SHARPSIGHT HOME INSPECTIONS

# Web Presentation

## Sample Report

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**Property Address:** 8686 Anywhere Dr., Ft. Worth, TX 76179

West side

Front entry

South side

East side

North side

## SharpSight Home Inspections

**Joe Loyd - TREC Lic. #23525**
**817-807-8800**

# Table of Contents

Cover Page ..... 1
Table of Contents ..... 4
I Structural Systems ..... 5
II Electrical Systems ..... 46
III Heating, Ventilation and Air Conditioning Systems ..... 57
IV Plumbing System ..... 72
V Appliances ..... 78
General Summary ..... 81
Invoice ..... 86

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## I. Structural Systems

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys and roof penetrations; Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors. During the winter months, snow and ice accumulations may sometimes limit the inspector in his ability to thoroughly review the exterior features of the home, including the roof. Conditions may exist that were not apparent at the time of the inspection.

☑ ☐ ☐ ☐ **A. Foundations**

**Foundation:** Poured concrete
**Method used to observe Crawlspace:** No crawlspace
**Columns or Piers:**
Extra Info: None
**Attic Insulation:** 9"
**Ventilation:** Ridge vents, Soffit vents
Comments:
The visible areas of the concrete foundation do not reveal any obvious signs of shift or damage; however, I have included photos and videos that reflect cracking in walls and ceilings, doors that do not function properly and framing members that appear to have minimal separation. These items suggest the foundation has shifted sometime in the past.

The sellers explained the foundation had been repaired/corrected by a qualified foundation just a few months prior to this inspection. The sellers claim the foundation was also reviewed and inspected by a qualified structural engineer after the repairs were made.

I recommend obtaining and reviewing all documentation provided by the foundation contractor and the final report by the structural engineer. Perhaps the foundation company offered a transferrable warranty.

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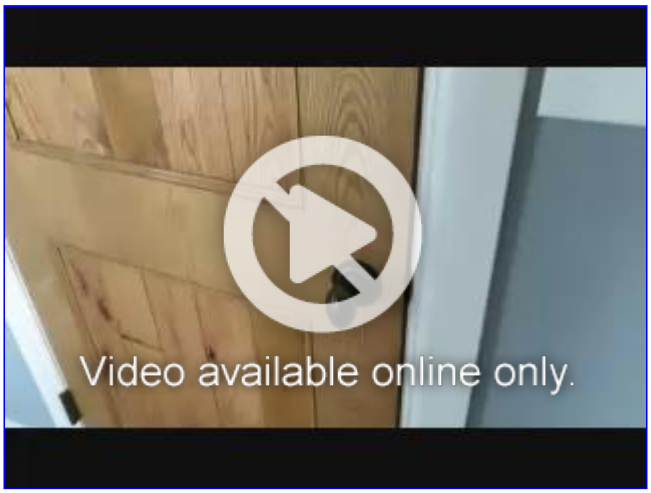


A. Item 1(Video)


A. Item 2(Picture)

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A. Item 3(Picture)

A. Item 4(Picture)

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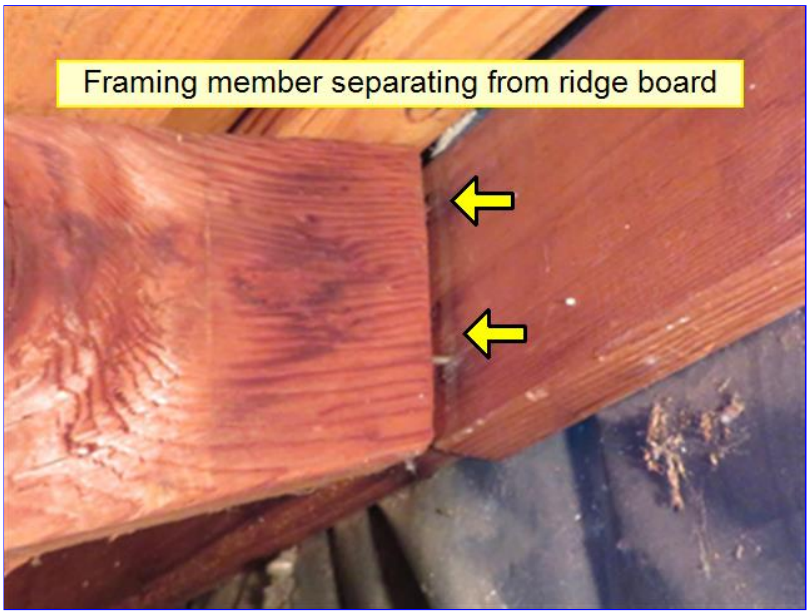


A. Item 5(Picture)

☐ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

(1) The grading located at the front of the home (driveway) is inverted or in other words the grading is angled back towards the home. Improper grading can allow water penetration that can cause subsequent damage including mold growth. Also, improper grading/draining can cause subsequent damage to the foundation. Grading should be pitched so that water runs away from the home. I recommend further review and correction by a qualified contractor.

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B. Item 1(Picture)

B. Item 2(Picture)

(2) The fire pit area at the back side of the home appears to be under construction. The bridge and digging have created tripping hazards. For safety reasons I recommend further review and correction by a qualified landscape contractor.

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B. Item 3(Picture)

B. Item 4(Picture)

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B. Item 5(Picture)

B. Item 6(Picture)

(3) There are no gutters installed on the home. Gutters and drain lines properly direct rain water away from the structure. Pooling rain water can lead to moisture intrusion, mold growth, soil erosion and wood rot. I recommend further review and correction by a qualified guttering contractor.

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B. Item 7(Picture)


B. Item 8(Video)

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B. Item 9(Picture)

B. Item 10(Picture)

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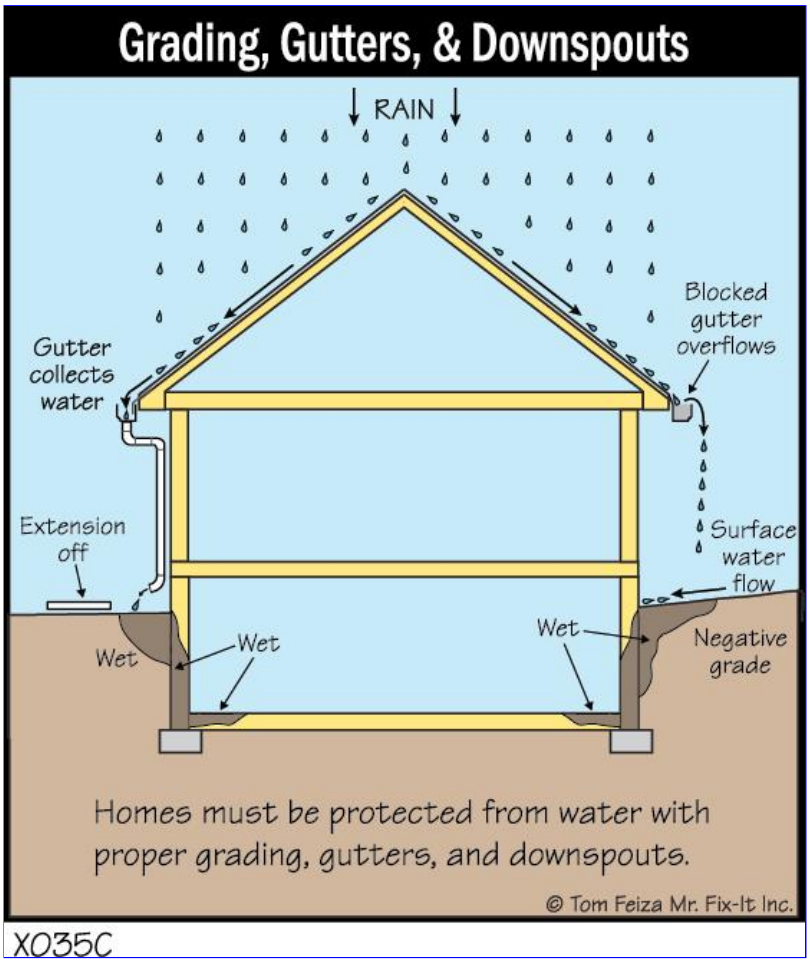


B. Item 11(Picture)

☐ ☐ ☐ ☑ **C. Roof Covering Materials**

**Roof Covering:** 3-Tab fiberglass

**Viewed roof covering from:** Walked roof

Comments:

(1) There are tree limbs scraping the roof covering above the garage. Tree limbs scraping on the roof's surface will cause damage to the shingles and can also cause damage to the siding of the home. I recommend a qualified handyman trim the tree limbs a minimum of 6 feet away from the home.

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C. Item 1(Picture)

C. Item 2(Picture)

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C. Item 3(Picture)

C. Item 4(Picture)

(2) The roof covering is not new; however, it appears to be functioning as intended.

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C. Item 5(Picture)

C. Item 6(Picture)

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C. Item 7(Picture)

C. Item 8(Picture)

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C. Item 9(Picture)

C. Item 10(Picture)

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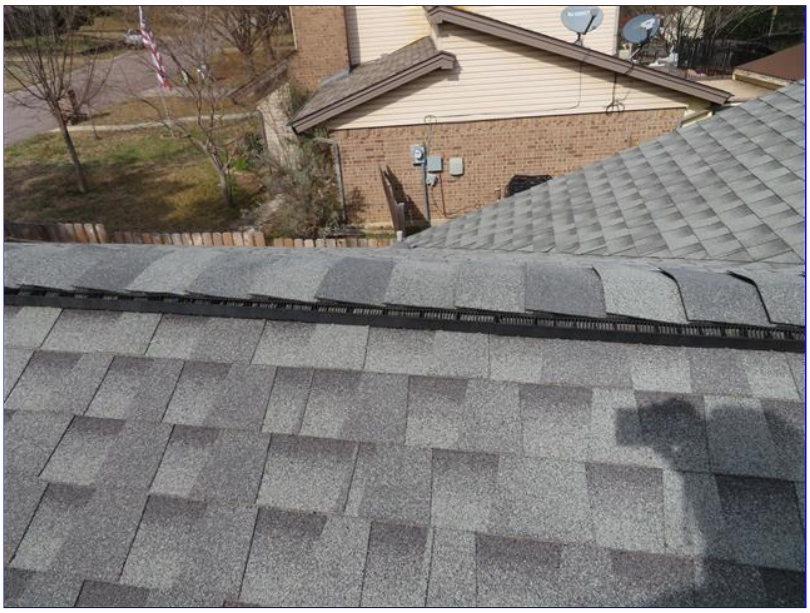
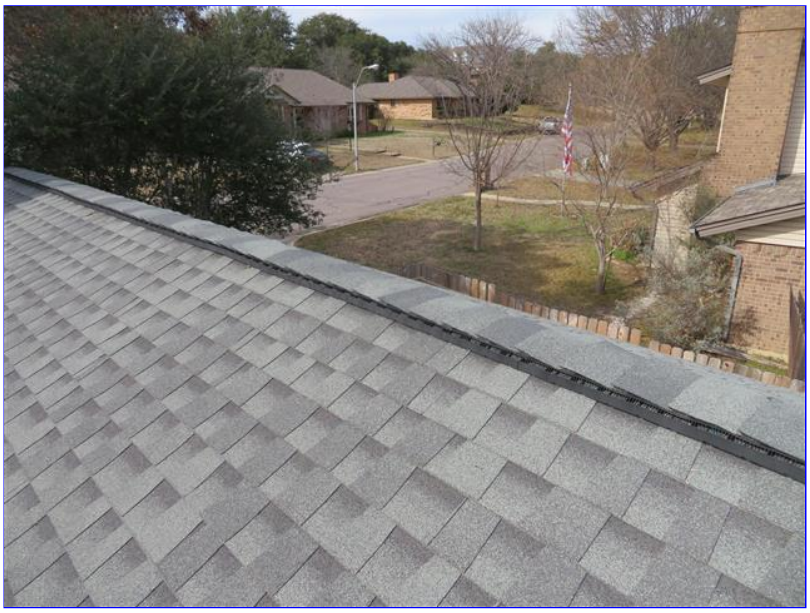


C. Item 11(Picture)



C. Item 12(Picture)

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C. Item 13(Picture)

C. Item 14(Picture)

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C. Item 15(Picture)

C. Item 16(Picture)

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

**Roof-Type:** Gable
**Method used to observe attic:** Walked
**Attic info:** Scuttle hole
**Roof Structure:** Stick-built, 2 X 4 Rafters
Comments:

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

**Wall Structure:** 2 X 4 Wood
**Siding Style:** Drop
**Siding Material:** Wood

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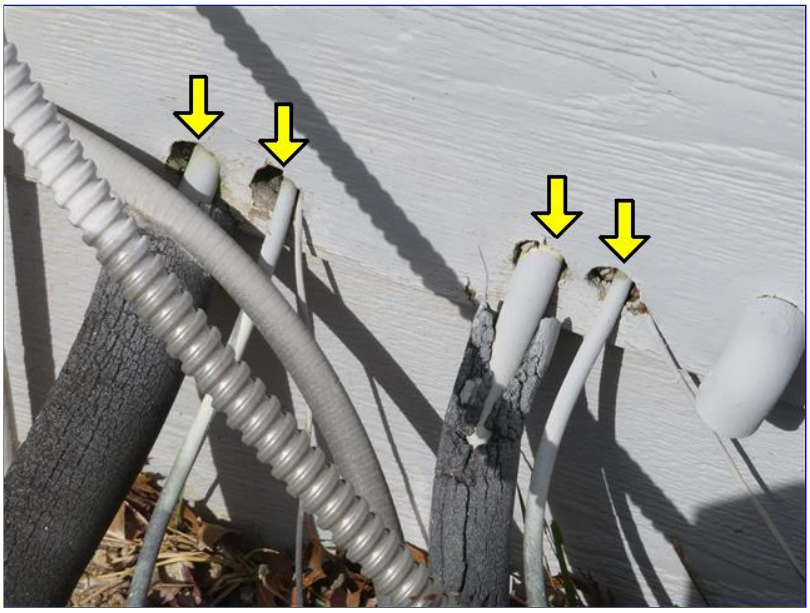
**Wall Material:** Gypsum Board
**Cabinetry:** Wood
**Countertop:**
Extra Info: Quartz
Comments:
(1) The penetrations (holes) in the exterior wall that allow the AC components to enter/exit the home are not sealed. The gaps in the openings can allow moisture penetration that can cause subsequent damage. These openings can allow insects and pests who can also cause subsequent damage to enter the home. I recommend further review and correction by a qualified contractor or handyman.



E. Item 1(Picture)

(2) The face of a few of the bricks surrounding the chimney have fallen away. Also, the mortar between some of the brickwork is deteriorated and could benefit from re-pointing (adding additional mortar). The bricks appear to be deteriorating due to age. Damaged brickwork and mortar could allow water penetration that could cause subsequent damage. I recommend further review and correction by a qualified contractor.

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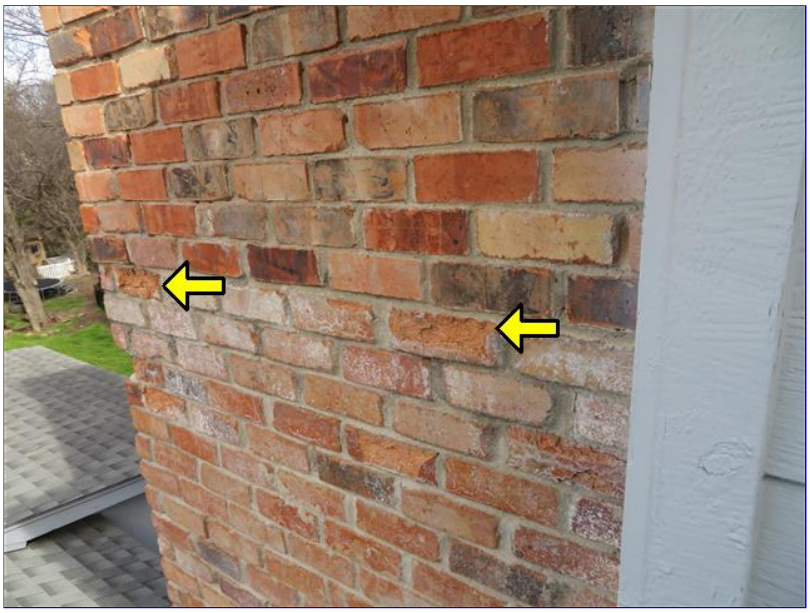
E. Item 2(Picture)



E. Item 3(Picture)

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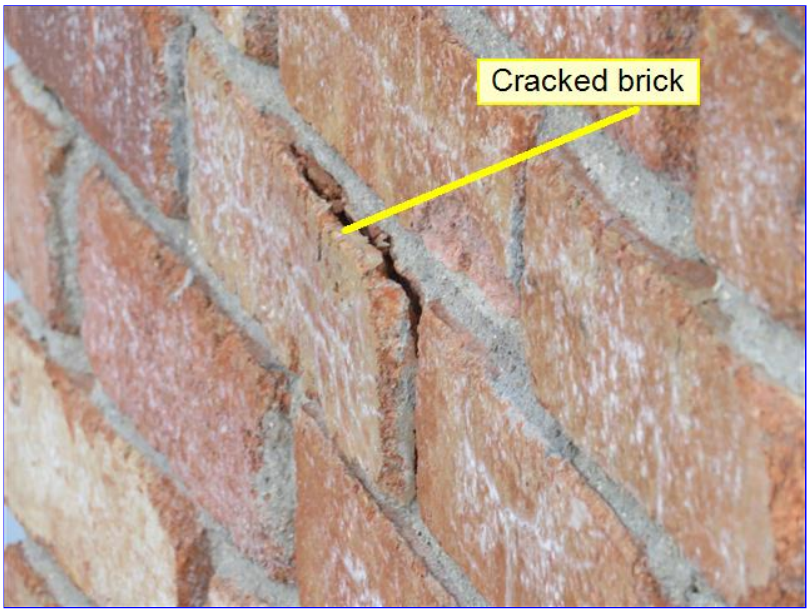
E. Item 4(Picture)




E. Item 5(Picture)

☑ ☐ ☐ ☐ **F. Ceilings and Floors**

**Ceiling Structure:** 2X6
**Floor Structure:** Not visible
**Ceiling Materials:** Gypsum Board
**Floor Covering(s):** Carpet, Tile
Comments:

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

**Exterior Entry Doors:** Steel, Insulated glass
**Interior Doors:** Solid, Wood
Comments:

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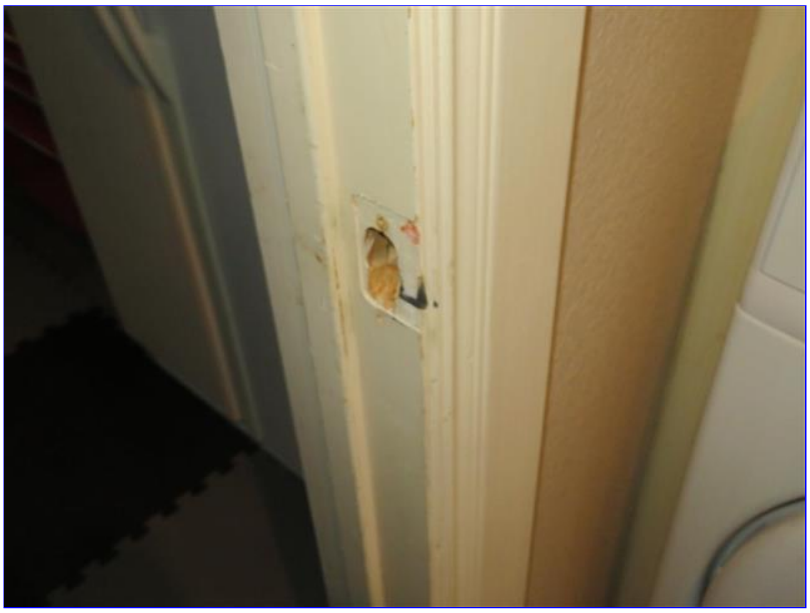
(1) The door leading to the garage and the door leading into the downstairs master suite are missing strike plates. A strike plate is a metal plate with a hole (or holes) cut out of it. The door strike is fastened, usually by screws, onto the frame of a doorway, and it is carefully aligned with the lockset in order to give the latch a place to sink into when the door closes. A missing strike plate could allow the door frame to become damaged. I recommend further review and correction by a qualified handyman.


G. Item 1(Picture)



G. Item 2(Picture)

(2) The weather stripping around the front door is damaged. Damaged weather stripping allows conditioned air to escape the home causing AC units and furnaces to consume additional energy to maintain a set temperature. I recommend further review and correction by a qualified handyman or contractor.

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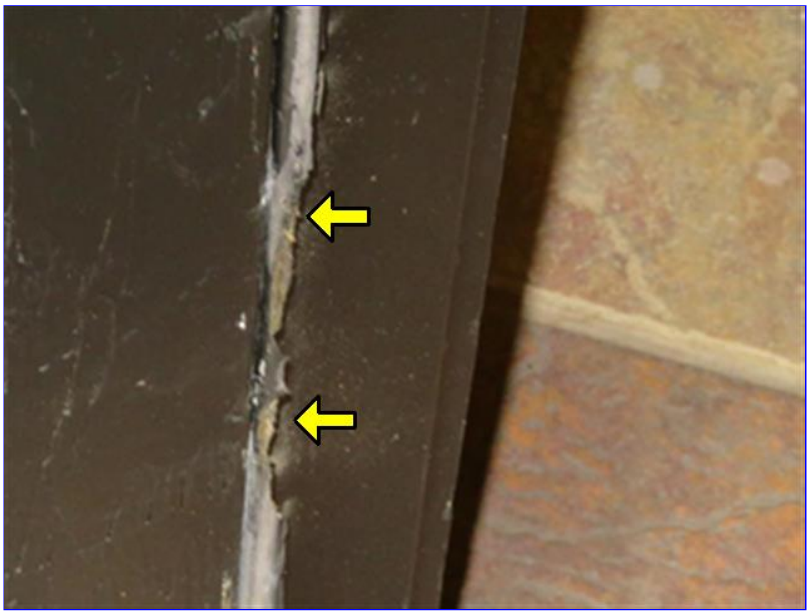
G. Item 3(Picture)



G. Item 4(Picture)

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G. Item 5(Picture)

☐ ☐ ☐ ☑ **H. Windows**

**Window Types:** Sliders

**Window Manufacturer:** UNKNOWN

Comments:

(1) The window screen on the back side of the home is missing Missing window screens are a nuisance and limit the homeowners' ability to ventilate the home without offering access to pests and insects. I recommend further review and correction by a qualified window contractor or handyman.

H. Item 1(Picture)

(2) Two windows in the upstairs master bedroom and two downstairs in the dining area would not remain

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in the open position. Windows that are inoperable are a nuisance. Windows that will fall after opening are a safety concern. I recommend further review and correction by a qualified window contractor.

H. Item 2(Picture)

H. Item 3(Picture)

(3) The window located in the upstairs master suite has lost its seal allowing moisture to penetrate between the glass panes. Ineffective seals allow warm air to escape in the winter and cool air to escape in the summer, thus making furnaces and air conditioning units work harder and use more energy. I recommend further review and correction by a qualified window contractor.

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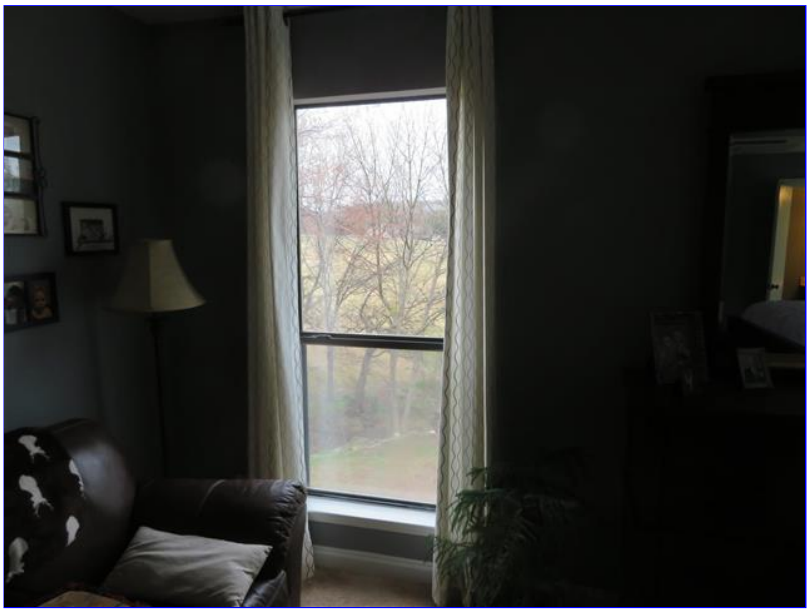

H. Item 4(Picture)

H. Item 5(Picture)

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H. Item 6(Picture)

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

Comments:

☐ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

**Sky Light(s):**

Extra Info: One skylight and two solar tubes

**Chimney (exterior):** Brick

**Types of Fireplaces:** Solid Fuel, Vented gas logs

**Operable Fireplaces:** One

**Number of Woodstoves:** None

Comments:

(1) The fireplace was full of ash during the inspection and the base of the fireplace was not visible for inspection. No obvious defects were observed; however, due to the inherent dangers posed by an improperly maintained fireplace and the limited nature of a general home inspection, I recommend a qualified fireplace contractor service the fireplace then review the safety and functionality of the fireplace, including a chimney inspection, prior to first use.

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J. Item 1(Picture)

J. Item 2(Picture)

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J. Item 3(Picture)

J. Item 4(Picture)

(2) The gas fireplace did not operate during the inspection. Inoperable gas fireplaces are a nuisance and a safety concern. Additionally, the unit is dirty/dusty and has not been serviced in some time. All major gas fireplace manufacturers recommend an annual inspection and cleaning. Dust, dirt, and spiders can all infect and clog up the orifices and burner ports of your gas fireplace causing the unit to burn inefficiently or, worse yet, not at all. Loose or dirty wire connections also affect the operation of the unit. Gaskets wear out and can allow poisonous carbon monoxide to be dispersed into your home. An annual inspection, cleaning and adjustment of your gas fireplace is suggested to correct and prevent these problems. I recommend the unit be further reviewed and serviced by a qualified fireplace contractor.

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J. Item 5(Picture)

J. Item 6(Picture)

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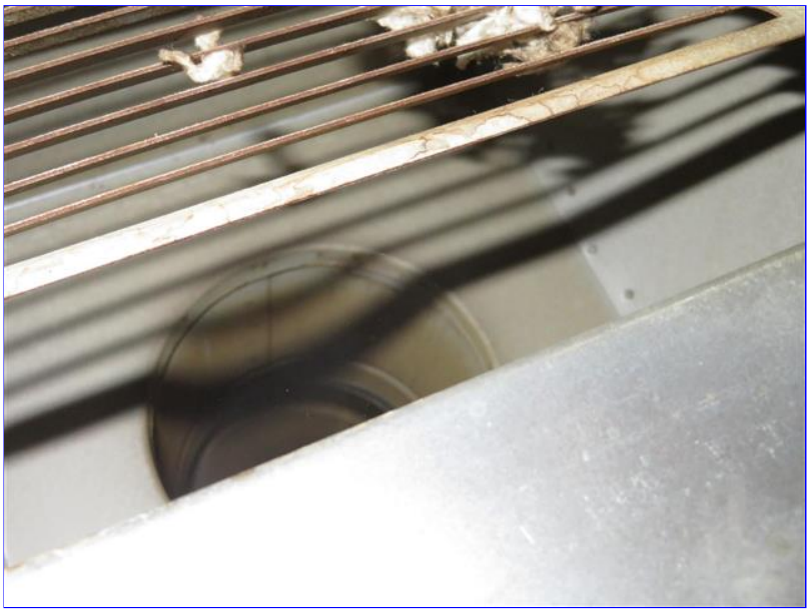

J. Item 7(Picture)

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

**Appurtenance:** Covered porch

**Driveway:** Concrete

Comments:

(1) I was unable to access and inspect the underside of the deck because it has a permanently attached lattice blocking entry.

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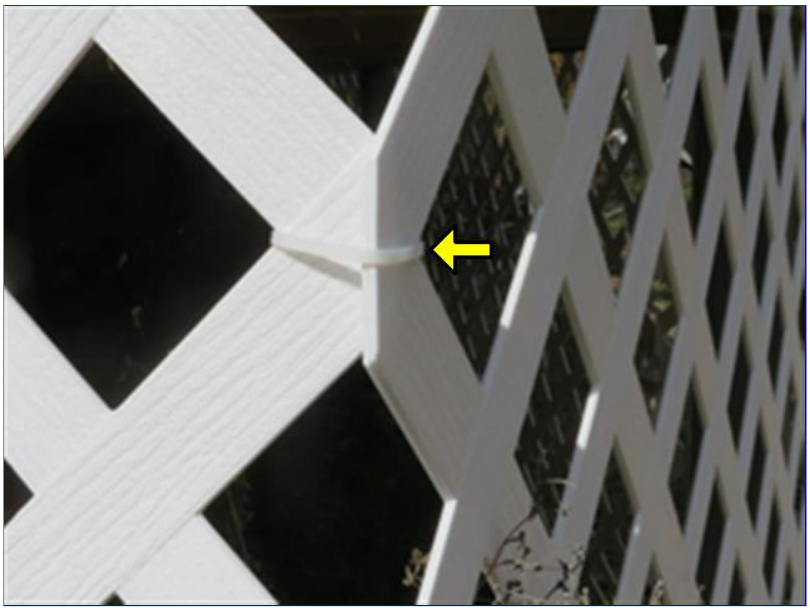

K. Item 1(Picture)

K. Item 2(Picture)

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K. Item 3(Picture)

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K. Item 5(Picture)

K. Item 6(Picture)

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K. Item 7(Picture)

(2) The balusters all along the back deck are spaced to far apart. For safety reasons balusters should be installed vertically and no more than 4 inches apart. I recommend further review and correction by a qualified decking contractor.

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K. Item 8(Picture)

K. Item 9(Picture)

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K. Item 10(Picture)

K. Item 11(Picture)

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K. Item 12(Picture)

K. Item 13(Picture)

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K. Item 14(Picture)

K. Item 15(Picture)

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K. Item 16(Picture)

(3) The handrails on the back deck steps are lacking a graspable handrail. Graspable handrails are recommended in any area with more than three steps in order to prevent or interrupt trip, slip, and fall hazards. I recommend further review and correction by a qualified carpenter or handyman.

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K. Item 17(Picture)

K. Item 18(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## II. Electrical Systems

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

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

**Electrical Service Conductors:** Below ground
**Panel Capacity:** 200 AMP
**Panel Type:** Circuit breakers
**Electric Panel Manufacturer:**
Extra Info: Zinsco/Sylvania
**Carbon Monoxide detectors:** Accessible and tested for power
**Door bell:** Operable
Comments:
(1) The sub-electrical panel in the backyard is a Federal Pacific brand box. Federal Pacific Electric was a manufacturer of electrical breaker panels in many homes built during the 60's and 70's. Research has shown the breakers designed for use in the boxes have a high fail rate, which has led to hundreds of house fires nationwide. The problem is, they may appear to work fine for years, but can fail at any given time without notice.

Local building codes have outlawed installing the panels in new homes. Most codes do not even allow adding breakers to the existing boxes, instead requiring an additional breaker box for higher amperage circuits such as appliances. Many title companies are even requiring that they be replaced prior to sale.

Additionally, the sub-panel box is rusted, has loose conduit and is missing knockouts. For safety reasons I recommend further review and replacement of the distribution panel by a qualified electrical contractor.

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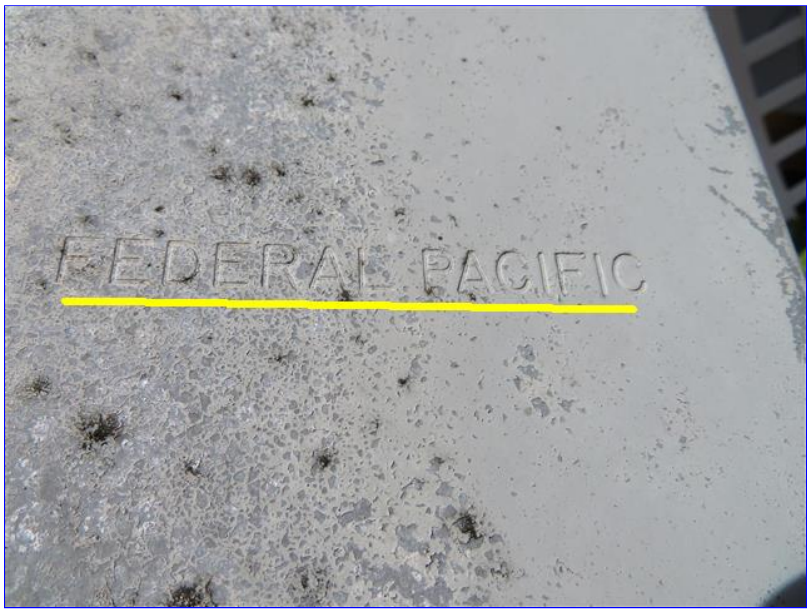


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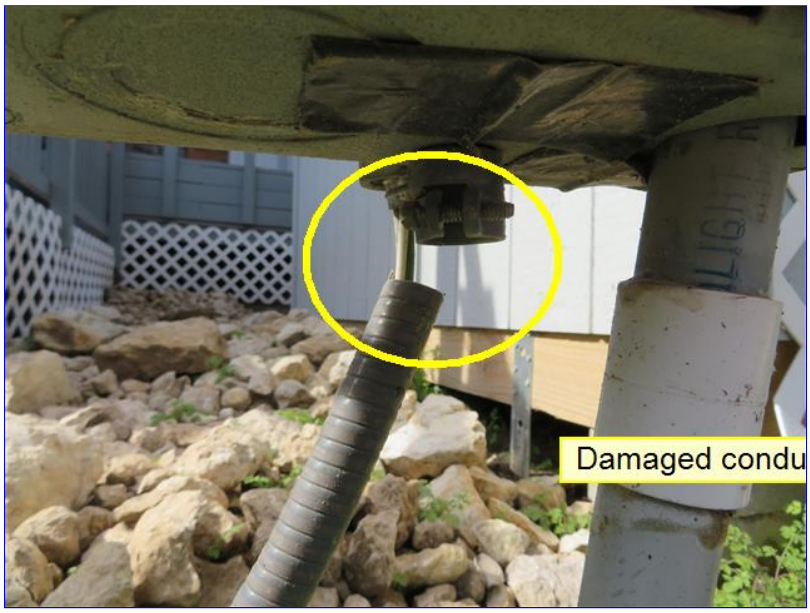
A. Item 3(Picture)




A. Item 4(Picture)

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A. Item 5(Picture)

(2) The main electrical panel is located in the closet of the downstairs master suite. For safety reasons current construction practices would prohibit installation of a main electrical panel in a bedroom closet. Additionally, the main electrical panel is a Sylvania - Zinsco brand panel. Zinsco Panels. Zinsco or GTE-Sylvania panels were popular electrical panels installed in homes throughout the 1970s. Zinsco is now defunct, but many homes still have these panels. Zinsco panels can fail when the circuit breakers inside melt to the main 'bus bar'. I recommend further review and correction by a qualified electrical contractor.

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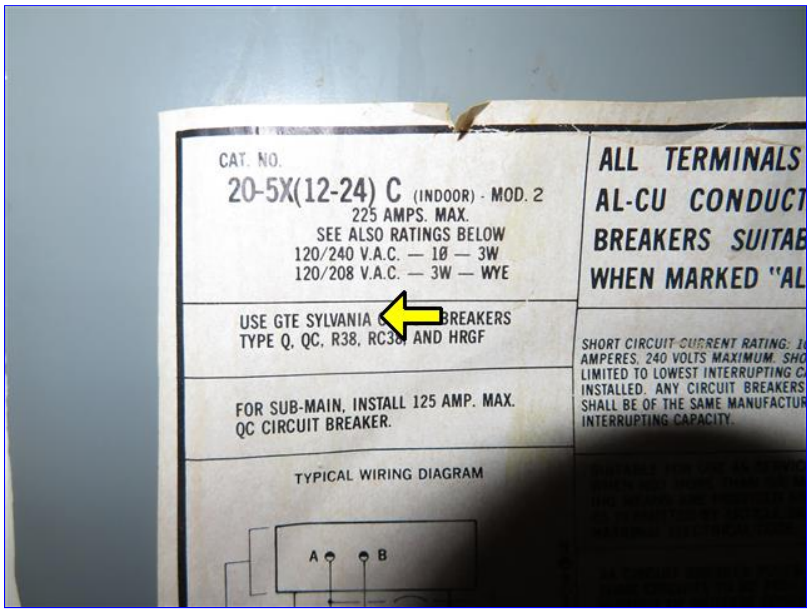


A. Item 6(Picture)


A. Item 7(Picture)

(3) There is a sub-electrical panel located in the first level attic.

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A. Item 8(Picture)

A. Item 9(Picture)

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

**Branch wire 15 and 20 AMP:** Copper

**Wiring Methods:** Romex

Comments:

(1) The water resistant cover on an electrical receptacle at the back deck is damaged and will not remain closed. For safety reasons exterior electrical receptacles should have properly working water resistant covers. I recommend further review and correction by a qualified electrical contractor.

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B. Item 1(Picture)

(2) The exterior and garage electrical receptacles are not GFCI protected. A GFCI circuit has a sensor inside that detects changes in current to the appliance connected to it (such as a toaster or blow dryer) by comparing the current flow TO the appliance and the current flow FROM the appliance. If there is a potentially dangerous drop off in the current then the GFCI turns off all power by tripping a relay in less than one second.

For additional protection, I suggest GFCI receptacles be installed in the garage and exterior outlets. If installed properly a GFCI can save a homeowner's life. I recommend further review and correction by a qualified electrical contractor.

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

| I | NI | NP | D |
|---|---|---|---|


B. Item 2(Picture)

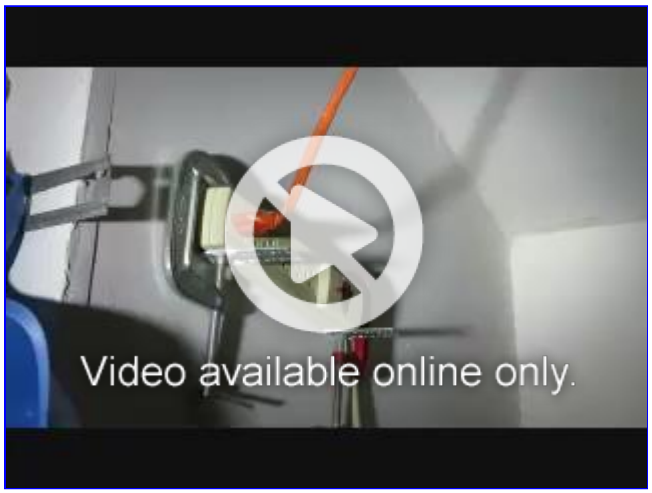

B. Item 3(Picture)

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

| I | NI | NP | D |
|---|---|---|---|


B. Item 4(Picture)

(3) There is an extension cord being used as permanent electrical wiring in the garage. Extension cords are meant to be used as a temporary means to extend power where it is needed and should never be extended between floors or walls. I recommend further review and correction by a qualified electrical contractor.




B. Item 5(Video)

(4) The garage door opener is plugged into an electrical receptacle added to the light fixture. Typically, power to a garage door operating unit is supplied through a dedicated plug and circuit. I recommend further review and correction by a qualified electrical contractor.

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

| I | NI | NP | D |
|---|---|---|---|


B. Item 6(Picture)

(5) A ceiling fan in the den was inoperable during the inspection. Inoperable ceiling fans are a nuisance and any inoperable electrical component is a safety concern. I recommend further review and correction by a qualified electrical contractor.

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

| I | NI | NP | D |
|---|---|---|---|

B. Item 7(Picture)

B. Item 8(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

| I | NI | NP | D |
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## III. Heating, Ventilation and Air Conditioning Systems

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

☐ ☐ ☐ ☑ **A. Heating Equipment**

**Heat Type:** Natural Gas furnace

**Energy Source:** Natural gas

**Number of Heat Systems (excluding wood):** Three

**Heat System Brand:** CARRIER, LENNOX, NORDYNE

Comments:

(1) The furnace located in the closet of the den operated as desired during the inspection; however, it is aged, dusty/dirty and does not appear to have been serviced in some time. Furnace maintenance is an important part of the efficient operation of a warm-air heating system and should never be neglected. Dust and dirt limit the performance of the furnace causing it to consume additional energy to maintain a set temperature. Maintaining a furnace includes cleaning and/or replacing the air filter on a regular basis. This furnace may be functioning beyond its normal lifespan. Furnaces should be periodically serviced by a qualified technician and a maintenance schedule should be posted near the furnace that includes dates of service, maintenance comments, repairs performed, etc. I recommend this unit be further reviewed, serviced and certified by a qualified HVAC contractor.

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

| I | NI | NP | D |
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A. Item 1(Picture)

A. Item 2(Picture)

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

| I | NI | NP | D |
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A. Item 3(Picture)

A. Item 4(Picture)

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

| I | NI | NP | D |
|---|---|---|---|

A. Item 5(Picture)

(2) The furnace located in the lower attic operated as desired during the inspection; however, it is dusty/ dirty and does not appear to have been serviced in some time. Furnace maintenance is an important part of the efficient operation of a warm-air heating system and should never be neglected. Dust and dirt limit the performance of the furnace causing it to consume additional energy to maintain a set temperature. Maintaining a furnace includes cleaning and/or replacing the air filter on a regular basis. Furnaces should be periodically serviced by a qualified technician and a maintenance schedule should be posted near the furnace that includes dates of service, maintenance comments, repairs performed, etc. I recommend this unit be further reviewed, serviced and certified by a qualified HVAC contractor.

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

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A. Item 6(Picture)

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

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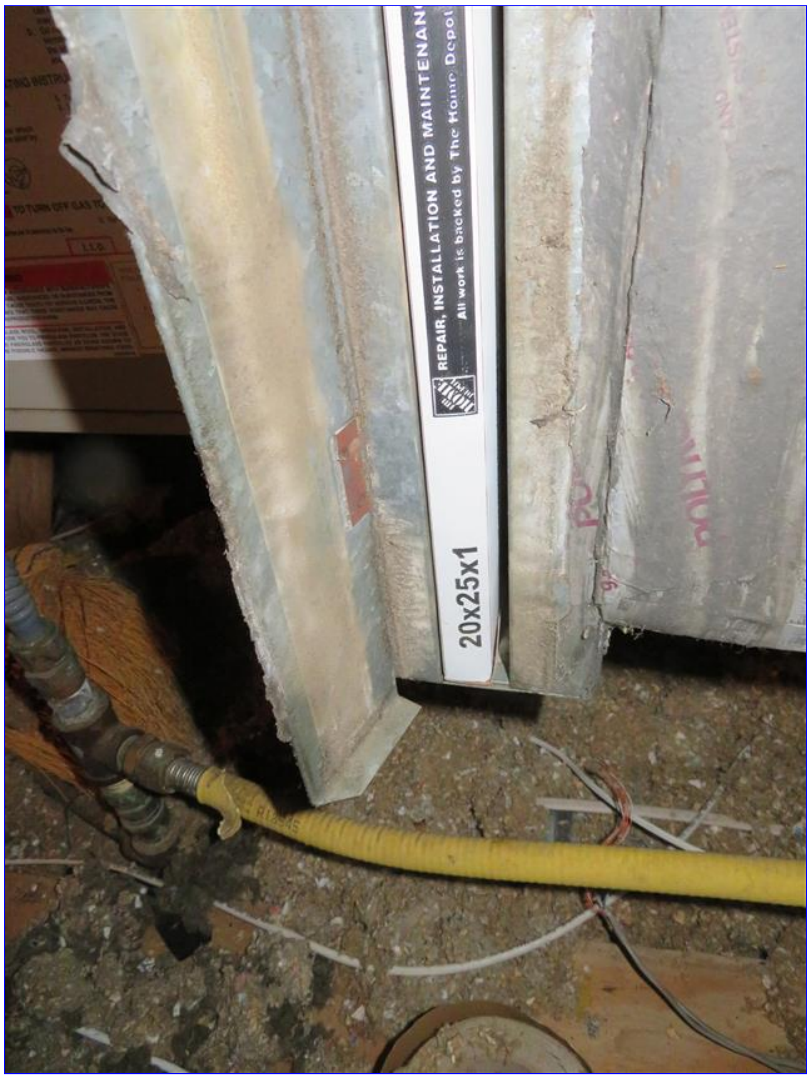


A. Item 7(Picture)

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

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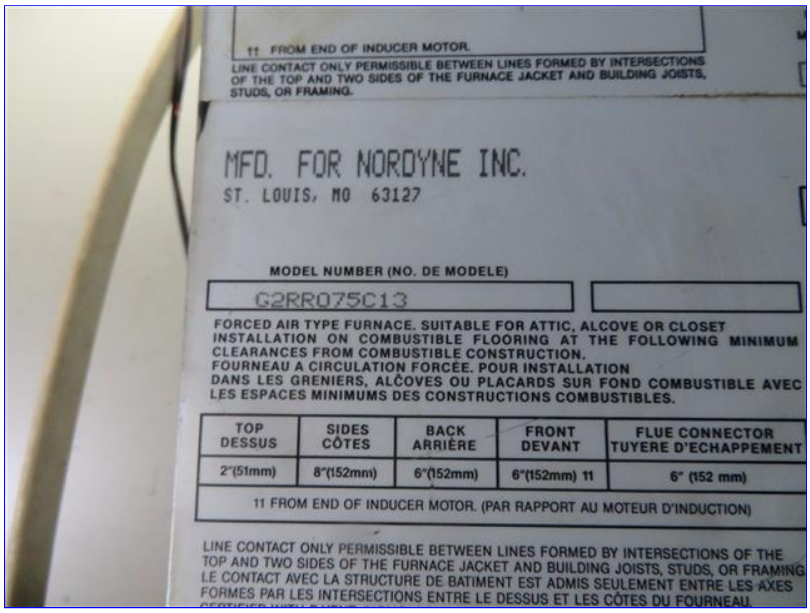
A. Item 8(Picture)




A. Item 9(Picture)

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

| I | NI | NP | D |
|---|---|---|---|

A. Item 10(Picture)

☐ ☐ ☐ ☑ **B. Cooling Equipment**

**Cooling Equipment Type:** Central air

**Cooling Equipment Energy Source:** Electricity

**Number of AC Only Units:** None

**Central Air Brand:** CARRIER, PAYNE

Comments:

There are three AC units servicing the home all appear to be aged and may be operating beyond their normal life expectancy. I was unable to operate the AC units because the outside air temperature was below 60 degrees. Operating AC units when the outside temperature is below 60 degrees can cause damage. Additionally, the insulation surrounding the suction lines on all the AC units is damaged and in some areas missing. The last compressor unit has its piping buried under soil. Damaged or missing foam insulation on the suction line causes the AC unit to consume additional energy to maintain the set temperature. The lack of proper insulation on the suction lines indicates the units have not been serviced in some time. I recommend further review and correction by a qualified HAVC contractor.

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

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B. Item 1(Picture)

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

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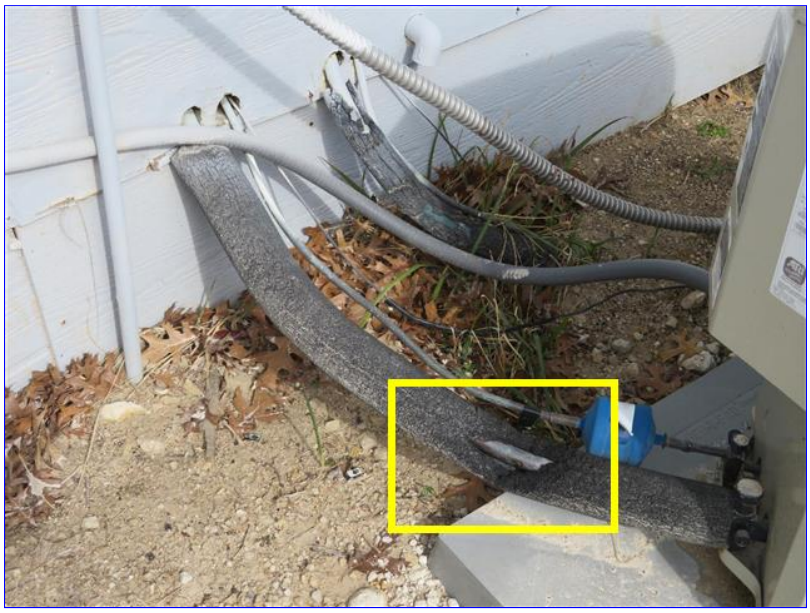

B. Item 2(Picture)

B. Item 3(Picture)

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

| I | NI | NP | D |
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B. Item 4(Picture)

B. Item 5(Picture)

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

| I | NI | NP | D |
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B. Item 6(Picture)

B. Item 7(Picture)

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

| I | NI | NP | D |
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B. Item 8(Picture)

B. Item 9(Picture)

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

| I | NI | NP | D |
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B. Item 10(Picture)

B. Item 11(Picture)

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

| I | NI | NP | D |
|---|---|---|---|


B. Item 12(Picture)

B. Item 13(Picture)

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

**Ductwork:** Insulated
**Filter Type:** Disposable
**Filter Size:** 20x25
Comments:

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

| I | NI | NP | D |
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## IV. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

☐ ☐ ☐ ☑ **A. Plumbing Supply, Distribution System and Fixtures**

**Water Source:** Public

**Water Filters:** None

**Plumbing Water Supply (into home):** Not visible

**Plumbing Water Distribution (inside home):** Copper, PVC

**Location of Water Meter:** Front yard

**Main water shut-off location:** Outside in the ground

**Static water pressure:**

Extra Info: 76 PSI

**Main fuel shut-off:** Located at gas meter outside

Comments:

A bracket that should be supporting the main gas line entering the home is unattached. Improperly supported gas supply lines can become damaged and leak natural gas. For safety reasons I recommend further review and correction by a qualified plumbing contractor.

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

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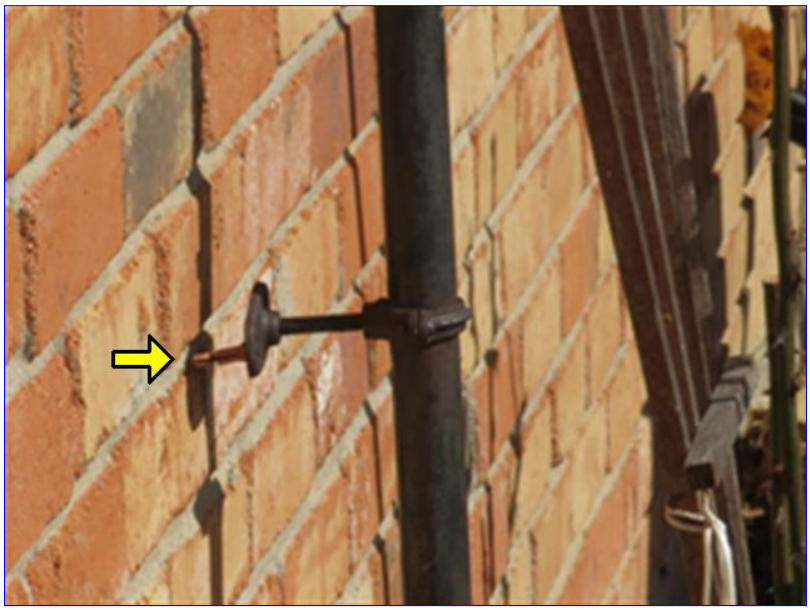

A. Item 1(Picture)

A. Item 2(Picture)

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

| I | NI | NP | D |
|---|---|---|---|

A. Item 3(Picture)

☑ ☐ ☐ ☐ **B. Drains, Waste and Vents**

**Washer Drain Size:** Not visible

**Plumbing Waste:** PVC

Comments:

☑ ☐ ☐ ☐ **C. Water Heating Equipment**

**Water Heater Power Source:** Electric

**Water Heater Capacity:**

Extra Info: Two units, 50 gallon capactiy each

**Water Heater Location:**

Extra Info: One in garage, one in upstairs closet

**WH Manufacturer:** BRADFORD-WHITE, WHIRLPOOL

Comments:

The water heaters do not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed electric water heaters such as this one. There were no leaks or drips at the T&P valve during inspection. If either water heater does begin to drip or leak, then a thermal expansion tank may be needed.

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

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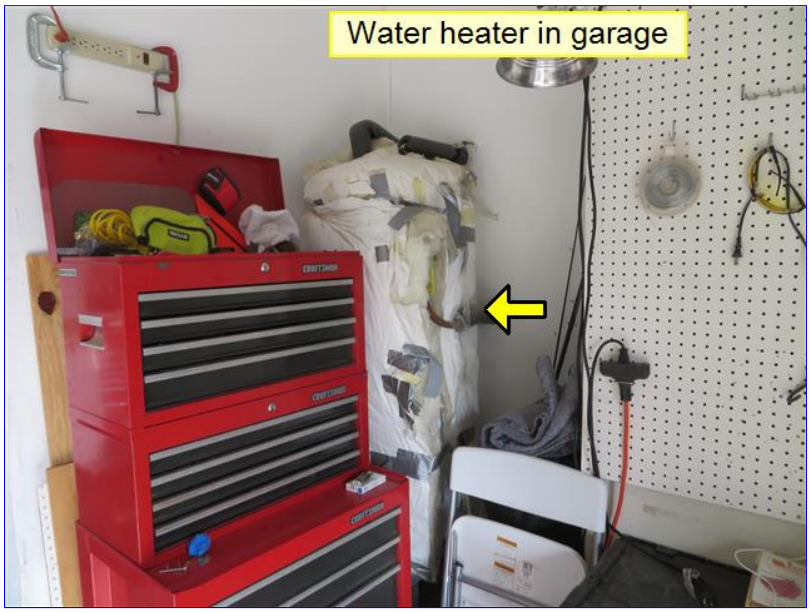


C. Item 1(Picture)

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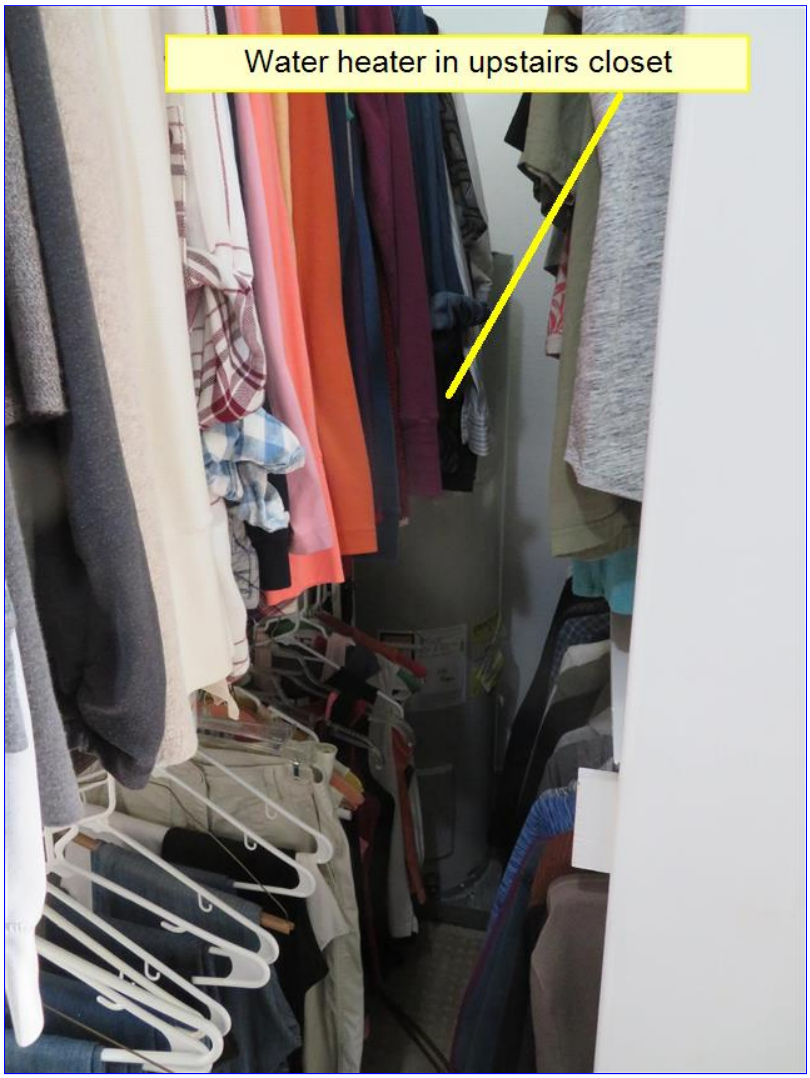


C. Item 2(Picture)

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

Comments:

There is no access to the pump and motor for the jetted tub. Without an access door it would be necessary to damage the sheetrock to access the pump and motor for servicing. I recommend further review and correction by a qualified contractor.

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

| I | NI | NP | D |
|---|---|---|---|


D. Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

| I | NI | NP | D | |
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## V. Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

☑ ☐ ☐ ☐ **A. Dishwasher**

**Dishwasher Brand:** FISHER AND PAYKEL

Comments:

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

**Disposer Brand:** UNKNOWN

Comments:

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust System**

**Exhaust/Range hood:** UNKNOWN BRAND

Comments:

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

**Range/Oven:** KENMORE

Comments:

☑ ☐ ☐ ☐ **E. Microwave Ovens**

**Built in Microwave:** PANASONIC

Comments:

☐ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and bathroom Heaters**

Comments:

There is no exhaust fan present in the downstairs hallway/guest bathroom. Proper ventilation helps prevent warm, moist air from causing damage or facilitating mold growth. The bathroom does have an operable window to help ventilate. If you find this does not provide adequate ventilation, I recommend further review and correction by a qualified HVAC contractor.

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

| I | NI | NP | D |
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F. Item 1(Picture)

F. Item 2(Picture)

☑ ☐ ☐ ☐ **G. Garage Door Operator(s)**

**Auto-opener Manufacturer:** LIFT-MASTER

**Garage Door Type:** One automatic

**Garage Door Material:** Metal

Comments:

The garage door was function; however, the metal door has minor denting. Again, the door functioned as intended. I recommend continued monitoring.

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

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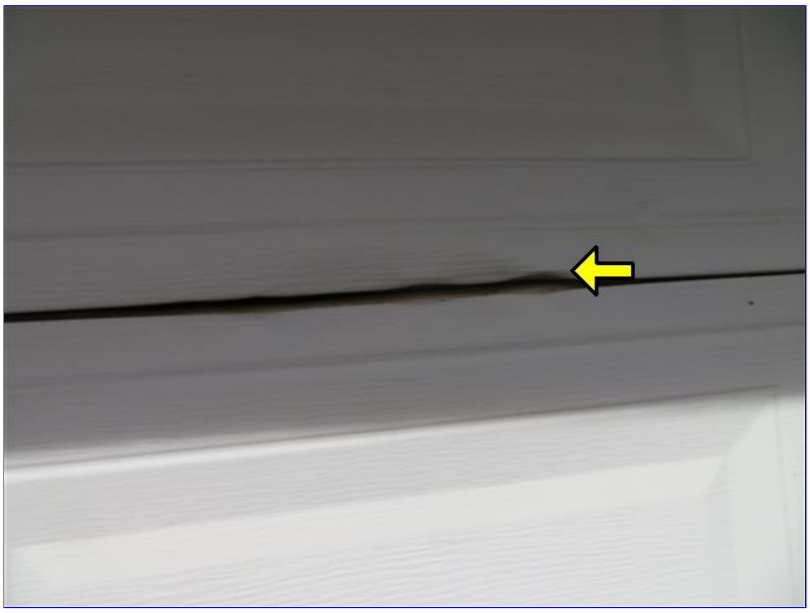

G. Item 1(Picture)

G. Item 2(Picture)

☑ ☐ ☐ ☐ **H. Dryer Exhaust System**

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

# General Summary

**SharpSight Home Inspections**

**817-807-8800**

**Customer**
Sample Report

**Address**
8686 Anywhere Dr.
Ft. Worth TX 76179

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affect the habitability of the dwelling;** or **present a safety or security hazard.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. **This Summary is not the entire report.** The complete report may include additional information of concern to the customer as well as photos and descriptions of the items on this General Summary. It is recommended that the customer **read the complete report.**

## I. Structural Systems

**Grading and Drainage**

**Deficient**

**1** (1) The grading located at the front of the home (driveway) is inverted or in other words the grading is angled back towards the home. Improper grading can allow water penetration that can cause subsequent damage including mold growth. Also, improper grading/draining can cause subsequent damage to the foundation. Grading should be pitched so that water runs away from the home. I recommend further review and correction by a qualified contractor.

**2** (2) The fire pit area at the back side of the home appears to be under construction. The bridge and digging have created tripping hazards. For safety reasons I recommend further review and correction by a qualified landscape contractor.

**3** (3) There are no gutters installed on the home. Gutters and drain lines properly direct rain water away from the structure. Pooling rain water can lead to moisture intrusion, mold growth, soil erosion and wood rot. I recommend further review and correction by a qualified guttering contractor.

**Roof Covering Materials**

**Deficient**

**4** (1) There are tree limbs scraping the roof covering above the garage. Tree limbs scraping on the roof's surface will cause damage to the shingles and can also cause damage to the siding of the home. I recommend a qualified handyman trim the tree limbs a minimum of 6 feet away from the home.

**Walls (Interior and Exterior)**

**Deficient**

**5** (1) The penetrations (holes) in the exterior wall that allow the AC components to enter/exit the home are not sealed. The gaps in the openings can allow moisture penetration that can cause subsequent damage. These openings can allow insects and pests who can also cause subsequent damage to enter the home. I recommend further review and correction by a qualified contractor or handyman.

**6** (2) The face of a few of the bricks surrounding the chimney have fallen away. Also, the mortar between some of the brickwork is deteriorated and could benefit from re-pointing (adding additional mortar). The bricks appear to be deteriorating due to age. Damaged brickwork and mortar could allow water penetration that could cause subsequent damage. I recommend further review and correction by a qualified contractor.

**Doors (Interior and Exterior)**

**Deficient**

**7** (1) The door leading to the garage and the door leading into the downstairs master suite are missing strike plates. A strike plate is a metal plate with a hole (or holes) cut out of it. The door strike is fastened, usually by screws, onto the frame of a doorway, and it is carefully aligned with the lockset in order to give the latch a place to sink into when the door closes. A missing strike plate could allow the door frame to become damaged. I recommend further review and correction by a qualified handyman.

**8** (2) The weather stripping around the front door is damaged. Damaged weather stripping allows conditioned air to escape the home causing AC units and furnaces to consume additional energy to maintain a set temperature. I recommend further review and correction by a qualified handyman or contractor.

**Windows**

**Deficient**

**9** (1) The window screen on the back side of the home is missing Missing window screens are a nuisance and limit the homeowners' ability to ventilate the home without offering access to pests and insects. I recommend further review and correction by a qualified window contractor or handyman.

**10** (2) Two windows in the upstairs master bedroom and two downstairs in the dining area would not remain in the open position. Windows that are inoperable are a nuisance. Windows that will fall after opening are a safety concern. I recommend further review and correction by a qualified window contractor.

**11** (3) The window located in the upstairs master suite has lost its seal allowing moisture to penetrate between the glass panes. Ineffective seals allow warm air to escape in the winter and cool air to escape in the summer, thus making furnaces and air conditioning units work harder and use more energy. I recommend further review and correction by a qualified window contractor.

**Fireplaces and Chimneys**

**Deficient**

**12** (1) The fireplace was full of ash during the inspection and the base of the fireplace was not visible for inspection. No obvious defects were observed; however, due to the inherent dangers posed by an improperly maintained fireplace and the limited nature of a general home inspection, I recommend a qualified fireplace contractor service the fireplace then review the safety and functionality of the fireplace, including a chimney inspection, prior to first use.

**13** (2) The gas fireplace did not operate during the inspection. Inoperable gas fireplaces are a nuisance and a safety concern. Additionally, the unit is dirty/dusty and has not been serviced in some time. All major gas fireplace manufacturers recommend an annual inspection and cleaning. Dust, dirt, and spiders can all infect and clog up the orifices and burner ports of your gas fireplace causing the unit to burn inefficiently or, worse yet, not at all. Loose or dirty wire connections also affect the operation of the unit. Gaskets wear out and can allow poisonous carbon monoxide to be dispersed into your home. An annual inspection, cleaning and adjustment of your gas fireplace is suggested to correct and prevent these problems. I recommend the unit be further reviewed and serviced by a qualified fireplace contractor.

**Porches, Balconies, Decks and Carports**

**Deficient**

**14** (1) I was unable to access and inspect the underside of the deck because it has a permanently attached lattice blocking entry.

**15** (2) The balusters all along the back deck are spaced to far apart. For safety reasons balusters should be installed vertically and no more than 4 inches apart. I recommend further review and correction by a qualified decking contractor.

**16** (3) The handrails on the back deck steps are lacking a graspable handrail. Graspable handrails are recommended in any area with more than three steps in order to prevent or interrupt trip, slip, and fall hazards. I recommend further review and correction by a qualified carpenter or handyman.

## II. Electrical Systems

**Service Entrance and Panels**

**Deficient**

**17** (1) The sub-electrical panel in the backyard is a Federal Pacific brand box. Federal Pacific Electric was a manufacturer of electrical breaker panels in many homes built during the 60's and 70's. Research has shown the breakers designed for use in the boxes have a high fail rate, which has led to hundreds of house fires nationwide. The problem is, they may appear to work fine for years, but can fail at any given time without notice.

Local building codes have outlawed installing the panels in new homes. Most codes do not even allow adding breakers to the existing boxes, instead requiring an additional breaker box for higher amperage circuits such as appliances. Many title companies are even requiring that they be replaced prior to sale.

Additionally, the sub-panel box is rusted, has loose conduit and is missing knockouts. For safety reasons I recommend further review and replacement of the distribution panel by a qualified electrical contractor.

**18** (2) The main electrical panel is located in the closet of the downstairs master suite. For safety reasons current construction practices would prohibit installation of a main electrical panel in a bedroom closet. Additionally, the main electrical panel is a Sylvania - Zinsco brand panel. Zinsco Panels. Zinsco or GTE-Sylvania panels were popular electrical panels installed in homes throughout the 1970s. Zinsco is now defunct, but many homes still have these panels. Zinsco panels can fail when the circuit breakers inside melt to the main 'bus bar'. I recommend further review and correction by a qualified electrical contractor.

**Branch Circuits, Connected Devices and Fixtures**

**Deficient**

**19** (1) The water resistant cover on an electrical receptacle at the back deck is damaged and will not remain closed. For safety reasons exterior electrical receptacles should have properly working water resistant covers. I recommend further review and correction by a qualified electrical contractor.

**20** (2) The exterior and garage electrical receptacles are not GFCI protected. A GFCI circuit has a sensor inside that detects changes in current to the appliance connected to it (such as a toaster or blow dryer) by comparing the current flow TO the appliance and the current flow FROM the appliance. If there is a potentially dangerous drop off in the current then the GFCI turns off all power by tripping a relay in less than one second.

For additional protection, I suggest GFCI receptacles be installed in the garage and exterior outlets. If installed properly a GFCI can save a homeowner's life. I recommend further review and correction by a qualified electrical contractor.

**21** (3) There is an extension cord being used as permanent electrical wiring in the garage. Extension cords are meant to be used as a temporary means to extend power where it is needed and should never be extended between floors or walls. I recommend further review and correction by a qualified electrical contractor.

**22** (4) The garage door opener is plugged into an electrical receptacle added to the light fixture. Typically, power to a garage door operating unit is supplied through a dedicated plug and circuit. I recommend further review and correction by a qualified electrical contractor.

**23** (5) A ceiling fan in the den was inoperable during the inspection. Inoperable ceiling fans are a nuisance and any inoperable electrical component is a safety concern. I recommend further review and correction by a qualified electrical contractor.

## III. Heating, Ventilation and Air Conditioning Systems

**Heating Equipment**

**Deficient**

**24** (1) The furnace located in the closet of the den operated as desired during the inspection; however, it is aged, dusty/dirty and does not appear to have been serviced in some time. Furnace maintenance is an important part of the efficient operation of a warm-air heating system and should never be neglected. Dust and dirt limit the performance of the furnace causing it to consume additional energy to maintain a set temperature. Maintaining a furnace includes cleaning and/or replacing the air filter on a regular basis. This furnace may be functioning beyond its normal lifespan. Furnaces should be periodically serviced by a qualified technician and a maintenance schedule should be posted near the furnace that includes dates of service, maintenance comments, repairs performed, etc. I recommend this unit be further reviewed, serviced and certified by a qualified HVAC contractor.

**25** (2) The furnace located in the lower attic operated as desired during the inspection; however, it is dusty/dirty and does not appear to have been serviced in some time. Furnace maintenance is an important part of the efficient operation of a warm-air heating system and should never be neglected. Dust and dirt limit the performance of the furnace causing it to consume additional energy to maintain a set temperature. Maintaining a furnace includes cleaning and/or replacing the air filter on a regular basis. Furnaces should be periodically serviced by a qualified technician and a maintenance schedule should be posted near the furnace that includes dates of service, maintenance comments, repairs performed, etc. I recommend this unit be further reviewed, serviced and certified by a qualified HVAC contractor.

**Cooling Equipment**

**Deficient**

**26** There are three AC units servicing the home all appear to be aged and may be operating beyond their normal life expectancy. I was unable to operate the AC units because the outside air temperature was below 60 degrees. Operating AC units when the outside temperature is below 60 degrees can cause damage. Additionally, the insulation surrounding the suction lines on all the AC units is damaged and in some areas missing. The last compressor unit has its piping buried under soil. Damaged or missing foam insulation on the suction line causes the AC unit to consume additional energy to maintain the set temperature. The lack of proper insulation on the suction lines indicates the units have not been serviced in some time. I recommend further review and correction by a qualified HAVC contractor.

## IV. Plumbing System

**Plumbing Supply, Distribution System and Fixtures**

**Deficient**

**27** A bracket that should be supporting the main gas line entering the home is unattached. Improperly supported gas supply lines can become damaged and leak natural gas. For safety reasons I recommend further review and correction by a qualified plumbing contractor.

**Hydro-Massage Therapy Equipment**

**Deficient**

**28** There is no access to the pump and motor for the jetted tub. Without an access door it would be necessary to damage the sheetrock to access the pump and motor for servicing. I recommend further review and correction by a qualified contractor.

## V. Appliances

**Mechanical Exhaust Vents and bathroom Heaters**

**Deficient**

**29** There is no exhaust fan present in the downstairs hallway/guest bathroom. Proper ventilation helps prevent warm, moist air from causing damage or facilitating mold growth. The bathroom does have an operable window to help ventilate. If you find this does not provide adequate ventilation, I recommend further review and correction by a qualified HVAC contractor.

Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# INVOICE

**SharpSight Home Inspections**
**817-807-8800**
**Inspected By: Joe Loyd**

**Inspection Date:** 2/24/2019
**Report ID:**

| **Customer Info:** | **Inspection Property:** |
|---|---|
| Sample Report<br><br>**Customer's Real Estate Professional:** | 8686 Anywhere Dr.<br>Ft. Worth TX 76179 |

**Inspection Fee:**

| Service | Price | Amount | Sub-Total |
|---|---|---|---|
| Home Inspection | 325.00 | 1 | 325.00 |

**Tax $**0.00
**Total Price $**325.00

**Payment Method:**
**Payment Status:**
**Note:**