



**777 Wilderness Way  
Mount Pleasant, TX 75455**

## PROPERTY INSPECTION REPORT

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**Prepared For:** Zach & Liz Baptiste  
(Name of Client)

**Concerning:** 777 Wilderness Way, Mount Pleasant, TX 75455  
(Address or Other Identification of Inspected Property)

**By:** Charles John Peitsmeyer Jr, Lic #7092 08/03/2020  
(Name and License Number of Inspector) (Date)

Jordan Lee Peitsmeyer, Lic #21056  
(Name, License Number of Additional Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

Present during the inspection: Inspectors, Buyer and Spouse  
Prevailing weather conditions during the inspection: Sunny  
Average Temperatures during the inspection: 70's  
Building Status at the time of the inspection: Occupied  
For the purpose of the inspection the house faces east.

Items marked "**Note:**" are informational and not necessarily deficient as far as the Texas Standards of Practice is concerned.



**Front of Property**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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## I. STRUCTURAL SYSTEMS

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### A. Foundations

*Type of Foundation(s):* Slab On Grade

*Comments:*

Foundation Performance Opinion: Foundation appeared to be performing its intended function.

**Note:** Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

**Note:** The foundation or parts of the foundation were not visible due to high soils, debris, personal belongings, and or dense vegetation. A visual inspection of the accessible parts of the foundation was conducted.



**Note:** Typical cracks observed in the garage flatwork.

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### B. Grading and Drainage

*Comments:*

**Note:** Moisture levels around the perimeter of the foundation should be kept at a consistent level whenever possible to reduce the amount of differential foundation movement created by expanding soils.

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Insufficient clearance from the ground to the exterior cladding was observed. Grading in contact with the exterior cladding is conducive to problematic water related issues and wood destroying insect activity. Ideally four (4) to six (6) inches of clearance should be maintained between the grading and the exterior cladding. The grading should then slope away from the structure at a rate of six (6) inches in the first ten (10) feet. (Various locations)

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#### C. Roof Covering Materials

*Types of Roof Covering:* Composition Shingles (Architectural)

*Viewed From:* Viewed roof from ground level using binoculars

*Comments:*

A shingle at the front right slope appeared to have a hole in it and missing aggregate. This may be a manufacturing defect. Further evaluation is recommended.



Prior repairs to the roofing were evident. This would suggest that nail holes have been covered in the past. Areas where prior repairs have been performed should be monitored for proper performance.



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**D. Roof Structures and Attics**

*Viewed From:* Entered the Attic (Limited access and limited visibility)

*Approximate Average Depth of Insulation:* 6 inches spray foam in attic rafters

*Comments:*

No walkway installed leading to the attic mounted appliance. Caution advised when access is required. (Unit in the attic above the second floor)

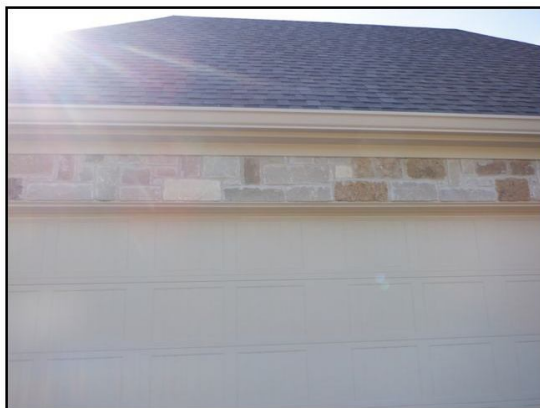


The fire wall was missing at the fireplace within the attic.

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

*Comments:*



No weep holes over window and or door lintels observed. Weep holes are used to remove moisture that accumulates behind the masonry wall.

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The exterior insulated finished system (EIFS siding) did not appear to terminate at the bottom with a weep screed. There is a greater potential for water related issues because of this.



Penetrations in the exterior wall should be sealed. (Plumbing, electrical, vents, conduit etc.)



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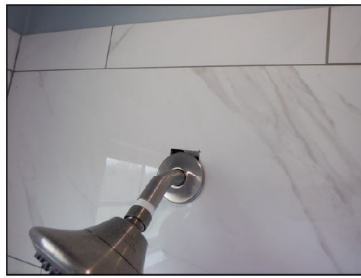
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Poor workman ship at the interior of the outside shower faucet housing.

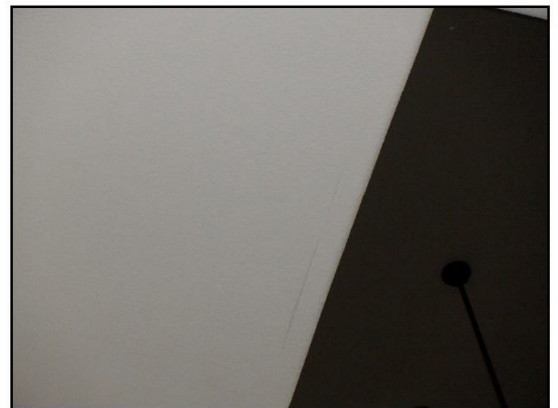
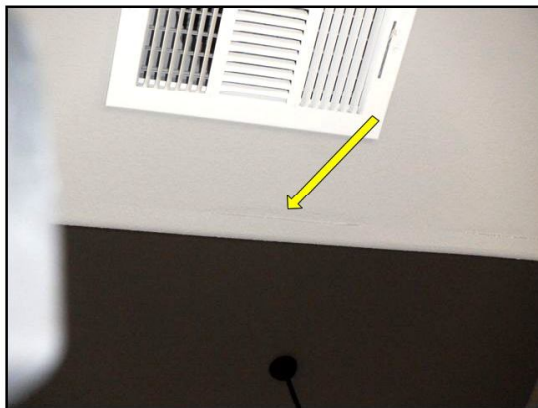


Wall tile not finished properly at shower head. (Upstairs bedroom one bathroom)

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**F. Ceilings and Floors**

*Comments:*



Loose and or weakened ceiling finishes observed in the living room at the corner bead.

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

*Comments:*



Manual locking devices for the overhead doors had not been disabled. Recommended on doors with operators to prevent accidental damage.



Hardware repairs and or adjustments were needed at doors in various locations. (North downstairs bathroom) (Master bathroom toilet room) (Upstairs bedroom one bathroom) (Upstairs hallway bathroom)

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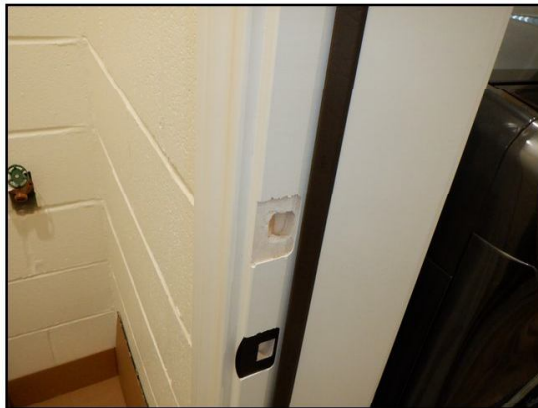
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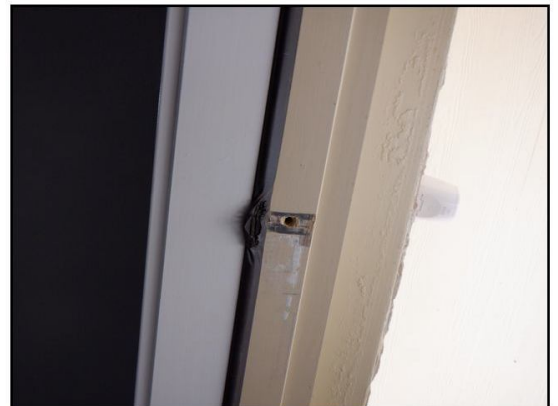
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Exterior doors need caulking to brick and or caulking improvements.



The dead bolt did not extend completely when operated. The dead bolt does not lock into place if it is not extended fully. Also missing a latch keeper. (Safe room)



Weather stripping damaged and stationary door lock pin keeper was not installed. (Rear exterior of the house)

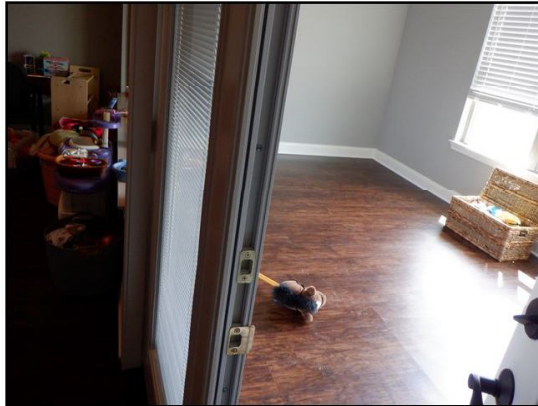
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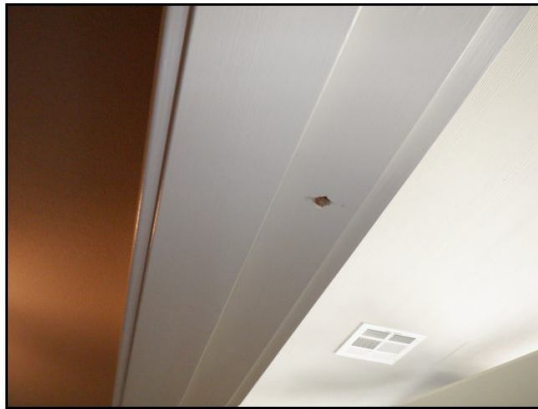
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The typically stationary doors appeared to be missing trim at the pin latch sides. (Upstairs exercise room) (Downstairs exterior doors)



Latch keeper missing on typically stationary door upper pin latch at the upstairs exercise door.

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#### H. Windows

*Comments:*

**Note:** A representative number of windows were tested.

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Windows were not caulked at exteriors where window frames meet exterior cladding.



Loose screen mesh observed at window exterior. (Bedroom two upstairs)

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

*Comments:*

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**J. Fireplaces and Chimneys**

*Comments:*

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

*Comments:*



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**Note:** Typical shrinkage cracks were observed in exterior flatwork in various locations.

## II. ELECTRICAL SYSTEMS

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### A. Service Entrance and Panels

*Comments:*



An abandoned electrical box and wiring at the service pole had not been removed or properly terminated.

**Main Panel:** At north side of property at service pole.

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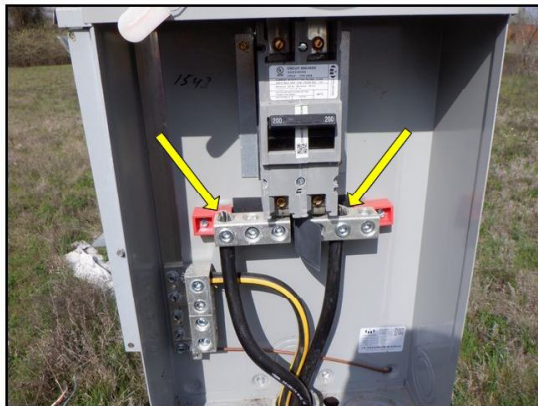
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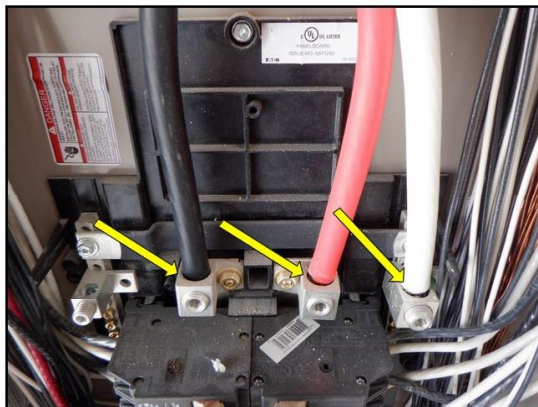


The unused opening (knockout) in the main panel should be covered/filled.



Aluminum service wire connectors had no antioxidant.

**Sub Panel: In the garage.**



Aluminum service wire connectors had no antioxidant.

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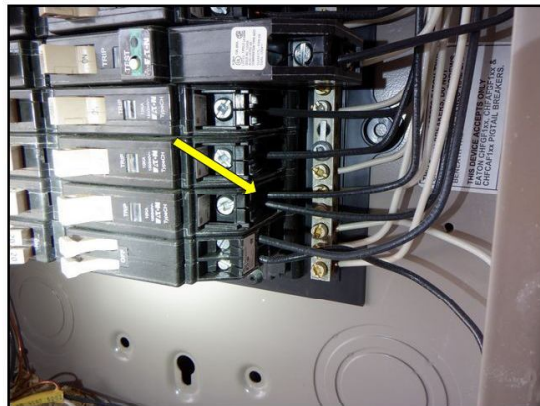
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Service panel breaker labeling was incomplete.



Improper screws holding main distribution panel cover in place. Pointed screws can penetrate wiring which is a potential shock hazard.



One circuit breaker had multiple wires connected to it. Not rated for multiple wire connections (Double taps)

Arc fault circuit interrupting devices were not found except for bedrooms. Arc fault circuit protection is recommended for living rooms, family rooms, dining rooms, parlors, libraries, dens,

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sunrooms, recreation rooms, closets, hallways, bedrooms, and similar rooms and areas. Arc fault protection is required in new home construction.

**Note:** Home was occupied. Arc fault breakers were not tested as a result.

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

*Type of Wiring:* Copper

*Comments:*

**Note:** A representative number of receptacles were tested.

The GFCI receptacle at the outdoor cooling units on the north exterior would not reset when tripped.



Exposed wiring not protected within conduit. (Within the kitchen island cabinet)



No cable clamp observed in the attic at a mechanical exhaust vent in the south attic.

Wiring was found within six feet of the attic access. Ideally this wiring should be protected within conduit or some other means should be employed to keep it from physical contact when entering the attic access. (For the attic above the second floor)



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**Note:** A conduit which was not used for branch circuits was not sealed at the top.



The installation of wet location covers is recommended over receptacles with exposure to rain fall, irrigation systems or splashing water from any other source. This will give added protection if something is plugged into these receptacles.



The light shade/cover was missing in the safe room. Recommend adding a light switch at the interior of the safe room and an emergency source of light.



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An insufficient number of electrical receptacles were observed. (Kitchen right of sink) (Exercise room on wall facing the rear exterior.

**Note:** Fixtures with photo-sensing devices were not inspected for operation.

Several exterior receptacles were not mounted flush with the cover plates.

Electrical receptacle observed to be loose or poorly secured. (Left of subpanel in garage)

**Note:** The inspector was not able to determine the function of switches in various locations.

The light above the dishwasher under the kitchen cabinet appeared inoperative.

Three-prong electrical receptacle observed to have open ground in the master bedroom below the windows.

Ceiling fan out of balance or wobbling. (Exercise room)

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

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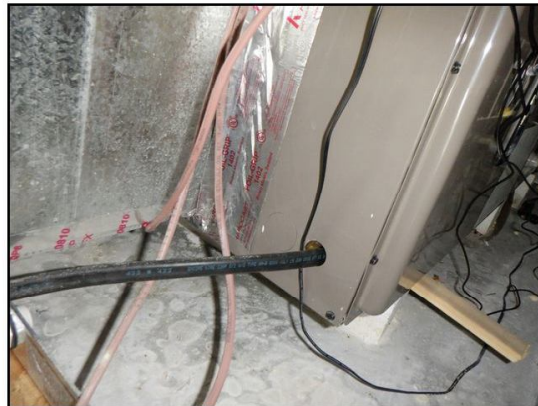
#### A. Heating Equipment

*Type of Systems:* Central Heating (Two Units)

*Energy Sources:* Electric - Heat Pump

*Comments:*

**Note:** Although components of the heating system were inspected the system was not operated in the heating mode due to the high ambient air temperatures. (Above 70 degrees)



A cable clamp or bushing was missing where the electrical wiring passes into the furnace housing. (Unit in the attic above the second floor)

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#### B. Cooling Equipment

*Type of Systems:* Central - Air Conditioner

*Comments:*

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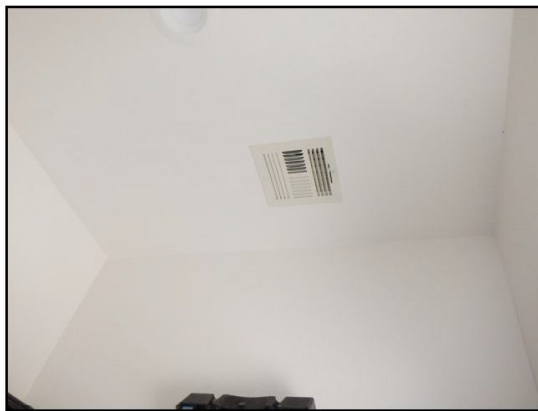
**Note:** The auxiliary drain pan was not free of insulation and or debris. (North attic)

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

*Comments:*

The return air filter was excessively dirty and extremely difficult to access. Since the system had a second ceiling mounted return air filter I recommend removing and disposing of the filter within the attic mounted unit. (Unit in the attic above the second floor)



A ceiling register for the HVAC system was observed in a garage closet. This is an increased safety hazard.

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Plenums attached to the attic mounted units were not properly supported. (North attic and attic above the second floor)

#### IV. PLUMBING SYSTEMS

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

*Location of water meter:* South East Corner of Property

*Location of main water supply valve:* In the Water Meter Box

*Static water pressure reading:* 70-75 PSI

*Comments:*

No cover on the water meter housing and the housing was not set properly into the ground.



Exposed water supply lines were observed adjacent to the water meter. These are subject to physical damage and freezing.

**Note:** Laundry room plumbing not tested.

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Part of the anti siphon device was missing on the left rear hose bib.



Hot and cold water reversed at the outdoor shower faucet.

**Note:** The safe room faucet was not tested due to lack of a proper drain.

Toilet flush mechanism requires adjustment or repair. The water runs on.

Toilet was not secured tightly to the floor. (North downstairs bathroom)

Toilet flush mechanism requires adjustment or repair. The water runs on. (North downstairs bathroom)

I=Inspected

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The hot water handle on the right hand sink in the master bathroom was loose at the base.

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

*Comments:*

**Note:** Laundry drain not tested.

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**C. Water Heating Equipment**

*Energy Sources:* Gas (Two units)

*Capacity:* Tankless hot water heater

*Comments:*



The flues on both water heaters were in contact with spray foam that was not fire rated.



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The south water heater flue shroud at the bottom did not fit well. (Cosmetic)

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**D. Hydro-Massage Therapy Equipment**

*Comments:*

A proper access panel was not found for the whirlpool tub motor.

**V. APPLIANCES**

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**A. Dishwashers**

*Comments:*

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**B. Food Waste Disposers**

*Comments:*



Cable clamp or bushing was missing where power cord entered the food waste disposer unit.  
(Potential damage to electrical wiring)

Wiring insulation was also stripped excessively.

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**C. Range Hood and Exhaust Systems**

*Comments:*

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

*Comments:*

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**E. Microwave Ovens**

*Comments:*

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

*Comments:*

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**G. Garage Door Operators**

*Comments:*

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**H. Dryer Exhaust Systems**

*Comments:*

**Note:** Cleaning and or adjustments needed to allow vent back draft damper to close properly when not in use.

## VI. OPTIONAL SYSTEMS

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**A. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Type of Construction:* In Ground Gunite - Plaster surface

*Comments:*



For improved safety fences for pools should be at least 4 feet tall, not easily climbed (railing on the inside for wood fences) with self closing self latching gates and a locking device at a minimum of 3 inches below the top of the gate. The gate should have no opening with 18 inches of the locking device larger than ½ inch. Windows and doors opening up directly to the pool area and not protected behind a fence should be equipped with an alarm so as to sound when a window or

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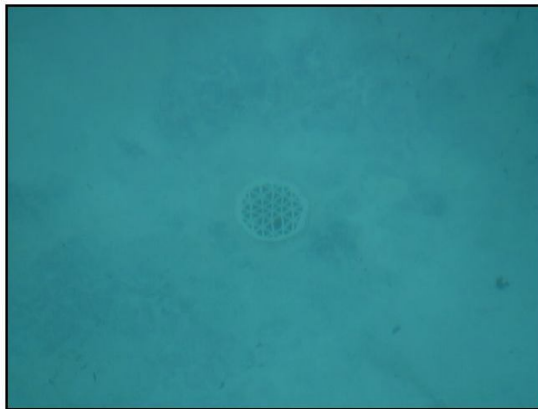
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door has been opened. The pool did not meet these current standards for safety.



Connection nut not fastened at the pool equipment.



The existing drain cover should be replaced with an anti vortex drain cover for improved safety. An anti vortex drain cover can aid in preventing hair entanglement. (Pool)

Pool pump was not bonded to a ground rod.



Water level tile was missing in a few locations at the pool and spa.

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Abandoned pool lines observed. Abandoned electrical disconnects and or timers observed for equipment that was missing or not installed including the spa blower and heater.

Pool pump was not operating at the time of the inspection. The pool pump was not primed and would not prime when we attempted to operate the pump. (Repair people were working on the pool during the inspection.



Cracks and previous repairs were observed in the spa and pool.



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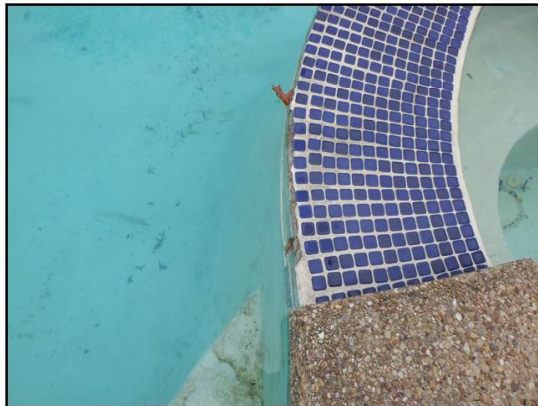
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Typical cracks at exterior pool decking in various locations.



Damaged and or missing tile at spa.

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

*Type of System:* Aerobic with Effluent Pump/Spray Heads

*Location of Drain Field:* Not Applicable

*Comments:*

**General Information**

Was the inspector aware of any water wells, underground cisterns, water supply lines, bodies of water, sharp slopes or breaks, easement lines, property lines, soil absorption systems, swimming pool, or sprinkler systems in close proximity to the septic system? Spray heads terminated near the back of the property line but pointed back towards the yard. A swimming pool was observed in the back yard but was not within a distance considered to be an issue.

**Note:** Homes that have been vacant for a period of weeks or longer may have septic systems that perform differently once the home is put into use again. This can affect the outcome of the load testing.



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NP=Not Present

D=Deficient

I	NI	NP	D
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List any known repairs to the system: The inspector was not aware of any known repairs to the system at the time of the inspection.

Was there a garbage disposer hooked up to the system? Yes

**Note:** The use of a garbage disposer is not recommended for homes utilizing private waste water treatment systems.

Was any part of the system below a deck, pool, sidewalk or driveway? None observed

### System Type

Type of system: Aerobic system with chlorinator, effluent pump, and spray heads

### Evaluation Procedures



Located, accessed, and opened the tank lid covers? Yes

Were any tank access lids visible at grade level? Yes

If at grade, were the covers child proof? Yes

Flushed toilets once and ran all fixtures to determine if they flow into the treatment tank? Yes,  
Laundry plumbing was not accessible for testing and was not verified.

Did all waste drains terminate to the treatment tank? Yes

Did the water level change within the treatment tank? Not Applicable

Was the inlet visible? Yes

Was the outlet visible? Not Applicable

Was there a grey water runoff or drainage system? No

If yes, list location and type:

List visible deficiencies if any:

Was there a effluent filter installed in the system? No

Measured the water and solid levels of the primary tank? Yes

Water level depth: 54 inches

Scum level thickness: 23 inches in primary, 11 inches in settling chamber

Combined scum/sludge 25% or more of water level depth? Yes

Additional comments if any:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Was the treatment tank pumped out during inspection? No, pump outs are not included as a part of our inspection process.**

Inspected the visible components of the tank or tanks for cracks, infiltration, deterioration, or damage and for proper operation.

List visible deficiencies if any:

Did the system have a chlorinator? Yes

If yes was it a liquid or tablet chlorinator? Liquid Chlorinator



Recommend installing a taller riser for the chlorinator

Did the system have an effluent pump? Yes

If yes did the pump work? Yes

Did electrical connections for the pump appear satisfactory? Yes

List visible deficiencies if any:

Did the system have a high water alarm? Yes

If yes, did the alarm work properly? Yes

List visible deficiencies if any:

Did the system have spray heads? Yes

Did the spray heads, if any, operate properly? Yes

List visible deficiencies if any:

Did the system have an aerator? Yes

Did the aerator appear to operate properly? Yes

Did electrical connections for the aerator appear satisfactory? Yes

List visible deficiencies if any:

### Checklist Summary

Treatment tank appeared to be: Functioning

Spray distribution system appeared to be: Functioning

Sewage pump system appeared to be: Functioning

Aerator appeared to be: Functioning

Alarm system appeared to be: Functioning

Pump out recommended? Yes

**I=Inspected**

**NI=Not Inspected**

**NP=Not Present**

**D=Deficient**

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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#### **Company Disclaimer**

Based on what we were able to observe and our experience with onsite wastewater technology, we submit this Onsite Wastewater Treatment System Inspection Report based on the present condition of the onsite wastewater treatment system. Full House Inspections has not been retained to warrant, guarantee, or certify the proper functioning of the system for any period of time in the future. Because of the numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of a wastewater treatment system, this report shall not be construed as a warranty by our company that the system will function properly for any particular buyer. Full House Inspections DISCLAIMS ANY WARRANTY, expressed or implied, arising from the inspection of the wastewater treatment system or this report. We are also not ascertaining the impact the system is having on the environment.