



FULL HOUSE INSPECTIONS

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<https://fullhouseinspect.com>



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 <i>Name of Client</i>	10/10/2023 9:00AM <i>Date of Inspection</i>
1234 Waco TX 76708 <i>Address of Inspected Property</i>	
Jordan Peitsmeyer <i>Name of Inspector</i>	TREC Lic #21056 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

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).

RESPONSIBILITY 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: Vacant but staged with furniture

Temperature (Approximate) Degrees Fahrenheit : 70's, 80's

House/Property Facing Direction: South

Weather Conditions: Cloudy -

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.

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, Piers

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 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. -

-

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.**

B. Grading and Drainage

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

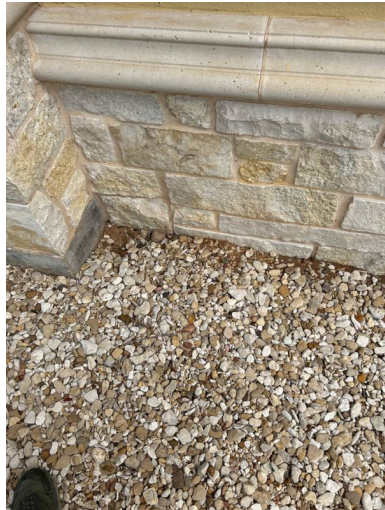
D=Deficient

I	NI	NP	D
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1: High Soils

🚩 Deficiency

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.



Front Exterior

2: 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.

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3: Downspout or Gutter Over Roof

🚩 Deficiency

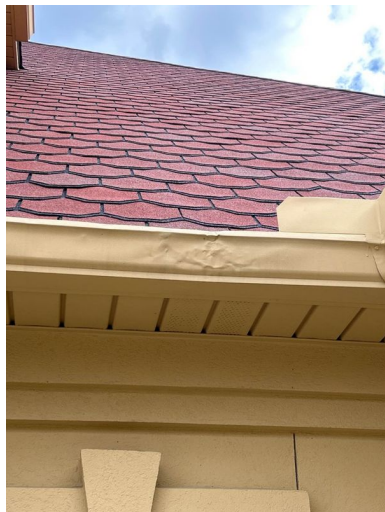
Downspouts or gutters that discharge onto the roof should be extended to discharge directly into the gutter below. This condition if left unattended can result in premature deterioration of the roofing, soffits, and or fascia adjacent to the end of the downspout or gutter.



4: Damaged Gutters

🚩 Deficiency

Damaged gutters observed.



Front Exterior

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D=Deficient

I NI NP D

5: 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 Asphalt Shingles

Viewed From: Viewed from Eaves with Ladder, Viewed from Ground with Binoculars

Comments:

Roof Covering Viewed with Binoculars:

Note: The roof was inspected from the ground with binoculars due to safety reasons. The inspector was not able to access the roof or walk on it because of its height and/or pitch. Therefore, the inspection of the roof was limited to the visible and accessible areas only. The inspector cannot guarantee the condition of the roof or its components that were not visible or accessible from the ground. The inspector recommends further evaluation by a qualified roofing contractor if any defects or concerns are noted in the report.

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I	NI	NP	D
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1: 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.



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I	NI	NP	D
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2: Damaged Shingles

🟡 Deficiency

Damage observed on shingles. Damaged shingles can affect the performance of the roof covering and lead to leaks into the structure. Recommend a qualified roofer evaluate and repair.



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I	NI	NP	D
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3: Loose Flashing

☹ Deficiency

Loose or poorly secured flashing observed.



4: Curling or Lifted Shingles

☹ Deficiency

Shingle edges were curled or lifted in various locations. Further evaluation by a qualified roofing professional is recommended.



☒ ☐ ☐ ☒

D. Roof Structures and Attics

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

Approximate Average Depth of Insulation: 14 Inches

Comments:

Limited Access and Visibility:

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

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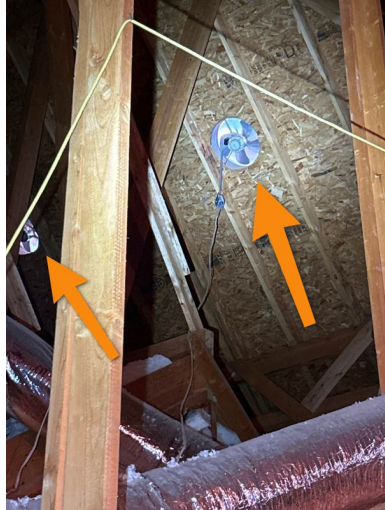
D=Deficient

I	NI	NP	D
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1: Power Vent Not Operating

☹️Deficiency

The attic power vents were not operating at the time of the inspection. Thermostats are not tested/adjusted on these devices during the inspection. Further testing is recommended.



2: Missing Insulation

☹️Deficiency

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



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I	NI	NP	D
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3: Vermin in Attic

 Informational Item

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



4: Water Stains

 Deficiency

Water stains were observed in the attic. These may be the result of a previous leak at roof coverings and flashings; however, this could not be confirmed. Further evaluation is recommended.



E. Walls (Interior and Exterior)

Comments:

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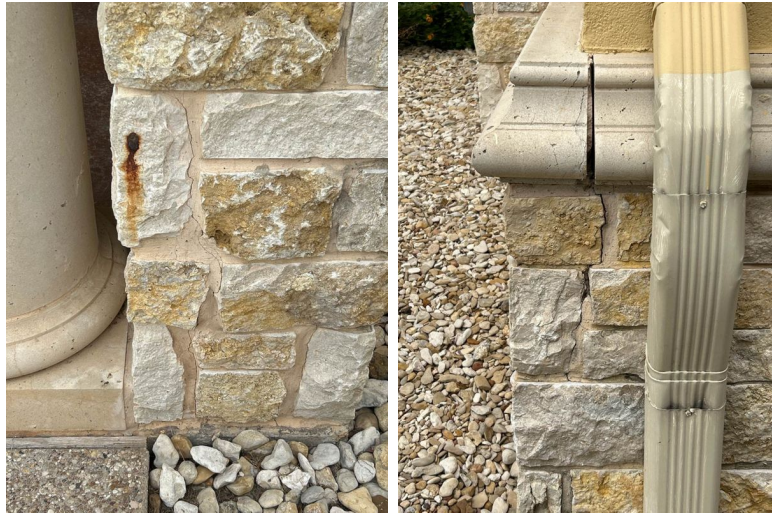
D=Deficient

I	NI	NP	D
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1: Typical Exterior Wall Cracks

🔴 Deficiency

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



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I	NI	NP	D
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2: Stucco

🔴 Deficiency

Stucco cladding observed in various exterior locations did not have proper clearance from grading and other materials and did not have a visible weep screed installed at the bottom to allow for moisture to escape. Expansion joints were not installed where it meets other materials such as stone or brick. Moisture related issues may occur. Damaged stucco material and cracks or gaps in or adjacent to the stucco should be properly repaired. All penetrations through the stucco should be examined and sealed as necessary. Further evaluation by a qualified stucco professional is recommended.



Cracks and Damage - Front Exterior



Front Exterior



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D=Deficient

I	NI	NP	D
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3: Roof to Siding Clearance

🚩 Deficiency

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



4: Interior Wall Cracks

🚩 Deficiency

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



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I	NI	NP	D
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5: Water Damage at Wall

🔴 Deficiency

Water damage observed at interior wall finishes. Extent of damage behind wall finishes not determined. Further evaluation is recommended.



Enclosed Balcony

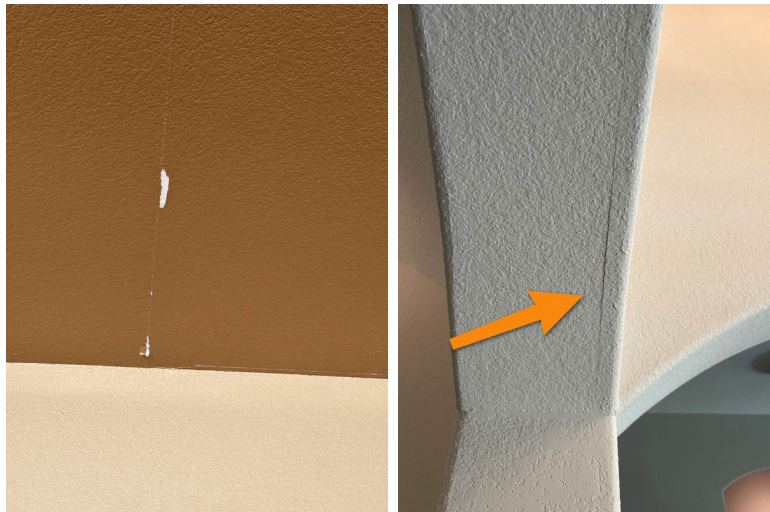
F. Ceilings and Floors

Comments:

1: Loose Ceiling Finish

🔴 Deficiency

Loose and or weakened ceiling finishes observed.



Garage

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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2: 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.



Water Heater Closet

3: Interior Ceiling Cracks

☹ Deficiency

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



G. Doors (Interior and Exterior)

Comments:

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D=Deficient

I NI NP D

1: 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.

2: Weatherstripping Damaged

☹️Deficiency

The weather stripping was damaged on the exterior door.



Rear Exterior

Downstairs Rear

3: Hardware Adjustments

☹️Deficiency

Hardware repairs and or adjustments were needed at doors.



Garage Water Heater Closet

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

4: Door Rubs/Binds

Deficiency

Downstairs Rear Exterior

Door was rubbing or binding at the frame when opening or closing. Adjustments or repairs may be needed.

5: Minor Deterioration

Deficiency

Minor deterioration observed on garage overhead door.



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

Various Locations

Window screen missing and or not installed.

2: Window Guards

Deficiency

Upstairs openable windows closer than 24 inches to the floor did not have child fall prevention guards.

3: Windows Stiff

Deficiency

Note: Windows were very stiff and difficult to open. This is typical with windows that are not used regularly.

4: Hardware Adjustments or Repairs

Deficiency

Kitchen Dining Room, Master Bedroom

Window was in need of hardware repairs or adjustments for improved performance.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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I. Stairways (Interior and Exterior)

Comments:

1: Headroom

 Deficiency

The stairway did not meet current guidelines for headroom.

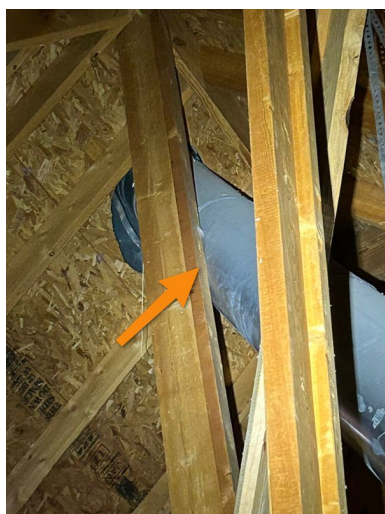
J. Fireplaces and Chimneys

Comments:

1: Improper Clearance from Combustible Materials

 Deficiency

The fireplace chimney flue did not have proper clearance from combustible materials in the attic. A minimum of 2 inches is needed.



2: No Pilot for Gas Log Unit

 Informational Item

No pilot light for the gas log unit. Gas logs are not ignited by the inspector unless a standing pilot is already lit or electronic ignition is found. The gas log unit was not tested as a result.

K. Porches, Balconies, Decks, and Carports

Comments:

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I	NI	NP	D
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1: Cracks in Arch

🚩 Deficiency

Cracks observed in the porch archway. Further evaluation recommended.



2: Cracks At Masonry Posts

🚩 Deficiency

Cracks and separations observed in the masonry deck and patio posts. Mortar pointing up needed.



Rear Exterior



Front Exterior



Front Exterior

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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3: Rust

☹️ Deficiency

Rust and staining observed at side of rear deck. Further evaluation is recommended.



4: Water stains

☹️ Deficiency

Water stains and damaged slate observed at the balcony. The reason for this was not determined. Further evaluation is recommended.



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Main Electrical Panel: Garage

Sub Panel:

Garage

I=Inspected

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NP=Not Present

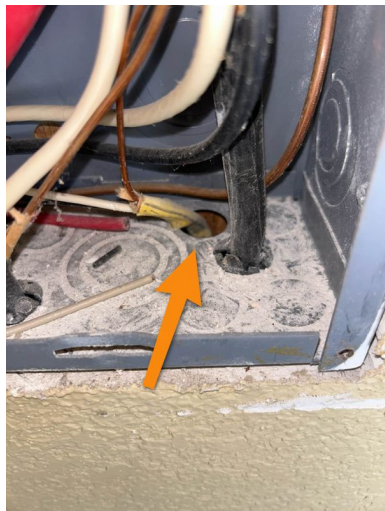
D=Deficient

I	NI	NP	D
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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.

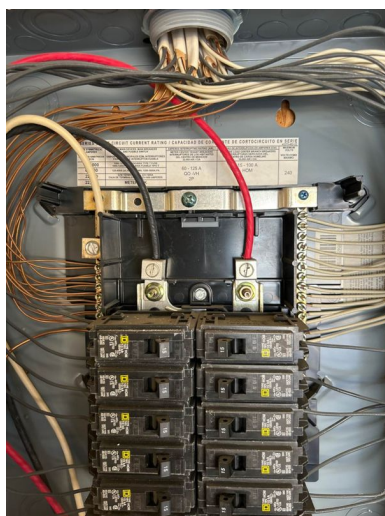


Main Panel

2: 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

I=Inspected

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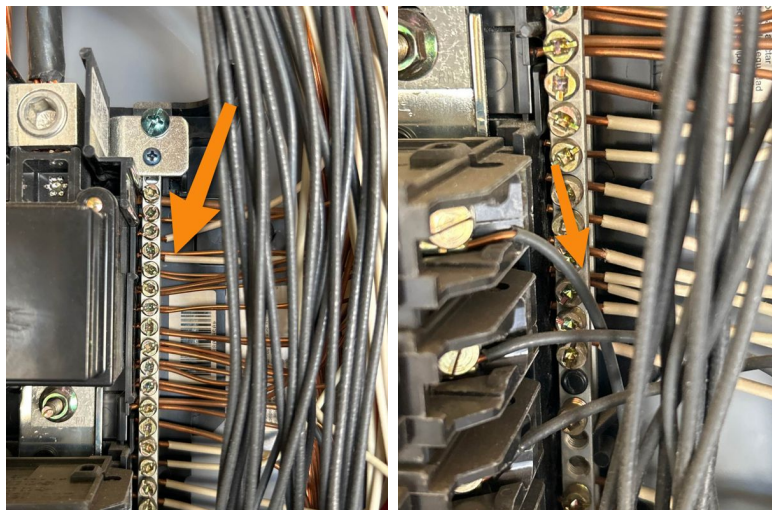
D=Deficient

I	NI	NP	D
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3: 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

Main Panel

4: Water Line and Gas Line Bonding

Deficiency

No visible bonding of the water supply lines across the water heater or at gas meter/lines was observed.

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.

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1: Exposed Wiring

⊖ Deficiency

Exposed wiring that was not protected within conduit was observed.



Master Bedroom



Master Bathroom under tub

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.

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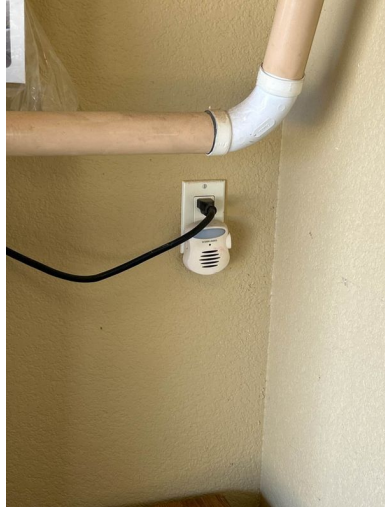
I	NI	NP	D
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3: GFCI Needed

⊖ Deficiency

Rear Exterior, Garage, Attic

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



Garage

4: 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.

5: Lights Inoperative

⊖ Deficiency

Various Locations

Lights inoperative. Bulbs may be in need of replacement.

6: No Power at Receptacle

⊖ Deficiency

Rear Exterior, Front Exterior, Master Bathroom under tub

Electrical receptacle had no power when tested.

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I	NI	NP	D
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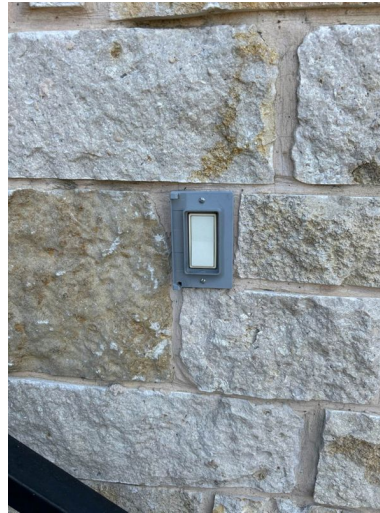
7: Receptacle Cover Plate Missing

⊖ Deficiency

Electrical receptacle cover plate was missing or not installed.



Front Exterior



West Exterior

8: Damp Location Covers Missing

⊖ Deficiency

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



Rear Exterior



Rear Exterior

9: GFCI Test Faulty

⊖ Deficiency

Front Exterior, Rear Exterior

Ground fault circuit interrupter (GFCI) receptacles did not respond correctly to testing during the inspection. Further evaluation recommended.

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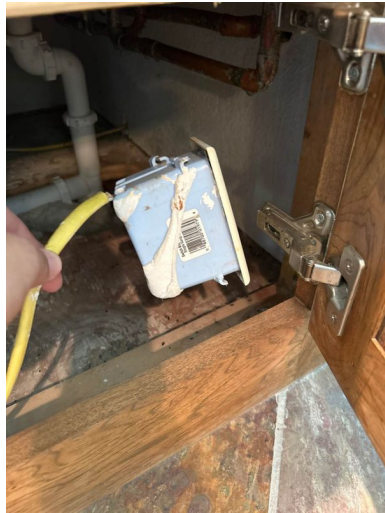
D=Deficient

I	NI	NP	D
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10: Loose Receptacle

⊖ Deficiency

Electrical receptacle observed to be loose or poorly secured.



Master Bathroom

11: 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.

12: C/O Detector Needed

⊖ Deficiency

Installation of carbon monoxide detectors is recommended. Carbon monoxide detectors should be installed in the area or hallway immediately adjacent to sleeping rooms.

13: Smoke Detector Inoperative

⊖ Deficiency

Various Locations

Smoke detector was inoperative.

14: Pull Chain Missing

⊖ Deficiency

Rear Exterior

Ceiling fan pull chain was missing.

15: Ceiling Fan Malfunctioning

⊖ Deficiency

A couple ceiling fans were inoperative at the rear exterior.

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I	NI	NP	D
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16: Broken Light Bulb

🚩 Deficiency

Broken light bulb observed at the balcony.



17: Improper Junction Box

🚩 Deficiency

An improperly sized junction box was installed on a light fixture.



Attic

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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.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central - Forced Air

Energy Sources: Gas

Comments:

Number of Heating Units: 2

1: Heat Not Functioning

⊖ Deficiency

The heating unit for the bedrooms did not function when tested. Further evaluation is recommended.

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.

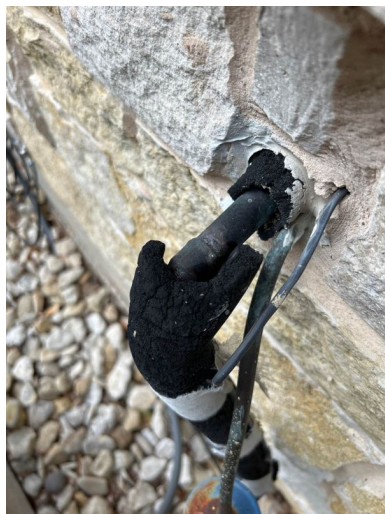
Temperature Differential for Cooling Unit 1: 13 - Insufficient

Temperature Differential for Cooling Unit 2 (Bedrooms): 8 - Insufficient

1: Insulation Missing or Damaged

⊖ Deficiency

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. The insulation should be repaired/replaced.



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NP=Not Present

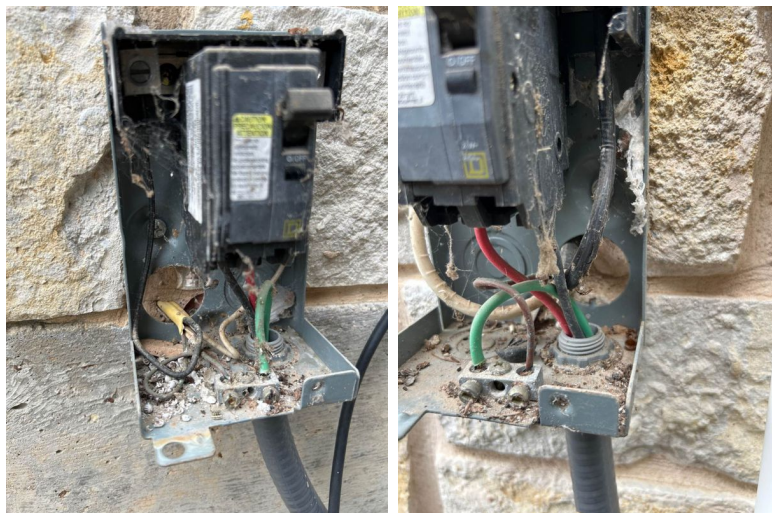
D=Deficient

I	NI	NP	D
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2: Disconnect Vermin and Cable Clamp

🔴 Deficiency

The electrical disconnect panel box for the outdoor unit had evidence of vermin activity at the interior of the panel. The panel should be cleaned and all entry points sealed. Panel also lacked a cable clamp where wiring enters at the back of the panel.



3: Rust in Pan

🔵 Informational Item

Note: The auxiliary drain pan was not free of rust or water stains. This indicates a problem has occurred with the condensation line or the evaporator coil. Further evaluation or documentation of previous repairs is recommended.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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4: Temperature Drop Insufficient

Deficiency

Both Units

Temperature drop was insufficient. The temperature differential between the return air and the supply air was not within the proper range. The unit was not cooling properly. Further evaluation by a qualified HVAC professional is recommended.

5: Data Plate Missing

Informational Item

Note: The outdoor unit data plate was missing, damaged, or faded.



6: Condensation Drain Insulation Missing

Informational Item

Note: The primary condensation line was not insulated at the attic mounted unit. The drain line should be insulated to prevent condensation from forming on the outside of the cold drain and dripping into the attic.



Both Units

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

C. Duct Systems, Chases, and Vents

Comments:

1: Damaged Moisture Barrier

☹️ **Deficiency**

Damaged moisture barrier observed on ducts in the attic.



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: 48 PSI

Type of Supply Piping Material: Copper

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Hose Bib Leaked at Stem

☹️Deficiency

East Exterior

Exterior hose bib leaked at the stem when operated.

2: Grout or Caulking Improvements

☹️Deficiency

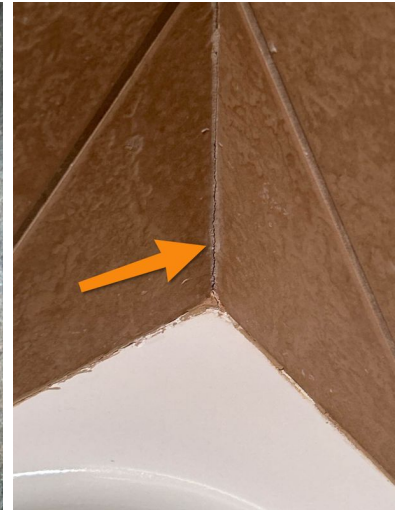
Grout or caulking improvements needed in the shower enclosure. Cracks or separations in the grout should be repaired.



Master Bathroom



Master Bathroom



Main/Guest Bathroom



Bedroom Two Bathroom

3: Flush Adjustment

☹️Deficiency

Master Bathroom, Main/Guest Bathroom

The toilet flush mechanism requires adjustment for improved performance.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

4: Showerhead Leaks

Deficiency

Showerhead leaked at the spray adjustor.



Master Bathroom

5: Faucet assembly loose

Deficiency

Master Bathroom - both sinks

The sink faucet assembly was loose.

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments:

Drain Not Tested:

Note: The washing machine drain was not tested.

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: 2

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Capacity of Unit 1: 40 Gallons



Capacity of Unit 2: 50 Gallons



I=Inspected

NI=Not Inspected

NP=Not Present

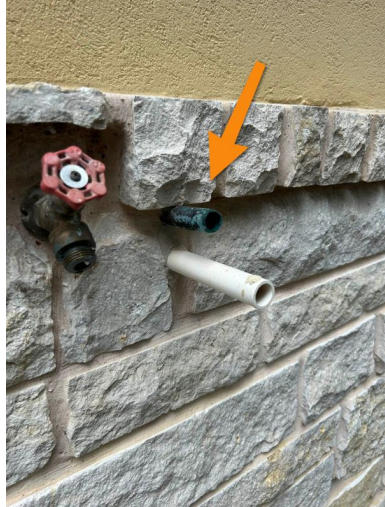
D=Deficient

I	NI	NP	D
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1: TPRV Drain Too High

☹️Deficiency

The temperature and pressure relief valve drain did not terminate pointing downward and within 6 inches of the ground.



East Exterior

2: TPRV Drain Corrosion

☹️Deficiency

Note: Corrosion observed at the temperature and pressure relief valve drain indicates a previous leak. The drain should be monitored and cleaning or repairs performed if leaking resumes.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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3: TPRV Drain Connects to Other Drain

☹️ Deficiency

The temperature and pressure relief valve drain did not terminate properly. The drain was connected to another drain. The drain termination should be changed so that it meets current standards.



Both Units

4: Vent Pipe Clearance

☹️ Deficiency

The vent pipe serving the water heater did not appear to have proper clearance from combustibles within the attic. This condition should be improved for safety reasons.



D. Hydro-Massage Therapy Equipment

Comments:

Notice: No Hydro-Massage Therapy Equipment was present.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: Buried Propane Tank Present at Front Exterior

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.

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.



Attic

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: No Sediment Traps

☹️ Deficiency

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



Water Heater Closet

3: Flexible Appliance Connector Penetration

☹️ Deficiency

Both Units in Attic

The flexible gas appliance connector was installed in a manner that is inconsistent with current regulations. The gas appliance connector should not pass through the cabinet wall.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

4: Improperly Installed Sediment Traps

Deficiency

Attic

Improperly installed gas sediment traps observed. These were not installed in the intended way to perform their specified purpose.



V. APPLIANCES

A. Dishwashers

Comments:

1: Dishwasher GFCI

Deficiency

No ground fault circuit interrupter protection was observed for the dishwasher.

B. Food Waste Disposers

Comments:

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

C. Range Hood and Exhaust Systems

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Flexible Duct for Range Hood

Deficiency

The range venting system was found to be using flexible exhaust vent, which is not in compliance with current requirements. Flexible exhaust vent can trap grease and dust, creating a fire hazard and reducing the efficiency of the venting system. Current standards require that the range hood venting system be constructed of smooth, rigid metal ducts that are airtight and have a backdraft damper. The flexible exhaust vent should be replaced with an appropriate metal duct to ensure safety and performance.



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.

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

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.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: Up Force Setting

Deficiency

The garage operator up force setting was not adjusted properly.

H. Dryer Exhaust Systems

Comments:

1: Improper Material for Dryer Vent

Deficiency

The dryer vent duct was not a properly rated material for the application.



VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Irrigation System Brand: Hunter

Number of Zones: 2

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: No Rain Sensor

Deficiency

Sprinkler system did not have a rain/moisture sensor installed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Damaged Drip Line

⊖ Deficiency

A damaged drip line was observed.



Zone 2

3: Rust on Backflow Valve Handles

⊖ Deficiency

Significant rust observed on backflow valve handles. The handles were damaged.

