptacle outlets should be listed as tamper resistant type, unless they are located 5 and a half feet above the floor.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Type of System & Location: Forced air gas
Energy Sources: Natural Gas
Unit 1 Serves: 1st Floor
Unit 1 Thermostat Type & Location: Digital
1st Floor Hallway
Unit 1 Manufacturer & Year: Lennox -
2008

Unit 1 BTU: 66,000 BTU
Unit 1 Heater Temp Differential: 69 - 97 (F)
Unit 1 Furnace Vent Flue: Acceptable
Unit 1 Gas Shut-off Valve Present: Yes
Unit 1 Visual Inspection of Heater Compartment: Acceptable
Unit 1 Visual Inspection of Blower Compartment: Acceptable
Unit 2 Serves: 2nd Floor
Unit 2 Thermostat Type & Location: Digital
2nd Floor Hallway
Unit 2 Manufacturer & Year: Lennox -
2008

Unit 2 - BTU: 44,000 BTU
Unit 2 Heater Temp Differential: 69 - 97 (F)
Unit 2 Gas Shut-off Valve Present: Yes
Unit 2 Visual Inspection of Blower Compartment: Acceptable
Unit 2 Visual Inspection of Heater Compartment: Acceptable
Closet Door Sealed: N/A (attic unit or heat pump)
Outside Temperature: 80 - 94 degrees (F)
Comments:

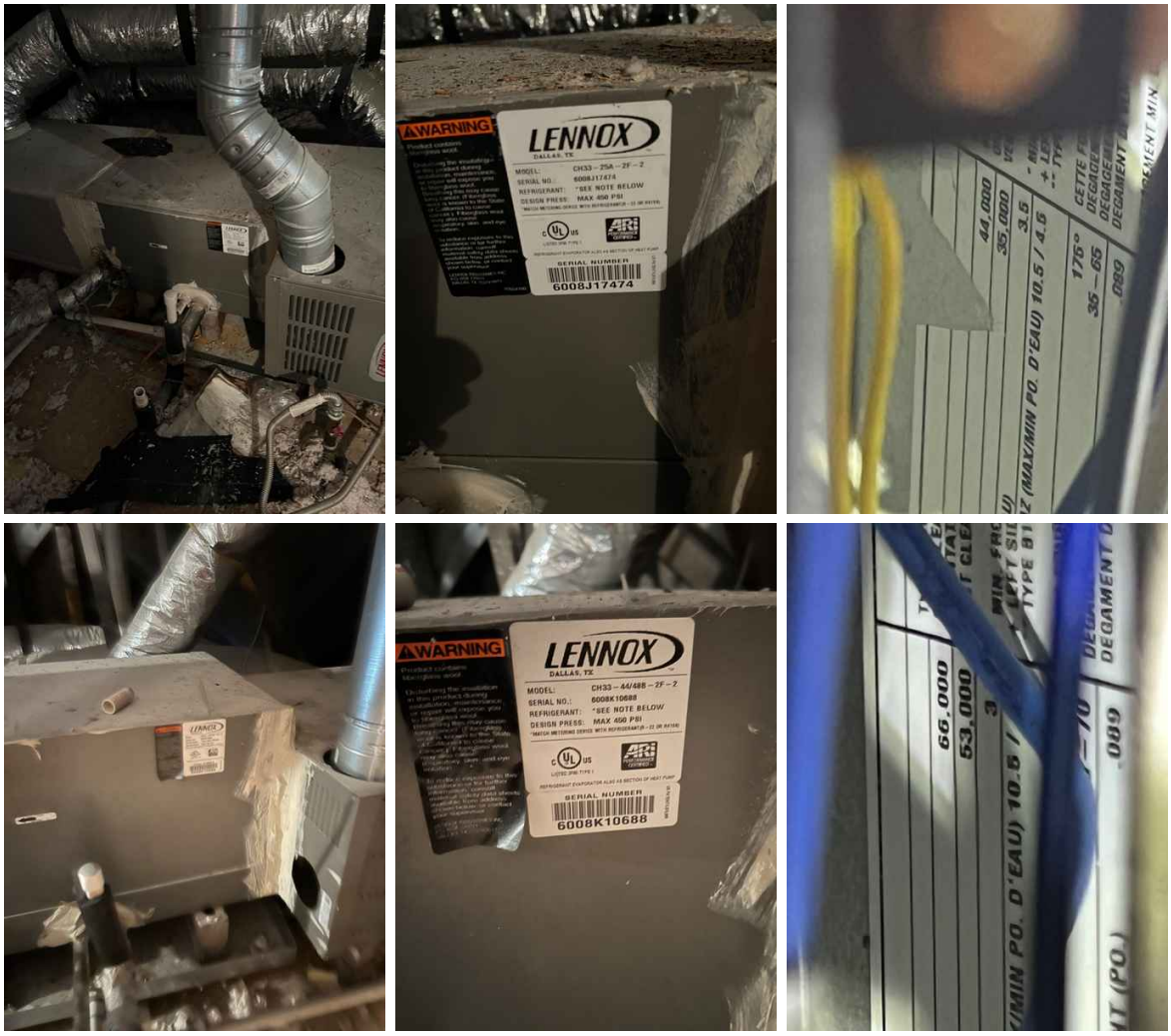
HEATING EQUIPMENT

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

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

I	NI	NP	D



1: Filter Dirty

Recommended - Low Priority/Informational

I observed a dirty air filter at the furnace filter.

Recommendation: Recommended DIY Project

2: Corrosion in Catch Pan - Unit 1 & 2

Recommended - Low Priority/Informational

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

I	NI	NP	D

Condensate catch pan was corroded in one or more areas. It appears adding insulation to the refrigerant lines could help reduce condensation. Although this is a common finding, the cause cannot be 100% determined by a visual inspection. Along with a general servicing of the systems, I recommend a HVAC contractor evaluate this issue and repair as needed.

Recommendation: Contact a qualified HVAC professional.


3: Corrosion & Rust
Recommended
I observed areas of corrosion and rust at the heating system. Recommend a qualified HVAC professional inspect further and make repairs as needed.

Recommendation: Contact a qualified HVAC professional.

4: Heat Lamp Not Working
Recommended
Master Bathroom
I observed that the heat lamp fixture in the bathroom did not work.

Recommendation: Recommended DIY Project

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of System & Location: Traditional A/C
East
Thermostat 1 Type & Location: Digital
1st Floor Hallway
Unit 1 Serves: Entire residence
Unit 1 Manufacturer & Year: Lennox - 2008

Unit 1 Breaker Size (installed): 30 amp
Unit 1 Breaker Size (req'd by MFG): 30 amp
Unit 1 Condensing Unit Disconnect Within Sight: Yes - NOTE - Defect if disconnect is behind unit

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

I	NI	NP	D

Unit 1 Visual Inspection of Condensing Unit: Visibly Acceptable -
NOTE - Inspector doesn't remove covers on condenser units.

Unit 1 Condensing Coil Fins Condition: Acceptable
Unit 1 Refrigerant Line Insulation Condition (exterior at condensing unit): Acceptable
Unit 1 Refrigerant Type: HFC-410a or R410a
Unit 1 A/C Temp Differential: 69 - 51 (F) -
(recommended differential is 16-21 degrees)

Unit 1 Tons: 3.0 Tons
Unit 1 Float Switches: None
Unit 1 Drain Terminations: Primary: Lower bath sink
Unit 1 Visual Inspection of Blower Compartment: Not visible (sealed)
Unit 1 Visual Inspection of Evaporator Coil: Not visible (sealed)
Unit 1 Refrigerant Line Insulation Condition (interior at evaporator unit): In need of repair
Unit 1 Emergency Pan Condition: Acceptable
Thermostat 2 Type & Location: Digital
2nd Floor Hallway
Unit 2 Serves: Entire residence
Unit 2 Manufacturer & Year: Lennox -
2008

Unit 2 Breaker Size (installed): 30 amp
Unit 2 Breaker Size (req'd by MFG): 30 amp
Unit 2 Condensing Unit Disconnect Within Sight: Yes -
NOTE - Defect if disconnect is behind unit

Unit 2 Visual Inspection of Condensing Unit: Visibly Acceptable -
NOTE - Inspector doesn't remove covers on condenser units.

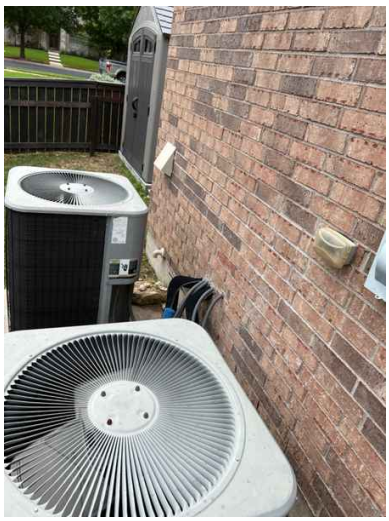
Unit 2 Condensing Coil Fins Condition: Acceptable
Unit 2 Refrigerant Line Insulation Condition (exterior at condensing unit): Acceptable
Unit 2 Refrigerant Type: HFC-410a or R410a
Unit 2 A/C Temp Differential: 69 - 51 (F) -
(recommended differential is 16-21 degrees)

Unit 2 Tons: 2.0 Tons
Unit 2 Float Switches: None
Unit 2 Drain Terminations: Primary: Bath sink, Secondary: Exterior
Unit 2 Visual Inspection of Blower Compartment: Not visible (sealed)
Unit 2 Visual Inspection of Evaporator Coil: Not visible (sealed)
Unit 2 Refrigerant Line Insulation Condition (interior at evaporator unit): In need of repair
Unit 2 Emergency Pan Condition: Acceptable
System Components Inspected: Emergency Shut-off Switch
Closet Door Sealed: N/A (attic unit or heat pump)
Comments:
Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

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

I	NI	NP	D

It's your job to get the air conditioning system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.



1: Condensate Tube Appears Clogged

Recommended

Unit 1 condensate tube appeared clogged, which could limit safe discharge of condensation produced by evaporator coils. Recommend cleaning the discharge tube. This is a DIY, handyman or HVAC technician project.

A quick YouTube search will provide you with many of the common methods homeowners employ to "maintain AC Discharge drain systems".

Recommendation: Contact a qualified HVAC professional.

2: Insulation Missing or Damaged

Recommended

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation: Contact a qualified HVAC professional.

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

I	NI	NP	D

Unit 2

Unit 1

3: Disconnect Not Within Sight
Recommended
I observed that the disconnect means was not within sight and not readily accessible from the equipment.

Recommendation: Contact a qualified HVAC professional.

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

Insulation: Acceptable
Visible Damage: No
Duct Type: Flex, Rigid board
Duct Insulation: R-9
Filter Location: Ceiling
Ancillary Duct Devices: None
Fresh Air Intake Present & Setting: N/A -
Setting:

Fresh Air Intake Filter & Location: N/A
Duct Dustiness: Light
Comments:
.

1: Ducts Not Properly Sealed
Recommended
Air supply ducts were not properly sealed. Recommend a qualified HVAC contractor seal supply and return ducts for maximum efficiency.

Recommendation: Contact a qualified HVAC professional.

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

I	NI	NP	D

2: Missing Register at Room

Recommended

I observed a missing heat supply register for utility room. Every room should have an air register to supply conditioned air to that room. Not sure why it's not installed. This room may feel uncomfortable or different than the other rooms of the house. Although impractical to add to the HVAC duct system, it is recommended to have an HVAC professional evaluate the HVAC duct system and remediate as deemed necessary.

When a house changes ownership I recommend an HVAC professional perform a cleaning and maintenance service, and continue to do so annually. This is a good time to address the missing AC/heat supply in the utility room.

3: Laundry room not vented

Recommended - Low Priority/Informational

The utility room is the location of the laundry machines. This room does not have an exhaust fan. This is a defect. Recommend a qualified HVAC and/or electrician be employed to add an exhaust fan.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Location of Water Meter: By street -
Water Supplied By: Public, Private, Unable to Determine, None

Location of Main Water Supply Valve: Outside of House
Static Water Pressure Reading: 73 psi -
(40-80 psi acceptable range)

Supply Piping Material at Entry to Water Heater: Copper
Supply Piping Material at Property Water Shut-off: Copper
Supply Piping Material Throughout Interior: Copper
Test Functional Flow: Acceptable
Backflow Preventer at Meter: Yes
Operation of Exterior Hose Bibs: Acceptable
Vacuum Breakers on Exterior Hose Bibs: Yes
Comments:
I attempted to inspect the water supply and distribution pipes (plumbing pipes). I ran water at sinks, toilets, tubs and showers. I inspected for deficiencies in the water supply by viewing the functional flow as multiple fixtures were operated simultaneously. Not all of the pipes and components were accessible and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls. Naturally, this is an inspection restriction. Ask the homeowner about water supply, problems with water supply, and water leaks in the past.

It's your job to know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks

Not All Pipes Were Inspected:
The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

1: Corrosion at Main Shut-Off Valve
Recommended

I observed a water leak that developed into corrosion at a water supply shut-off valve.

Recommendation: Contact a qualified plumbing contractor.

2: Faucet Dripping
Recommended

A faucet is dripping. Second floor bathroom. Recommend qualified handyman or plumber evaluate and repair.

Here is a helpful article in case you DIY.

Recommendation: Contact a qualified plumbing contractor.

3: Hot & Cold Was Reversed
Recommended

I observed that the hot and cold water supply at the fixture was reversed. Master bath. Hot should be farthest handle.

Although the standard for a fixture is to have the hot water supply controlled by the valve or handle on the left and the cold water by the right-side handle, when a faucet is within reach of children, the handle closest should be cold water and the handle farthest away should be hot water. The bath is installed with the faucet on the left end, resulting in the requirement for the hot water supply be on the "right".

Recommendation: Contact a qualified plumbing contractor.

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

Overflows on Bathroom Sinks (excluding vessel sinks): Yes

Type of Drain Piping Material: ABS

Location of Exterior Cleanouts: By house

Comments:

I attempted to inspect the drain, waste, and vent pipes. Not all of the pipes and components were accessible and observed. Inspection restriction. Ask the homeowner about water and sewer leaks or blockages in the past.

Not All Pipes Were Inspected:

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

1: Condensate Tube Appears Clogged

Recommended

Condensate tube appeared clogged, which could limit safe discharge of condensation produced by evaporator coils. Recommend cleaning the discharge tube. This is possibly a DIY, handyman or HVAC technician project.

A quick YouTube search will provide you with many of the common methods homeowners employ to "maintain AC Discharge drain systems".

Recommendation: Recommended DIY Project

2: Poor/Slow Drainage

Recommended

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation: Contact a qualified plumbing contractor.

3: Toilet Loose Connection to Floor

Recommended

I observed indications of a toilet that had a loose connection to the floor.

Recommendation: Contact a qualified plumbing contractor.

4: Tub Stopper Defect

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

I	NI	NP	D

Recommended

I observed that the tub stopper does not work. Defect.

Recommendation: Contact a qualified plumbing contractor.

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Gas-Fired Hot Water Tank
Capacity: 50 gallons
Type: Tanked
Unit(s) - Details:
Unit #1

Capacity: 50 gallons

Watt: N/A

Year of MFG: 2015

Mfg: Rheem

Additional Specs: N/A
Gas Shut-off Valve Present: Yes
Cold Water Shut-off Present: Yes
Corrosion on Connections: No
Visible Evidence of Damage: No
Combustion / Exhaust Ducts: Yes
Safety Pan Present: Yes
Expansion Tank Present: Yes
PEX within 18" to Top of Tank: No
Temperature Setting at Water Heater : 125 (F)
Temperature Measurement and Location: 119 (F)
TPRV & Overflow Drain Outlet Locations: East side
Comments:
I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.

I inspected the venting connections.

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

I	NI	NP	D

1: Annual Maintenance Flush Needed
Recommended - Low Priority/Informational
Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

Here is a DIY link to help.

Recommendation: Contact a qualified plumbing contractor.

2: Defect at Vent Connection Pipe
Recommended
I observed a defect at the vent connection pipe of the hot water source.

Recommendation: Contact a qualified plumbing contractor.

☒ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment**
Tub Filled and Turned On:
I filled the tub and turned on the bubbles.

Comments:

1: Debris in Jets
Recommended - Low Priority/Informational
I observed debris in the jet system. Cleaning, servicing is recommended. Once a month or after any long period of nonuse, disinfecting the system is recommended.

Note - sometimes a sign that the system hasn't been used for a period of time, it isn't regularly used or regularly cleaned.

Recommendation: Contact a qualified professional.

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

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

I	NI	NP	D

Gas Meter Location: East
Type of Gas Distribution Piping Material: Black steel
Gas Type: Natural gas
Fuel-Storage System Was Observed: N/A - (no tank identified) -
I observed a fuel-storage system.

Bonding / Grounding at Meter: Acceptable
Sediment Traps at Appliances: Furnace, Water heater
Comments:

1: Minor Rust at Meter
Recommended - Low Priority/Informational

I observed some minor surface rust at the gas meter components. Monitoring recommended.

Recommendation: Contact your local utility company

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

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Backflow Prevention: None
Installed Securely: Yes
Leaks Observed: No
Disconnect Switch / Plug: No -
The dishwasher was found to be directly wired, with no plug or switch.

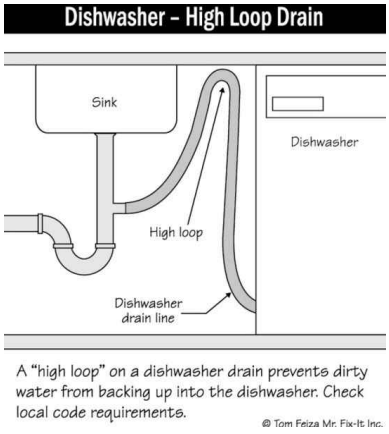
Comments From Normal Operation Cycle: See below
Manufacturer: Kitchen Aid
Comments:
I inspected for the presence of an air-gap, or high loop in the drain line.

I inspected the dishwasher by turning it on and letting it run a short cycle.

1: Missing Air Gap / High Loop
Recommended
I observed indications of a defect at the dishwasher drain line. There needs to be a countertop air gap component installed in the drain system. Recommend a licensed and qualified appliance repair contractor further inspect and repair.

The alternative solution to the air gap component is the high loop. The air gap is a device that is actually mounted above the counter top surface. The high loop is when the drain hose is looped up and securely fastened to the underside of the counter.

Recommendation: Contact a qualified appliance repair professional.




Sample - Air Gap

☒ ☐ ☐ ☒ **B. Food Waste Disposers**

Electric Grommet/Clamp Installed: No
Comments:

1: Missing Electrical Wire Clamp
Recommended - Low Priority/Informational

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

I	NI	NP	D

I observed indications of a missing electrical wire clamp at the garbage disposal. Recommend a licensed and qualified electrical contractor further inspect and repair or replace.

Recommendation: Contact a qualified electrical contractor.

Missing Clamp

Sample Photo

2: Excessive Noise

Recommended - Low Priority/Informational

I observed that there was excessive noise coming from the garbage disposal when it was operating. Recommend a qualified repair contractor further inspect and repair or replace.

Recommendation: Contact a qualified handyman.

3: Old System

Recommended - Low Priority/Informational

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. InterNACHI's Standard Estimate Life Expectancy Chart for Homes

Recommendation: Recommend monitoring.

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

Type: External vent
Light Functioning: Yes
Fan Functioning: Yes
Comments:

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

Knobs / Drip Pans / Elements Intact: Yes
Heating Elements / Flame: Acceptable
Shut-off Valve Present & Location (if gas): Yes
Lower Left Cabinet
Anti-tip Device on Range: No
Oven #1 Measured Temp (test setting 350°): 350 (F)
Range Heat Delivery: Gas
Cooktop Heat Delivery: Gas
Wall Oven Heat Delivery: Not present
Warm Drawer Heat Delivery: Not present

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

I	NI	NP	D

Range / Cooktop Hookups: 110V electric, Gas
Manufacturer: Kitchen Aid
Comments:
I turned on the kitchen's stove and oven. I tested all burners on the stove. I tested the oven at 350°.

1: Missing Anti-Tip
Recommended
I observed that the stove and oven appliance was not fastened to the wall. Anti-tip device is missing. This poses a safety hazard to children.

Recommendation: Contact a qualified professional.

2: Oven Light Not Working
Recommended
Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☐ **E. Microwave Ovens**
Comments:
I inspected the microwave oven by employing an ERP 4750 Microwave Diagnostic Tool.

☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters**
Vented to Exterior: Yes
Comments:

1: Fan Rattles
Recommended - Low Priority/Informational
I observed indications that the fan rattles unexpectedly. Recommend a qualified contractor further inspect and repair or replace.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **G. Garage Door Operators**
Pressure Reverse Functional: Yes
Infrared Beam Reverse Functional: Yes
Door Locks Removed / Disabled: No
Comments:

- I inspected the garage door opener according to the manufacturers instructions. I tested the safety eye's functionality and installation height (6" above ground required). And I tested the automatic reverse safety functions.
- I tested the manual release. The handle should be colored red so that it can be seen easily. The handle should be easily accessible and no more than 6 feet above the garage floor. The handle should not be in contact with the top of a vehicles.
- I also inspected the garage door itself for panel damage, component deterioration or malfunction.

1: Manual Release Not Accessible
Recommended
I observed that the manual release was not easily accessible and more than 6 feet above the garage floor. Missing handle and rope entirely. Defect. Recommend installing handle and rope. This is a DIY or

Handyman project.

Recommendation: Contact a qualified garage door contractor.

2: Weather Stripping at Garage Door in Poor Condition

Recommended - Low Priority/Informational

I observed indications that the weather stripping at the garage door is in poor condition.

Recommendation: Contact a qualified garage door contractor.

3: Damage to Garage Door

Recommended

I observed indications of damage to the garage door itself.

Recommendation: Contact a qualified garage door contractor.

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

I	NI	NP	D

4: Door Locking Mechanism Present

Recommended - Low Priority/Informational

This is a deficiency. Risk of damage to door and mechanical opener. Recommend removing or bolting the lock open.

Recommendation: Recommended DIY Project

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Vent Opening: Clear, Screened (deficient)

Exiting Via: Wall

Comments:

If a dryer was not in place and installed, I inspected the Dryer Exhaust Systems by observing the inside of the exhaust ducts from the interior of the house. I inspected the readily accessible vents from the exterior if a view inside the ducts was possible. I looked for buildup of dryer lint.

Did Not Inspect:

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

I	NI	NP	D

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

Laundry

1: Clogged Dryer Exhaust Hood
Recommended - High Priority
I observed an exhaust hood that seemed to be connected to the clothes dryer, and it was clogged. Fire hazard.

Recommendation: Contact a qualified appliance repair professional.

2: Dryer Exhaust Hood Has a Screen
Recommended
I observed that the clothes dryer exhaust hood has a screen. This will clog and create a fire hazard. Recommend replacing vent hood with a “damper” style hood. This is a Handyman or HVAC Professional project.

Recommendation: Contact a qualified HVAC professional.