FULL HOUSE INSPECTIONS
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RESIDENTIAL HOME INSPECTION

1234 Main Street
Waco TX 76708

Buyer Name
10/10/2023 9:00AM

Inspector
Jordan Peitsmeyer
TREC Lic #21056
(254) 836-0413
info@fullhouseinspect.com

Agent
Agent Name
555-555-5555
agent@spectora.com

PROPERTY INSPECTION REPORT FORM

Buyer Name	10/10/2023 9:00AM
Name of Client	*Date of Inspection*
1234 Waco TX 76708	
Address of Inspected Property	
Jordan Peitsmeyer	TREC Lic #21056
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

Notice:
Photos on the report may not show all of the deficiencies in any given area. Photos are not taken of every deficiency.

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

Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

In Attendance: Buyer, Inspector, Wood Destroying Insect Inspector
Occupancy: Occupied
Temperature (Approximate) Degrees Fahrenheit : 70's
House/Property Facing Direction: West
Weather Conditions: Heavy Rain, Light Rain -

Notice:

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

Inaccessible or Obstructed Areas: Behind/Under Furniture and/or Stored Items, Attic Space is Limited - Viewed from Accessible Areas, Plumbing Areas - Only Visible Plumbing Areas Inspected

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Type of Foundation(s): Slab on Grade

Comments:

Note: Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur. The inspector's 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.

Signs of Previous Structural Movement or Settling: Cracks in interior walls and or ceilings, Separations at brick frieze corners, Cracks in exterior wall cladding -

-

Foundation Performance Opinion: (An opinion on performance is mandatory): The foundation did not appear to be in need of immediate repair based on a visual inspection. Evidence of minor or typical structural movement was observed. Any signs of structural movement noted in the report should be monitored over time for evidence of further movement. -

-

How was the Foundation Inspected?: A visual inspection of readily accessible foundation and structural components was performed. The inspector does not use specialized measuring devices to determine elevation or levelness of the structure. Any specialized testing should be performed by a qualified structural professional. -

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SUGGESTED FOUNDATION MAINTENANCE AND CARE:

Proper drainage and moisture maintenance to all types of foundations is necessary due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing performed of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. **In the event that structural movement is noted, the client is advised to consult with a Structural Engineer who can isolate and identify causes and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.**

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

I	NI	NP	D

1: Cracked Corners

Informational Item

Note: Cracks or "corner pops" observed at the exterior foundation corners are typical and do not usually represent a structural concern.

2: Exposed Rebar

Deficiency

Exposed reinforcement bar was observed. Exposed re-bar should be sealed to prevent rusting and potential weakening of the structure.

Rear Exterior

South Exterior

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

I	NI	NP	D

3: Hairline Foundation Cracks

Informational Item

Typical hairline cracks were observed in the foundation walls of the house. This implies that some structural movement of the building has occurred.

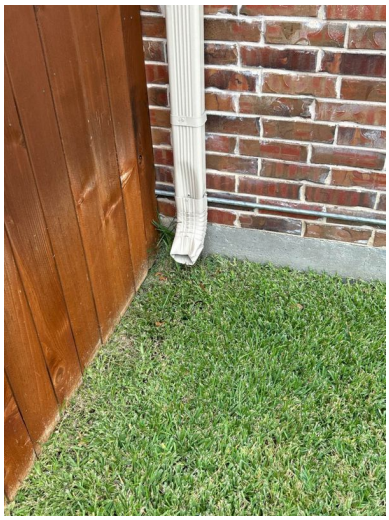
☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

1: Downspout Extension Needed

Deficiency

Downspouts terminate near the foundation. Splash blocks or extensions are needed to move storm water at least 5 feet from foundation.



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

I	NI	NP	D

2: Damaged Gutters
Deficiency
Damaged gutters observed.


Rear Exterior

3: Sub-Surface Downspouts
Informational Item
Note: Any downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade they should be redirected to discharge at least five (5) feet from the building.

☒ ☐ ☐ ☒ **C. Roof Covering Materials**
Types of Roof Covering: Composition Shingles (Architectural)
Viewed From: Viewed from Rooftop
Comments:

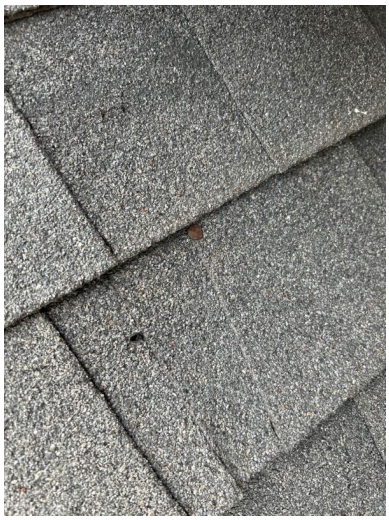
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

1: Exposed Nail Heads

Deficiency

Exposed nail heads were observed. Any exposed nail heads at flashings or shingles should be sealed to reduce the potential for leaks into the structure.



2: Tree Contact

Informational Item

Note: Trees or vegetation close to or in contact with roof covering materials should be trimmed away to prevent damage to the roof covering materials.

3: Flashings Missing

Deficiency

Various Locations

No flashings installed where shingles meet the vertical walls in one or more locations. This is conducive to moisture infiltration.

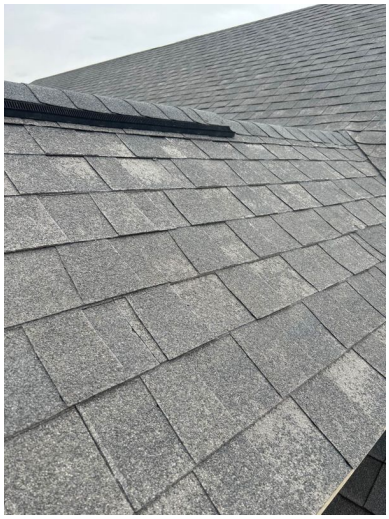
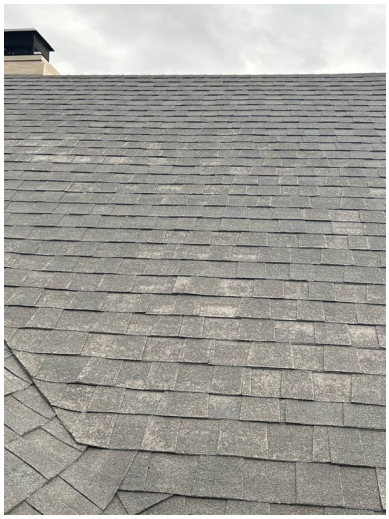
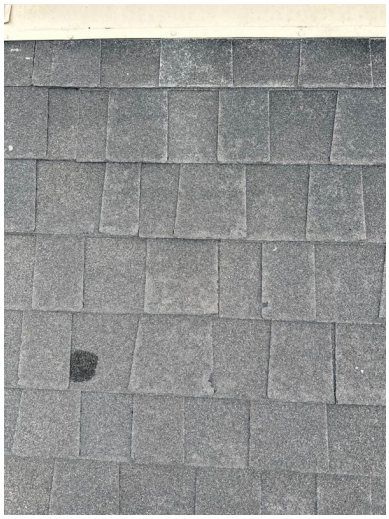
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

4: Significant Aggregate Loss

Deficiency

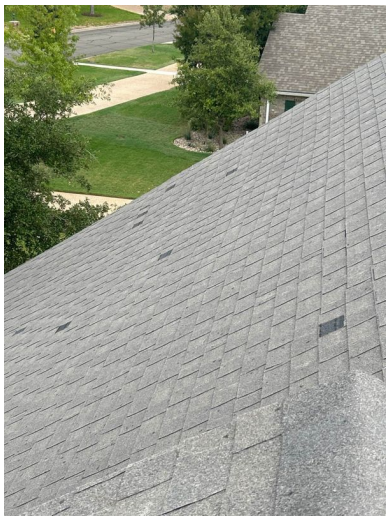
Significant aggregate/granule loss observed on shingles in various locations. This is a sign of severe shingle wear that can be caused by various factors, such as hail damage, age, installation issues, heavy foot traffic, etc.. This leads to an exposed underlying asphalt layer and makes the shingle more vulnerable to cracking, curling, or tearing. It can also lead to roof leaks and water damage. Further evaluation by a qualified roofer is recommended.

5: Shingles Missing

Deficiency

Missing or broken shingles observed. Recommend qualified roofing contractor evaluate & repair.

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

I	NI	NP	D

6: Kickout Flashings Needed

Deficiency

Kickout flashings were not installed at the roof eaves where the roofline meets a vertical wall. Kickout flashings, also known as diverter flashings, are a special type of flashing that diverts rainwater away from the cladding to help prevent water damage.

North Exterior

7: Loose Shingles

Deficiency

Loose shingles observed.

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

Viewed From: Entered the Attic (Limited Visibility and Access)

Approximate Average Depth of Insulation: 12 Inches

Comments:

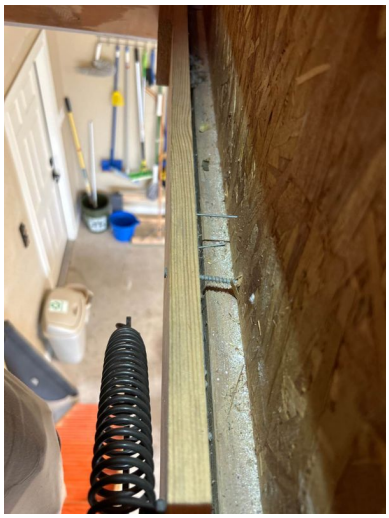
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Limited Access and Visibility:
Note: Not all portions of the roof structure and attic were visible or accessible for inspection.

1: Ladder Shims Needed
Deficiency

The gaps under the fastening points of the ladder access unit are larger than acceptable and should be shimmed.



2: Missing Insulation
Deficiency

Missing insulation observed in the attic. This results in reduced insulating efficiency and typically higher utility bills.

3: Vermin in Attic
Informational Item

Evidence of vermin observed in attic. Further evaluation is recommended.

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

I	NI	NP	D

4: Ceiling Not Sealed
Deficiency
Ceiling was not sealed or insulated at the range hood duct and chimney flue in the attic.



Chimney Flue

5: Leaking Observed in Attic
Deficiency
A leak was observed in the attic during rain that was present during the inspection. Repairs recommended.

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

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

I	NI	NP	D

1: Brick Frieze Separations

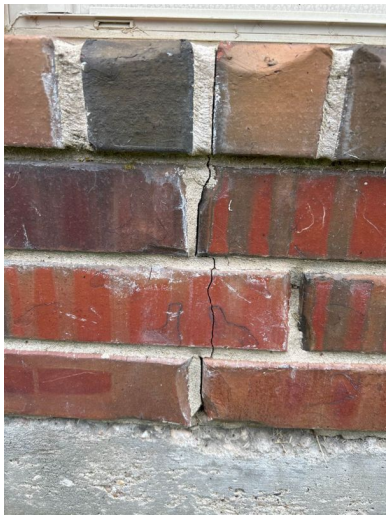
Deficiency

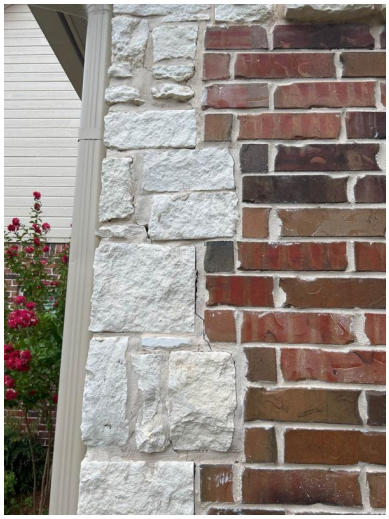
Separation at the brick frieze observed. This is an indicator of previous foundation movement.

2: Typical Exterior Wall Cracks

Deficiency

Exterior wall and or mortar cracks observed. This is evidence of typical differential foundation movement.





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

I	NI	NP	D

3: Seal Penetrations

Deficiency

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

Front Exterior

4: Painting Improvements

Informational Item

Note: Painting improvements recommended.

Front Exterior

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

I	NI	NP	D

5: Caulk Vertical Siding

Deficiency

Vertical siding and or trim was not caulked where intersecting with brick.

Front Exterior

6: Roof to Siding Clearance

Deficiency

The clearance of the siding above the shingles is insufficient. This leaves the siding vulnerable to moisture damage.

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

I	NI	NP	D

7: Siding Damage/Deterioration

Deficiency

Damaged/deteriorated exterior siding and or trim observed. Further evaluation to determine extent of damages and estimated costs of repairs is recommended.

South Exterior

Front Exterior

8: Weep Holes Missing

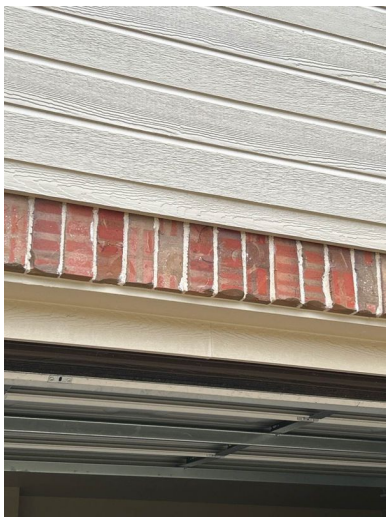
Deficiency

Exterior wall weep holes not installed in some locations where current standards require such as above window lintels and at the front of the house below the porch covering. Weep holes are used to remove moisture that accumulates behind the masonry wall.

9: Lintel Not Visible

Deficiency

A metal lintel was not visible at over the garage overhead doorways. There did not appear to be metal lintels installed to help support the weight of the masonry above.



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

I	NI	NP	D

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

1: Cracks in Garage Floor

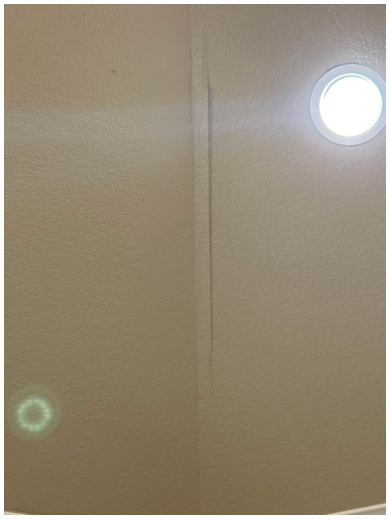
Informational Item

Note: Typical cracks observed in the garage concrete floors. This is common and does not usually represent a structural concern.

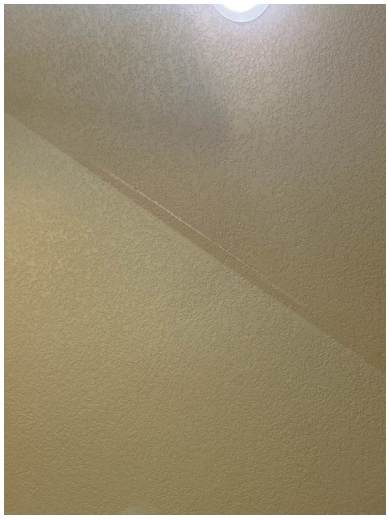
2: Loose Ceiling Finish

Deficiency

Loose and or weakened ceiling finishes observed.



Master Bedroom



Master Bedroom

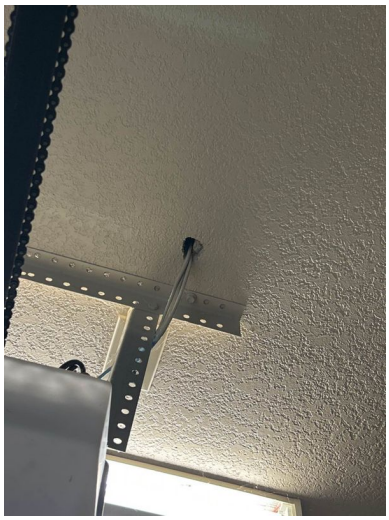
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

3: Penetrations Garage Ceiling

Deficiency

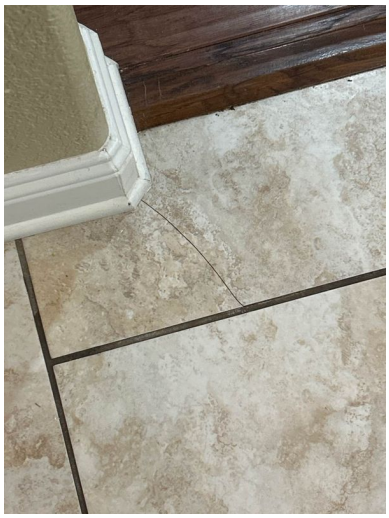
Penetrations in garage ceilings were observed. All penetrations through the garage ceilings should be sealed to maintain a proper fire rating.



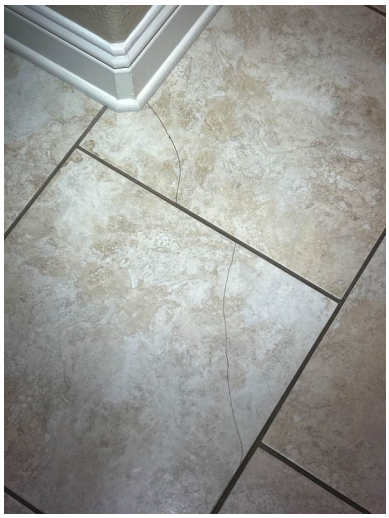
4: Cracked Floor Tile

Deficiency

Cracked floor tile observed. This may be related to structural movement.



Kitchen Dining Room



Bedroom Hallway

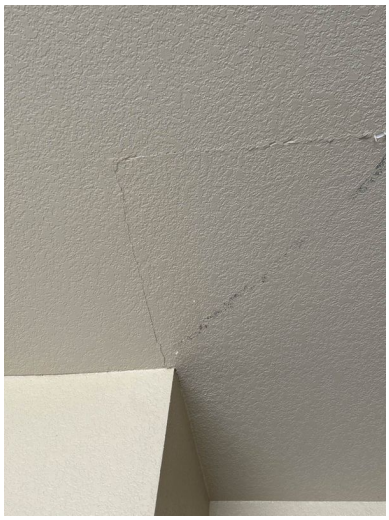
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

5: Interior Ceiling Cracks

Deficiency

Interior ceiling cracks and or movement at tape joints observed. This could be related to structural movement.



Garage

6: Ceiling Penetrations

Deficiency

Ceiling penetrations in the HVAC closet should be sealed.

Garage

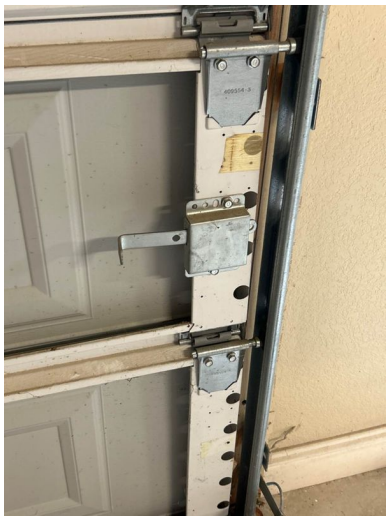
☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Comments:

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

I	NI	NP	D

1: Disable Manual Lock
Deficiency
Manual locking device for the overhead door had not been disabled. Recommended on doors with operators to prevent accidental damage.


Both Doors

2: Self Closing Hinge Needed
Deficiency
A self closing hinge or device is needed on the door between the garage and interior of the house. This will improve the fire safety of the door.

3: Rubber Seal Damaged
Deficiency
The rubber seal at the bottom of the overhead garage door was observed to be short and or damaged.

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

I	NI	NP	D

4: Door Delaminating
Deficiency
Delaminating door observed.

Main/Guest Bathroom

5: Hardware Adjustments
Deficiency
Bedroom One Closet, Bedroom Three Closet
Hardware repairs and or adjustments were needed at doors.

6: Adjust Sliding Screen Door
Deficiency
Rear Door
Adjustments or repairs are needed to the sliding glass door screen for improved performance.

☒ ☐ ☐ ☐ **H. Windows**
Comments:
Inaccessible Windows:
Note: Only visible and accessible windows were tested. Due to furniture or personal belongings, some windows or portions of windows were obstructed and not visible or accessible for inspection/testing.

☐ ☒ ☒ ☐ **I. Stairways (Interior and Exterior)**
Comments:
Notice: No Stairways were present.

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

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

I	NI	NP	D

1: Improper Clearance from Insulation
Deficiency
The fireplace chimney flue did not have proper clearance from insulation in the attic. A minimum of 2 inches is needed.

2: Refractory Damage
Informational Item
Note: Typical damage observed at the rear refractory brick within the hearth.

3: Soot/Ash in Flue
Deficiency
Soot/ash fell out of the chimney flue when the damper was opened. Flue cleaning by a qualified chimney sweep is recommended.

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

I	NI	NP	D

4: Chimney Siding Deterioration
Deficiency
Some chimney siding or trim deterioration observed. Repairs and or painting recommended.

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

☐ ☒ ☐ ☐ **L. Other**
Comments:
Not Inspected:
Cabinets, drawers, bookcases, and cosmetic deficiencies of walls, ceilings, floors, and other locations, when present, are not included as part of the standard TREC inspection and are not inspected unless specifically included in the report.

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**
Comments:
Main Electrical Panel: Exterior

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

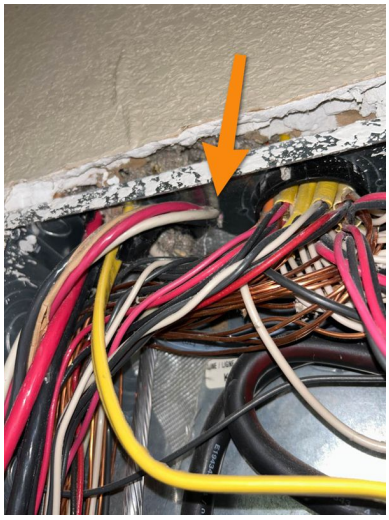
I	NI	NP	D

Sub Panel:
Garage

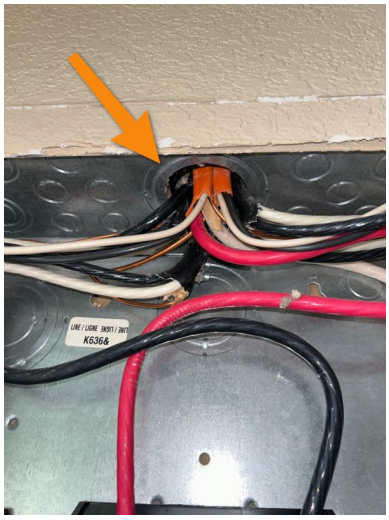
Sun Panel 1 on Left, Sub Panel 2 on Right

1: Cable Clamps Missing
Deficiency

Cable clamps or bushings were missing where wires pass through the panel. These are used to protect the wiring from the edges of the metal panel openings.



Sub Panel 1



Sub Panel 2

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

I	NI	NP	D

2: Knockouts Missing

Deficiency

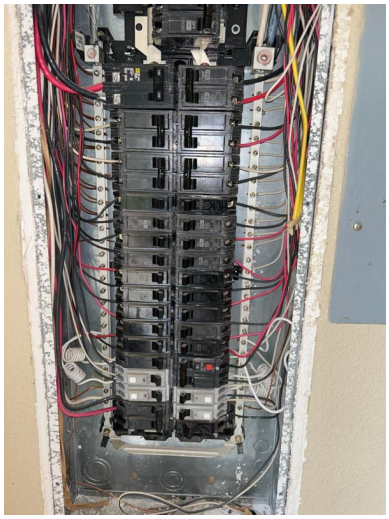
Any unused openings (knockouts) in the electrical distribution panel should be properly covered to prevent dust, moisture, insects, rodents, or other foreign objects from entering the panel.

Main Panel

3: Neutrals and Grounds not Isolated

Deficiency

The electrical distribution sub panel had an improper wiring condition. The neutral wires and the ground wires were connected together on the same bus bar, which is not allowed for sub panels. This can create a potential shock hazard and interfere with the proper operation of the circuits. The neutral wires and the ground wires should be separated on different bus bars, and the neutral bus bar should be isolated from the panel enclosure.



Sub Panel 1

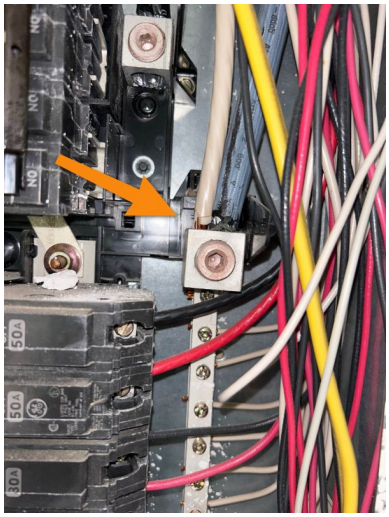
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

4: Neutrals not Separated

Deficiency

The electrical panel had one or more instances of neutral wires that were sharing the same terminal screw on the neutral bus bar. While this is common, it is not a proper wiring practice under current standards and could result in loose connections or possible arcing. The proper way to wire the neutral bus bar is to have one terminal screw for each neutral wire.



Sub Panel 1

5: Debris in Panel

Deficiency

Debris observed in the electrical panel should be cleaned out by a qualified professional.

Sub Panel 1

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

Type of Wiring: Copper

Comments:

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

I	NI	NP	D

Inaccessible Electrical Receptacles:
Note: Only visible and accessible electrical receptacles were tested. Due to furniture or personal belongings, some receptacles were obstructed and not visible or accessible for inspection.

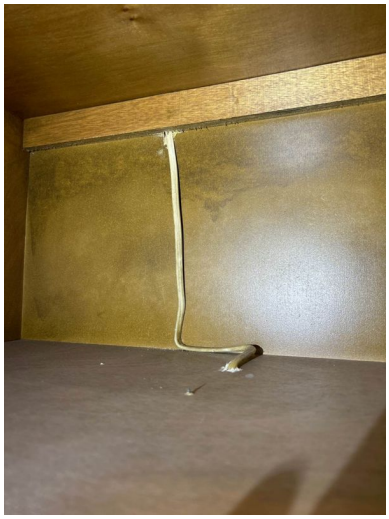
GFCI Not Tested in Some Locations:
Note: Electrical receptacles at exterior and garage were not tested for GFCI (ground fault circuit interrupter) protection. Inability to reset if receptacle is obstructed or concealed which can result in the loss of power to appliances such as refrigerators and freezers.

1: Wiring Within 6 Feet of Attic Access
Deficiency

The attic access was located within six feet of exposed wiring, which could pose a risk of electric shock or injury to anyone entering or exiting the attic. The wiring should be enclosed in a protective conduit or moved away from the access area to prevent accidental contact and ensure safety.

2: Exposed Wiring
Deficiency

Exposed wiring that was not protected within conduit was observed.


Kitchen - above sink


Master Bathroom


Laundry Room

3: Arc Fault Breakers
Deficiency

Arc fault circuit interrupting devices were not found in the electrical panel for all required locations. Arc fault circuit protection is recommended for living rooms, family rooms, dining rooms, parlors, libraries, dens, sunrooms, recreation rooms, closets, hallways, bedrooms, and similar rooms and areas. Arc fault protection is required in new home construction.

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

I	NI	NP	D

4: GFCI Needed
Deficiency
Ground fault circuit protection (GFCI) was not found for one or more receptacles at the required locations.

Laundry Room

5: Open Grounds
Deficiency
Kitchen, North Exterior
Three-prong electrical receptacles observed to have open grounds in various locations.

6: Tamper Resistant
Deficiency
Electrical receptacles located less than 5 and a half feet above the floor are required to be reported as deficient by TREC standards of practice when they lack tamper resistance. Receptacles were not tamper resistant in various locations where required.

7: Ceiling Fan Out of Balance
Deficiency
Bedroom Two
Ceiling fan out of balance or wobbling.

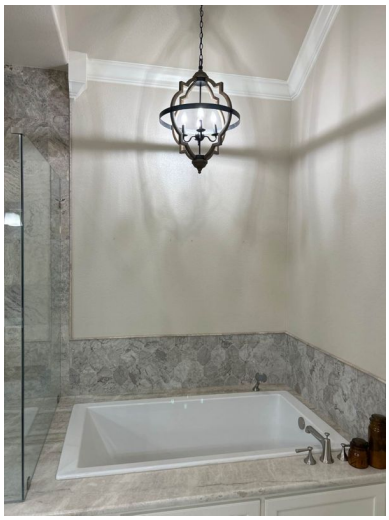
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

8: Receptacle Cover Plate Not Installed
Deficiency
Electrical receptacle cover plate was not installed.


South Exterior

9: Light Above Tub
Deficiency
Light fixture located above tub is considered hazardous due to proximity to the tub.


Master Bathroom

10: Fan Noisy and Out of Balance
Deficiency
Office
Ceiling fan was noisy and out of balance.

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

I	NI	NP	D

11: Smoke Detectors Not Tested
Informational Item

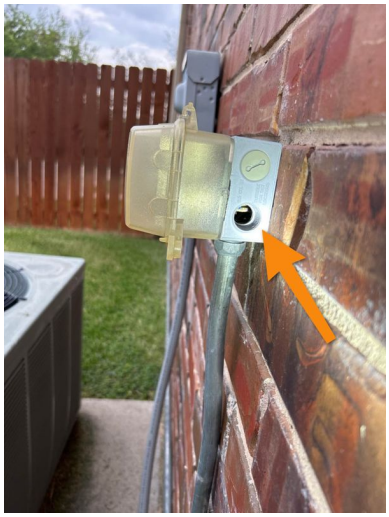
Note: Smoke detectors were not tested. (Part of the central alarm system)

12: Photo Sensors
Informational Item

Note: The inspector did not test the fixtures with photo-sensing devices for their functionality. Photo-sensing devices are sensors that detect the amount of light in the environment and turn the fixtures on or off accordingly. The inspector could not test these devices because they require specific lighting conditions to operate, such as darkness or daylight.

13: Knockout missing at Receptacle
Deficiency

Knockout missing at receptacle box.



North Exterior

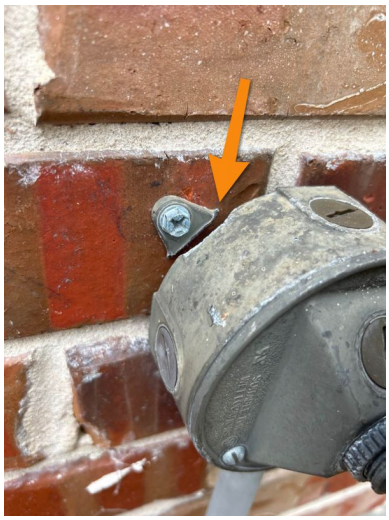
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

14: Broken Tab on Fixture Box

Deficiency

The tab used to secure the fixture box to the wall was broken.



South Exterior

15: Broken Wiring Conduit

Deficiency

Conduit for wiring was broken.

South Exterior

☐ ☒ ☐ ☐ **C. Other**

Comments:

Not Inspected:

Low voltage lighting, yard lighting, and electrical components in outbuildings or other structures on the property, when present, are not included as part of the standard TREC inspection and are not inspected unless said structure or outbuildings are specifically included in the inspection.

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 Systems: Central - Forced Air
Energy Sources: Electric
Comments:
Number of Heating Units: 2

1: Cable Clamp Missing
Deficiency
A cable clamp or bushing was missing where the electrical wiring passes into the furnace housing.


South Unit

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Central Air Conditioner (2 Units)
Comments:
Note: A measurement was taken for the temperature differential of the AC unit, which is the difference between the supply air temperature and the return air temperature. The ideal temperature differential for an AC unit is within 15 to 22 degrees Fahrenheit.

Temperature Differential for Cooling Unit: 15 - Acceptable
Temperature Differential for Cooling Unit: 15 - Acceptable

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

I	NI	NP	D

1: Exposed Wiring Splices
Deficiency
Exposed wire splices were unprotected at the outdoor cooling unit.


North Exterior

☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**
Comments:
Notice:
Duct Systems, Chases, and Vents were inspected and no deficiencies were observed.

☐ ☒ ☐ ☐ **D. Other**
Comments:
Not Inspected:
Humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multistage controllers, sequencers, heat reclaimers, wood burning stoves boilers, oil-fired units, supplemental heating appliances, de-icing provisions, reversing valves, and unvented gas heaters, when present, are not included as part of the standard TREC inspection and are not inspected.

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems, and Fixtures**
Location of Water Meter: Front of Property Near Street
Location of Main Water Supply Valve : In the Water Meter Box
Static Water Pressure Reading: 59 PSI
Type of Supply Piping Material: PEX
Comments:
Supply Plumbing Materials:
Note: The type of supply plumbing reported was only the visible and accessible plumbing observed at the time of the inspection. Supply plumbing that was concealed within the structure, below grade, or other areas, may differ than what was visible to the inspector.

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

I	NI	NP	D

Washing Machine Plumbing:
Note: The water supply faucets for the washing machine were not tested.

1: Anti-Siphon Devices Missing
Deficiency
Anti-siphon devices were missing at the exterior hose bibs in various locations.

2: Seal Faucets and Handles
Deficiency
Shower and tub faucets and/or handles need to be sealed where they meet the wall to prevent water from entering behind the wall.

3: Showerhead Leaked at Threads
Deficiency
Master Bathroom
The showerhead leak at the thread connections with operated.

4: Plumbing Loose Behind Wall
Deficiency
Jack and Jill Bathroom
Plumbing is not secured behind the tub/shower enclosure. Faucet movement observed.

5: Tub Stop Disconnected
Deficiency
Jack and Jill Bathroom
A bathroom tub drain stop was disconnected.

☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**
Type of Drain Piping Material: PVC
Comments:
Drain Not Tested:
Note: The washing machine drain was not tested.

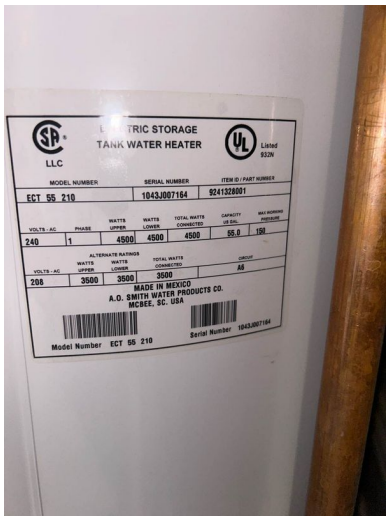
1: Poor/Slow Drainage
Deficiency
Kitchen Sink
Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

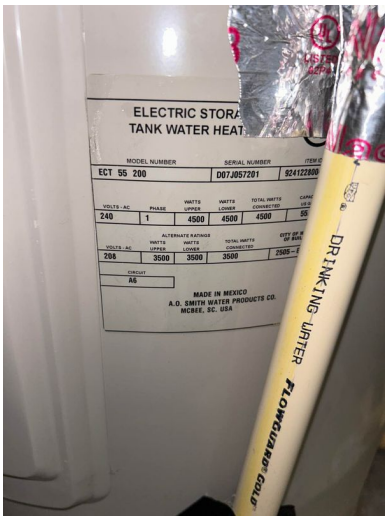
☒ ☐ ☐ ☒ **C. Water Heating Equipment**
Energy Sources: Electric
Capacity: See Comments Below for Number of Water Heaters and Capacity of Each
Comments:
Number of Water Heaters Present: 2

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

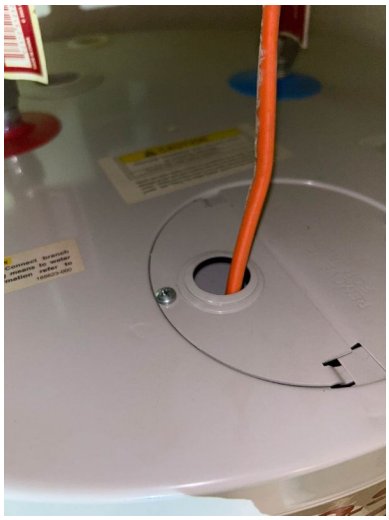
I	NI	NP	D

Capacity of Unit: 55 Gallons, Each
Garage





1: Water Heater Cable Clamp Missing
Deficiency
Cable clamp or bushing missing where the wiring enters the housing. There is a higher potential for damage to occur to the wiring.



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

I	NI	NP	D

2: Dent in Water Heater

Deficiency

A dent was observed in the water heater housing.

☐ ☒ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

Notice: No Hydro-Massage Therapy Equipment was present.

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

Location of Gas Meter: Not Present

Type of Gas Distribution Piping Material: Black Steel, CSST

Comments:

Limitation:

Note: The type of gas supply plumbing reported was only the visible and accessible plumbing observed at the time of the inspection. Gas supply plumbing that was concealed within the structure, below grade, or other areas, may differ than what was visible to the inspector.

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

I	NI	NP	D

1: CSST Observed

Informational Item

Note: A flexible gas piping known as corrugated stainless steel tubing (CSST) was observed. Manufacturers believe that CSST should be properly bonded per specifications for improved safety of the product. Further evaluation by an appropriate professional is recommended to determine if the CSST was installed and bonded properly.

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:

Notice: The Dishwasher was inspected and no deficiencies were observed.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

Notice: The Food Waste Disposer was inspected and no deficiencies were observed.

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

Comments:

Notice: The Range Hood was inspected and no deficiencies were observed.

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

Comments:

Notice: One or more of these was present and inspected and no deficiencies were observed.

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

Notice: The Microwave Oven was inspected and no deficiencies were observed.

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

I	NI	NP	D	

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

Comments:

Notice: No Bathroom Heaters were present., The Mechanical Exhaust vents were inspected and no deficiencies were observed.

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

1: Down Force Reverse

Deficiency

Small Door

The garage door operator failed to reverse when tested. This is a safety hazard that could cause injury or damage to the door or vehicle. The down force reverse setting needs to be adjusted according to the manufacturer's instructions.

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

1: Flexible Duct for Dryer

Deficiency

The dryer vent was found to use flexible exhaust ducting as part of the permanent duct work, which is not suitable for this application. Flexible exhaust ducting is prone to kinking, sagging, and causing lint build-up, which can reduce the airflow and create a fire hazard. Flexible exhaust ducting should be replaced with rigid metal ducts that are properly sized, supported, and sealed.

VI. OPTIONAL SYSTEMS

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

Irrigation System Brand: RainBird

Number of Zones: 11

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

I	NI	NP	D

Coverage Not Verified:
Note: Spray coverage for the sprinkler system was not verified as part of this inspection. Coverage should be monitored for the system and adjusted accordingly to ensure even watering of the landscaping.

1: Leaks at Heads
Deficiency

Leaks observed adjacent to heads during operation of the irrigation system. Leaks should be repaired to reduce wasted water and improve the efficiency of the system.


Zone 11

2: Damaged Sprinkler Head
Deficiency

Damaged sprinkler head observed.


Zone 4

☒ ☐ ☐ ☒ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**
Type of Construction: In-Ground Plaster Surface

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

I	NI	NP	D

Comments:

1: Pool Enclosures
Deficiency
For improved safety, pools should have the following features:

- Fences that are at least 4 feet tall and not easily climbable. Wood fences should have railings on the inside.
- Gates that close and latch by themselves and have a locking device at least 3 inches below the top. The gate should not open more than ½ inch within 18 inches of the lock.
- Alarms that sound when windows or doors open directly to the pool area.

2: Leaks at Pool Equipment
Deficiency
Leaking or evidence of leaks observed from one or more portions of the pool equipment or line connections.

3: Typical Cracks in Pool Deck
Deficiency
Typical cracks observed at exterior pool deck in various locations. Cracks should be monitored, and professional advice should be obtained if they significantly grow in size.

4: Pool Light Inoperative
Deficiency
One of the of the pool lights was inoperative. GFCI protection could not be verified.

5: Pool Pumps Not GFCI Protected
Deficiency
There was no GFCI protection for the pool pumps. This is a safety risk that could cause serious injury or death. The pool pump needs to have GFCI protection as per current electrical standards.

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

I	NI	NP	D

6: Filter Valve Leaking

Deficiency

The pool filter valve was leaking. Repairs recommended.

7: Pool Equipment Slab Damaged

Deficiency

The pool equipment slab was broken and in need of repairs.

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

I	NI	NP	D

8: Valve Lock Missing

Deficiency

A valve lock was missing or broken.

9: Crack in Skimmer Box

Deficiency

A large crack was observed in the skimmer box. Repairs needed.

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

I	NI	NP	D

10: Surface Wear or Discoloration

Deficiency

Evidence of surface wear or discoloration observed in the plaster pool.