FULL HOUSE INSPECTIONS
(254) 836-0413
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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 Agent, Buyer, Inspector
Occupancy: Occupied
Temperature (Approximate) Degrees Fahrenheit : 70's, 80's
House/Property Facing Direction: East
Weather Conditions: Clear -

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: Walls/Ceilings Covered or Freshly Painted, Behind/Under Furniture and/or Stored Items, Attic Space is Limited - Viewed from Accessible Areas, Plumbing Areas - Only Visible Plumbing Areas Inspected

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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.

Foundation Performance Opinion: (An opinion on performance is mandatory): The foundation may be in need of repair based on evidence of substantial structural movement observed at the inspection. A structural engineer or foundation professional should be contacted for further evaluation of the structure and to provide suggestions as to any corrective actions that may be needed. -

-

Signs of Previous Structural Movement or Settling: Cracks in interior walls and or ceilings, Separations at brick frieze corners, Floors not level, Cracks in exterior wall cladding, Drifting doors, Cracks in exposed footers and or skirting materials, Door and/or window frames out of square -

-

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: 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.

3: Significant Foundation Movement

Deficiency

Evidence of significant structural movement was observed. It is recommended that a qualified structural professional be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

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

I	NI	NP	D

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

1: Low Soils

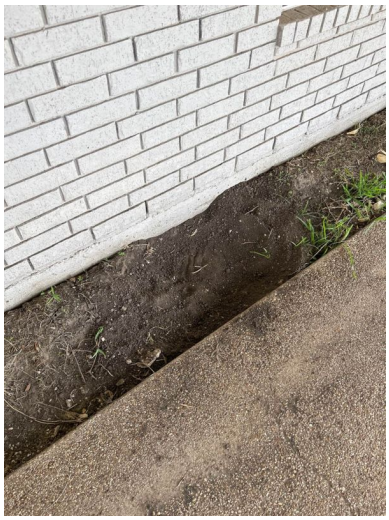
Deficiency

Improper grading was observed. The grading should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition or removal of topsoil. (Standing or ponding water at the foundation can affect the performance of the foundation) The ground should slope away from the house at a rate of 6 inches for the first ten feet.

2: Sidewalks High

Deficiency

Sidewalks or flatwork surrounding or connected to parts of the foundation are higher than the adjacent grade at the foundation. This can lead to standing water at the foundation which can contribute to foundation movement or moisture issues.



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

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

I	NI	NP	D

Types of Roof Covering: Composition Shingles (Architectural)
Viewed From: Viewed from Rooftop
Comments:

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


Front Exterior

2: Rubber Rain Collar Missing
Deficiency
Rubber rain collar was missing. Repairs should be performed to prevent storm water from entering the structure.

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**
Viewed From: Entered the Attic (Limited Visibility and Access)

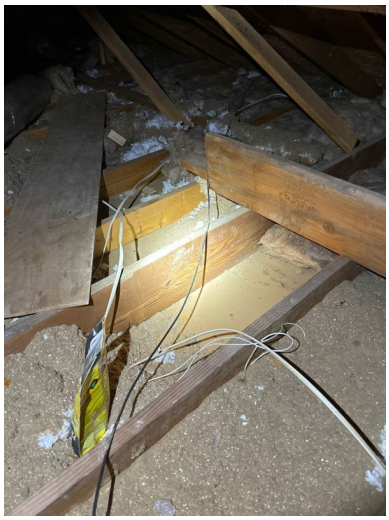
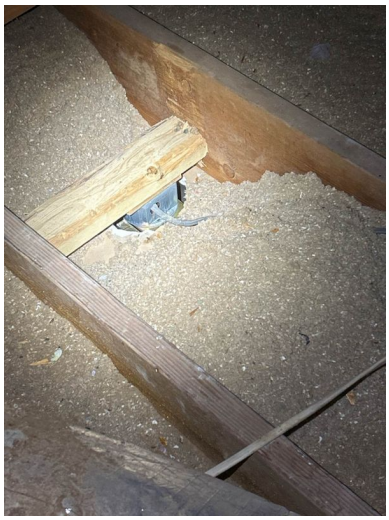
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

Approximate Average Depth of Insulation: 5 Inches
Comments:
Limited Access and Visibility:
Note: Not all portions of the roof structure and attic were visible or accessible for inspection.

1: Missing Insulation
Deficiency

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

2: Insulation Improvements Recommended
Deficiency

Insulation improvements recommended. Insulation improvements may be cost effective, depending on the anticipated term of ownership.

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

I	NI	NP	D

3: Vermin in Attic

Informational Item

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

4: Sagging Soffit

Deficiency

Sagging or loose soffit observed.

South Exterior

Rear Exterior

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

Comments:

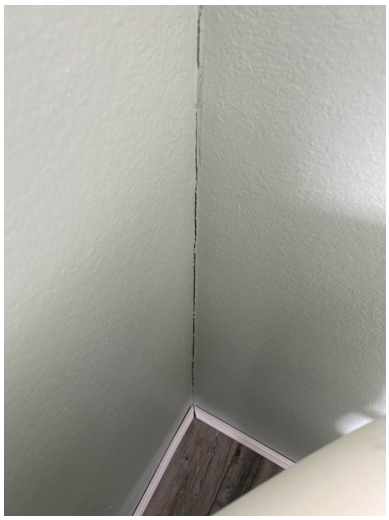
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

1: Interior Wall Cracks

Deficiency

Interior wall cracks and or movement at tape joints observed. This appears to be the result of previous structural movement.



2: Damaged and/or deteriorated Fascia

Deficiency

Damage and/or deterioration observed at exterior fascia and trim.

Front Exterior

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

I	NI	NP	D

3: Loose siding and/or trim

Deficiency

Loose siding and/or trim observed.

South Exterior

4: Brick Frieze Separations

Deficiency

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

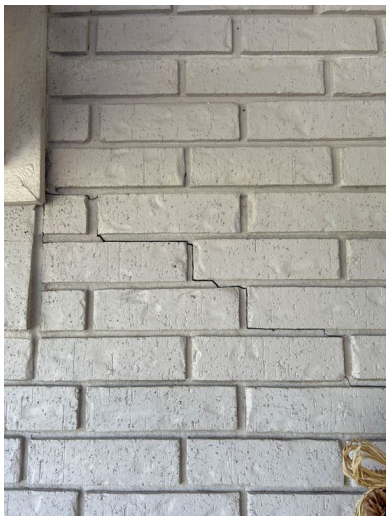
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

5: Exterior Wall Cracks

Deficiency

Exterior wall cracks observed (Evidence of structural movement). Further evaluation is recommended.


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

I	NI	NP	D

6: Grout or Caulking Needed

Deficiency

Grout or caulking improvements needed in the shower enclosure to prevent moisture from entering behind the wall.

Master Bathroom

Main/Guest Bathroom

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

1: Interior Ceiling Cracks

Deficiency

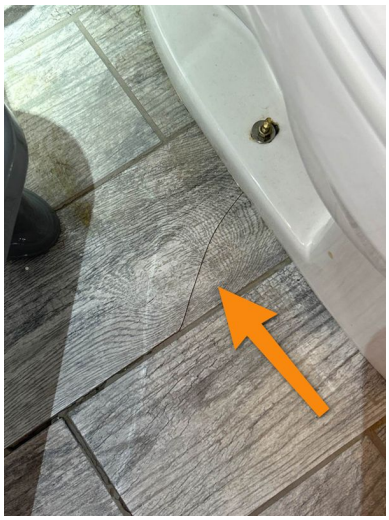
Interior ceiling cracks and or movement at tape joints observed. This could be related to structural movement.

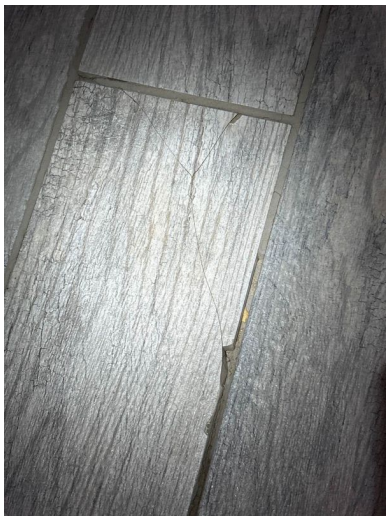
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

2: Floor Slopes
Deficiency
Floor slopes and or deflections were apparent. This condition could indicate greater than normal movement within the structure and potential structural problems. Further evaluation recommended.

3: Cracked Floor Tile
Deficiency
Cracked floor tile observed. This may be related to structural movement.


Main/Guest Bathroom


Main/Guest Bathroom

4: Loose Floor Tiles
Deficiency
Master Bathroom
Loose floor tiles observed.

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

1: Drifting Doors
Deficiency
Drifting doors observed. This is usually the result of foundation settling but may indicate a poor installation.

2: Door Latch Misaligned
Deficiency
Hallway Closet
Door latch was misaligned which prevented it from latching closed properly. Adjustments or repairs needed.

3: Hardware Adjustments
Deficiency
Hallway Closet
Hardware repairs and or adjustments were needed at doors.

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

I	NI	NP	D

4: Door Hardware was Missing

Deficiency

Door hardware was missing.

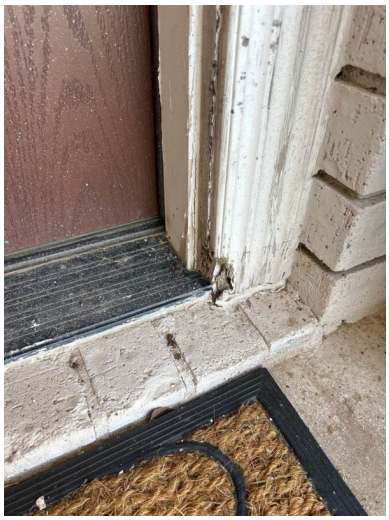
Bedroom Two Closet

Bedroom Two Closet

5: Damaged trim

Deficiency

Damaged trim observed.



Front Exterior

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

I	NI	NP	D

6: Loose Seal
Deficiency
Seal is loose at the shower door.

Main/Guest Bathroom

☒ ☐ ☐ ☒ **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.

1: Screens Missing
Deficiency
Rear Exterior
Window screen missing and or not installed.

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

I	NI	NP	D

2: Screen Mesh Damaged

Deficiency

Damaged screen mesh observed at window exteriors.

Rear Exterior

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

I	NI	NP	D

3: Cracked Window Glass

Deficiency

Cracked or broken window glass observed.

Master Bathroom

Master Bedroom

Living Room

Bedroom One

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

I	NI	NP	D

4: Glazing Beads Damaged

Deficiency

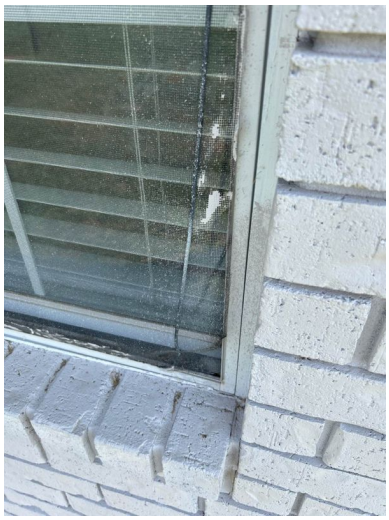
Loose and or damaged glazing beads observed on various windows.

Various Locations

5: Screen Spline Loose

Deficiency

Window screen spline was loose. This is responsible for holding the screen mesh in place.



Rear Exterior

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

I	NI	NP	D

6: Caulk Windows

Deficiency

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

7: Seal Failure

Deficiency

Various Locations

Evidence of seal failure observed on thermal pane windows in one or more locations. This can result in condensation between the panes and reduced efficiency.

Kitchen Dining Room

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

Comments:

Notice: No Stairways were present.

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

I	NI	NP	D	

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

Comments:

1: Refractory Cracks

Informational Item

Note: Typical cracks were observed at the rear refractory brick within the hearth.

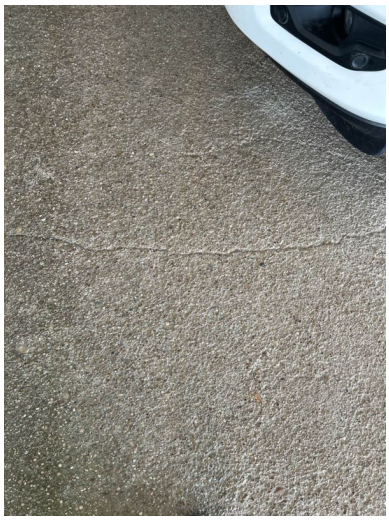
☒ ☐ ☐ ☐ **K. Porches, Balconies, Decks, and Carports**

Comments:

1: Typical Flatwork Cracks

Informational Item

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



II. ELECTRICAL SYSTEMS

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

I	NI	NP	D

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

Comments:

Main Electrical Panel: Closet

1: Labeling Incomplete

Deficiency

Sub Panel in Laundry Room

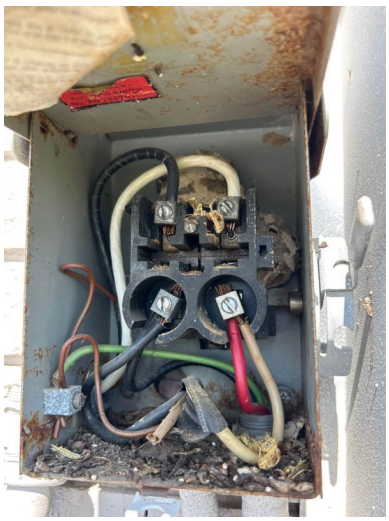
Service panel breaker labeling was incomplete.

2: Vermin/Insect Activity

Deficiency

Main Panel, South Exterior

Evidence of vermin or insect activity was observed within the electrical panel. The panel should be cleaned and all potential vermin entry points to the panel should be sealed.



Disconnect Panel for Outdoor Cooling Unit

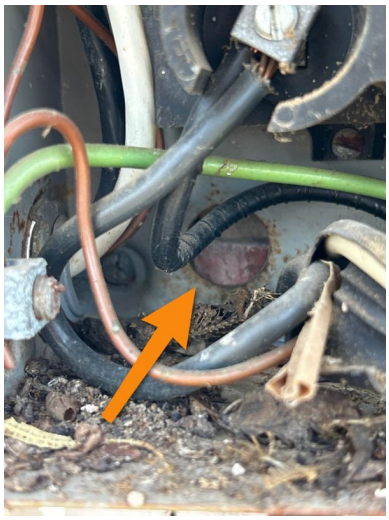
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

3: Knockouts Missing

Deficiency

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

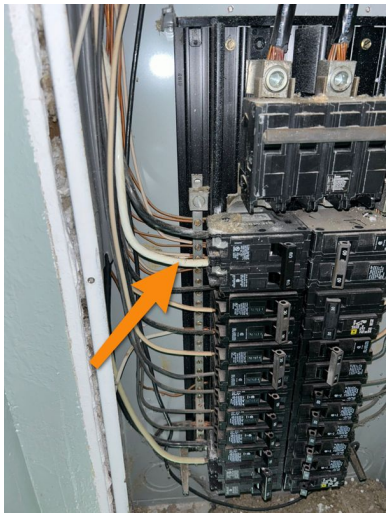


Disconnect Panel for Outdoor Cooling Unit

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.



Main Panel

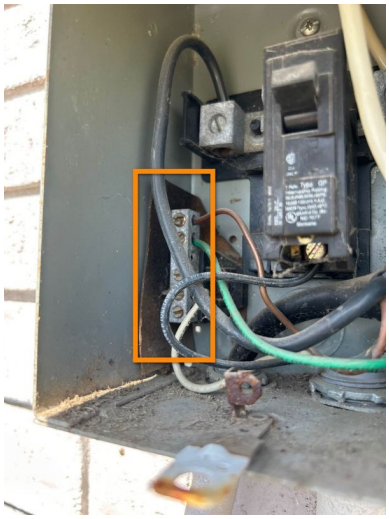
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

5: 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.



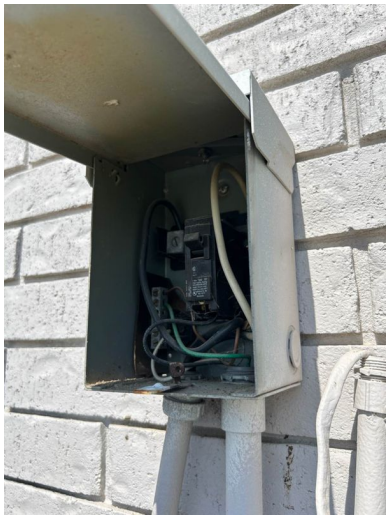
Septic Sub Panel

Sub Panel in Laundry Room

6: Panel Bonding

Deficiency

No visible bonding of the electrical panel box to the grounding system was observed. The presence of proper bonding could not be verified. Further evaluation is recommended.



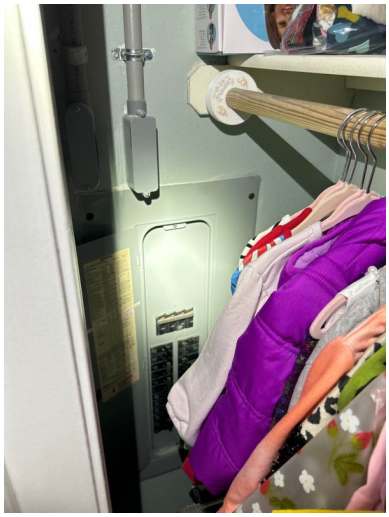
Septic Sub Panel

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

I	NI	NP	D

7: Insufficient Working Clearance
Deficiency
Main Panel
Insufficient working clearance observed in front of the electrical distribution panel.

8: Panel in Closet
Deficiency
An electrical distribution panel was located in a clothes closet. This is considered a hazardous location by current standards.

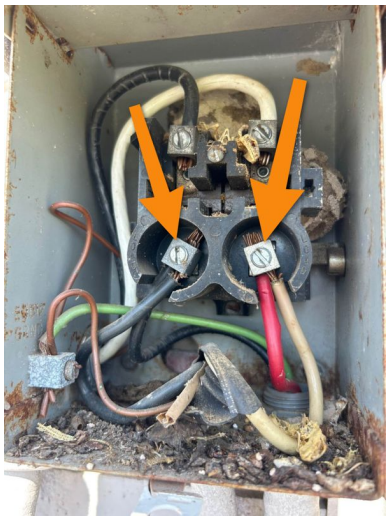

Main Panel

9: Dead Front Cover Missing
Deficiency
Sub Panel for Septic, Disconnect Panel for Outdoor Cooling Unit
A dead front cover was missing from the electrical panel. A dead front cover is needed for improved safety.

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

I	NI	NP	D

10: Double Lugged Wiring
Deficiency
Double lugged wiring observed in panel. This is an improper wiring practice. Further evaluation by a qualified electrician is recommended.


Disconnect Panel for Outdoor Cooling Unit

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**
Type of Wiring: Copper
Comments:
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.

1: GFCI Needed
Deficiency
Kitchen, Laundry Room
Ground fault circuit protection (GFCI) was not found for one or more receptacles at the required locations.

2: 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.

3: 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 where required.

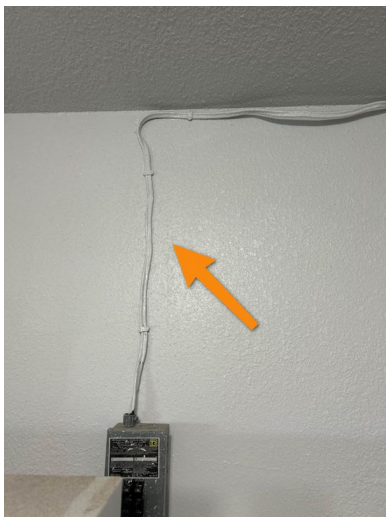
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

4: Lights Inoperative
Deficiency
Laundry Room
Lights inoperative. Bulbs may be in need of replacement.

5: Exposed Wiring
Deficiency
Exposed wiring that was not protected within conduit was observed.


Kitchen


Laundry Room

6: Open Grounds
Deficiency
South Exterior
Three-prong electrical receptacles observed to have open grounds.

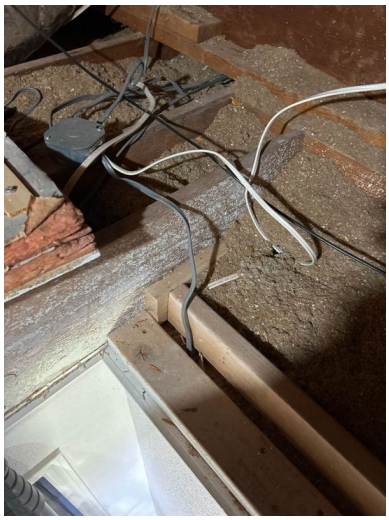
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

7: 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.



8: Abandoned Wiring

Deficiency

Abandoned wiring was observed. This should be replaced or appropriately terminated to prevent causing a safety hazard.

South Exterior

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

I	NI	NP	D

9: Incandescent Lights

Deficiency

Incandescent light fixtures in closets need bulbs completely enclosed within a globe.

Master Bathroom

10: Smoke Detectors Needed

Deficiency

All Bedrooms

Smoke detectors needed in one or more locations. Smoke detectors should be installed in all bedrooms, adjacent hallways and near the top and bottom of all stairways.

11: 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.

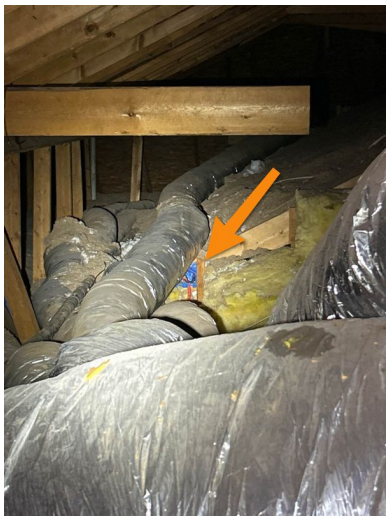
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

12: Junction Box Cover Missing

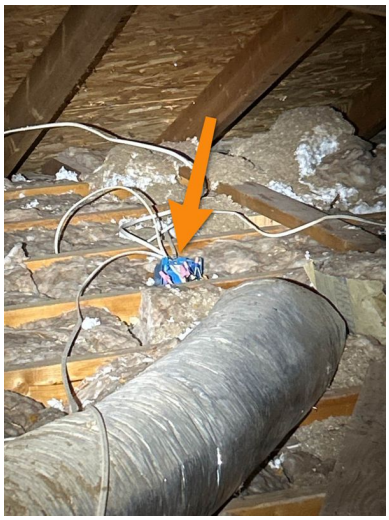
Deficiency

Junction box covers and or gang box covers missing. All junction boxes should be fitted with cover plates in order to protect the wire connections.



Attic

Attic



Attic

13: Light Bulbs Missing

Deficiency

Rear Exterior

Light bulbs were missing from fixtures.

14: Damp Location Covers Missing

Deficiency

Damp location covers not installed on exterior electrical receptacles where needed.

Rear Exterior

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

I	NI	NP	D

15: Reverse Polarity

Deficiency

An electrical receptacle was found to have reversed polarity, which means that the hot and neutral wires were connected to the wrong terminals. This is a potential safety hazard that can cause electric shock or damage to sensitive devices. Reversed polarity can be easily corrected by a qualified electrician.

Garage Conversion

Laundry Room

16: Wet Location Covers Needed

Deficiency

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.

South Exterior

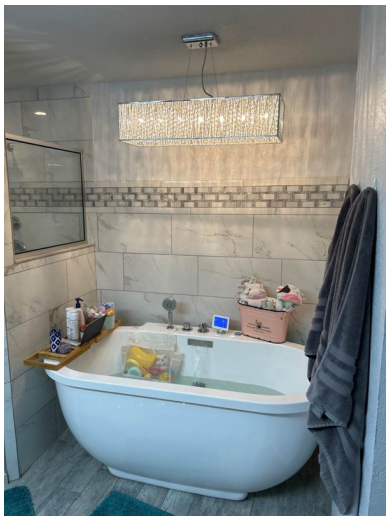
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

17: Light Above Tub

Deficiency

Light fixture located above tub is considered hazardous due to proximity to the tub.



Master Bathroom

18: Conduit Separated

Deficiency

Conduit beneath the septic control panel has separated from the panel. Wiring is exposed as a result. Repair recommended.

South Exterior

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

I	NI	NP	D

19: Open Neutral
Deficiency
Kitchen Dining Room
A receptacle appeared to have an open neutral when tested. Further evaluation is recommended.

☐ ☒ ☐ ☐ **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.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Type of Systems: Central - Forced Air

Energy Sources: Electric

Comments:

Number of Heating Units: 1

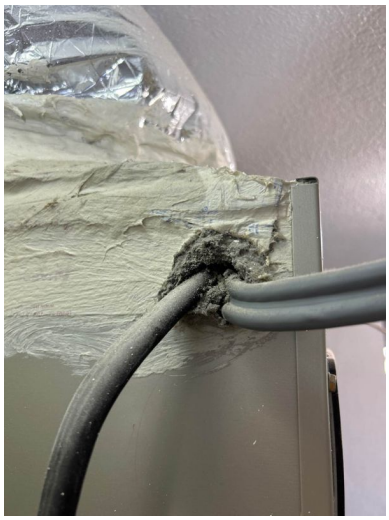
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

1: Cable Clamp Missing

Deficiency

A cable clamp or bushing was missing where the electrical wiring passes into the furnace housing.



☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Central Air Conditioner

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: 22 - Acceptable

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

I	NI	NP	D

1: Evaporator Coil Dirty
Deficiency
The evaporator coil was excessively dirty. Servicing is needed.

2: Raise to 3 Inches
Deficiency
Exterior unit pad was not the proper height off grade. Bottom of AC unit should sit three inches above grade. This will reduce conditions conducive to corrosion and or physical damage.

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

☐ ☒ ☐ ☐ **D. Other**
Comments:

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

I	NI	NP	D

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: 60 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.

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

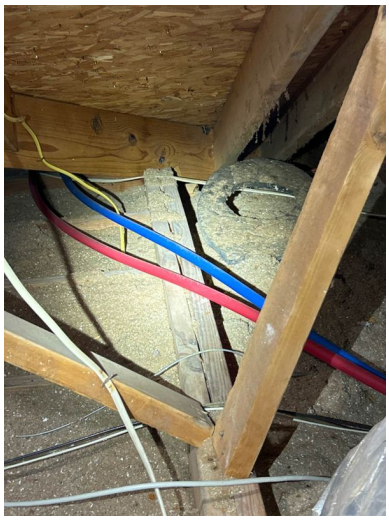
1: Anti-Siphon Devices Missing
Deficiency
Anti-siphon devices were missing at the exterior hose bibs.

2: Toilet Loose at Floor
Deficiency
Master Bathroom
Toilet was not secured tightly to the floor.

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

I	NI	NP	D

3: Supply Lines not Insulated
Deficiency
Water supply lines were not insulated. This increases the potential for damaging water lines during periods of freezing weather.


Attic

4: Flush Adjustment
Deficiency
Master Bathroom, Main/Guest Bathroom
The toilet flush mechanism requires adjustment for improved performance.

5: Sink Stop Stuck
Deficiency
Master Bathroom - right sink
The bathroom sink drain stop became stuck while testing. Repairs or adjustments needed.

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

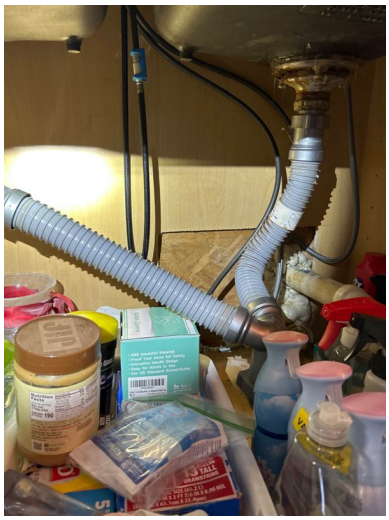
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

1: Flexible Drain

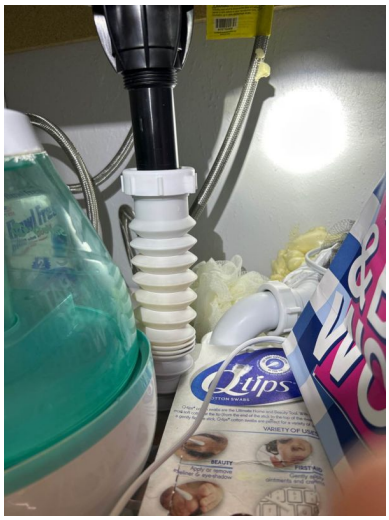
Deficiency

Flexible drain pipe observed installed under the sink. This type of drain line should not be installed in this location and tends to build up debris at the interior.



Kitchen

Master Bathroom - both sinks



Main/Guest Bathroom

2: Standing Water in Drain

Deficiency

Standing water observed in the drain pipe leading to the septic. This could be a result of an improperly sloped drain. Further evaluation is recommended.

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

Energy Sources: Gas

Capacity: See Comments Below for Number of Water Heaters and Capacity of Each

Comments:

Number of Water Heaters Present: 1

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

I	NI	NP	D

Capacity of Unit: Tankless

1: TPRV Drain Line Missing
Deficiency
The discharge piping serving the temperature and pressure relief valve for the water heater was missing.

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

1: Hydro Massage Tub Motor Inoperative
Deficiency
The hydro massage tub motor was inoperative when the switch was pushed. Further evaluation is recommended.

☒ ☐ ☐ ☒ **E. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: Not Present
Type of Gas Distribution Piping Material: Black Steel
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: No Sediment Traps

Deficiency

There were no visible sediment traps installed on the gas lines adjacent and leading to the gas appliances.

2: Propane Tank Too Close

Deficiency

The propane tank was too close to the house.

Front Exterior

V. APPLIANCES

☐ ☐ ☒ ☐ **A. Dishwashers**

Comments:

Notice: No Dishwashers were present.

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

I	NI	NP	D	
☐	☐	☒	☐	**B. Food Waste Disposers**

Comments:

Notice: No Food Waste Disposers were present.

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

Comments:

Notice: No Range Hood or Exhaust Systems were present.

1: Exhaust System Missing

Informational Item

Note: No exhaust system present to prevent moisture and grease in kitchen area. Recommend qualified contractor install range hood or exhaust system.

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

Comments:

1: Range Missing Anti-tip Device

Deficiency

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range with an anti-tip bracket so it can't tip.

☐	☐	☒	☐	**E. Microwave Ovens**

Comments:

Notice: No Built-in Microwave Ovens were present.

Free Standing Units:

Note: This section pertains to built-in microwave units. Free standing appliances are not included in the inspection.

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

Comments:

1: Bathroom Exhaust Vents Terminate in Attic

Deficiency

The mechanical exhaust vents in the bathrooms appeared to vent into the attic, rather than the exterior of the house as required by current standards.

☐	☐	☒	☐	**G. Garage Door Operators**

Comments:

Notice: No Garage Door Operators were present.

☒	☐	☐	☐	**H. Dryer Exhaust Systems**

Comments:

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

I	NI	NP	D

1: Cleaning or Adjustments needed
Informational Item
Front Exterior
Cleaning or adjustments needed at the dryer vent exterior termination for the damper to close when not in use.

VI. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐ **C. Outbuildings**
Outbuilding not inspected:
Note: This outbuilding was not part of the inspection.

☒ ☐ ☐ ☒ **E. Private Sewage Disposal Systems**
Type of System: Aerobic with Effluent Pump/Spray Heads
Location of Drain Field: East of Tank
Comments:

General Information:

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

Septic Inspection Checklist: Located the tank and opened one or more access covers, Inspected the visible and accessible portions of the tank or tanks, Flushed toilets once and ran all fixtures to verify if they flow into the treatment tank, Tested the effluent pump, Tested the alarm system, Tested the spray heads, Inspected the aerator, Inspected the control panel
Was the inspector aware of proximities of the system to any known water wells, underground cisterns, water supply lines, bodies of water, sharp slopes or breaks, easement lines, property lines, soil absorption systems, swimming pools, or sprinkler systems?: No

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

I	NI	NP	D

Gray Water Location and Type: Washing Machine Drain Termination, Laundry Sink Drain Termination
Flexible Hose at Front Yard

Did all waste drains terminate to the treatment tank?: No
Was the inlet visible?: Yes
Was the outlet visible?: Yes
Depth of Tank Access Below Grade: Tank access was visible above grade
Measured the water, scum, and sludge levels of the primary tank:

- When scum/sludge = 25% or more of normal water level, a tank pump out is recommended.
- Tank pump outs are not included as a part or our inspection process.

Water level depth: 54 Inches
Scum level thickness In Primary Chamber: 2 Inches
Sludge level thickness: 10 Inches -

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

I	NI	NP	D

Is pump out recommended?: Yes. The tank(s) should be pumped out -

System Chlorinator: Was it a liquid or tablet chlorinator?: Liquid

::

Summary:

The following were functioning as intended: Treatment Tank(s), Spray Heads, Aerator, Alarm System, Effluent Pump

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.

1: Scum Level Excessive

Informational Item

The level of scum on top of the water in one of the tank chambers was excessive (12 inches) The tank should be pumped out, as excessive scum can interfere with proper functioning of the system.

2: Pump Out Needed

Informational Item

It is recommended that the system be pumped out due to the contents of the tank having reached a certain level.

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

I	NI	NP	D

3: Lid Missing Screws

Deficiency

The lid for the aeration chamber was missing screws and had screws stripped out. The lid was not well secured.