



TREC REI 7-5

Sample Report
TX 12345



Inspector

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Professional Home Inspector TREC #25023

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PROPERTY INSPECTION REPORT

Prepared For: _____
(Name of Clients)

Concerning: Sample Report, TX 12345
(Address or Other Identification of Inspected Property)

By: Junior Darsan - Professional Home Inspector TREC #25023 09/17/2021 10:00
(Name and License Number of Inspector) am (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

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

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Additional Information:

Note: A home inspection involves a visual inspection of several systems of a house. It is not intended to be a exhaustive process but will undoubtedly highlight deficiencies and issues in need of attention. Should you require an in-depth analysis of any deficiency outlined in the report, it is advisable that an appropriately qualified and licensed professional be consulted.

The photos provided in this report SHOULD NOT be considered representative of the "only" -or- "most significant" items in the report. Photos are provided as a visual reference point to items outlined in the report.

Any deficiencies reported are the buyer's responsibility to obtain additional reviews and evaluations by a certified technician prior to the end of the option period. Additional investigations from qualified technicians may lead to additional discoveries or deficiencies that may not be visible or accessible at the time of the inspection and may require additional repairs or costs. Failure to address these

Report Identification: Sample Report, TX 12345 - September 17, 2021

deficiencies may lead to additional costs in the future. It is not the responsibility of the inspector to provide these additional evaluations or to verify that these evaluations/repairs have been made.

Note: Any directions given in the report are referenced from the street facing the house.

In Attendance: Buyer

Occupancy: Vacant

Style: Contemporary

Temperature (approximate): 82 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Clear, Dry, Hot

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

Foundation Performance:

Note: As part of the inspection process, an opinion on the performance of the foundation is mandatory. The client should understand that inspectors are not structural engineers. The client should have an engineer give an evaluation if any concerns exist about the potential for future movement. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Where the face of the foundation is covered / obstructed, those sections of the foundation cannot be inspected.

At the time of inspection, the foundation appeared to be performing the function for which it was designed. There was no evidence of excessive movement or structural failure. Doors and windows generally fit properly in their frames and opened and closed freely. There were no visible signs of racking or twisting in the visible roof framing and the fascia corners were tight.

Note: Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Since the variation of the moisture content of the foundation soil is probably the most significant factor contributing to potential foundation movement, a proper lawn maintenance program will aid in minimizing foundation problems in the future. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

Note: No warranty against future movement can be made. The inspector can only provide an opinion of foundation conditions based on visible findings at the time of the inspection. Detailed evaluation of foundation performance requires special knowledge, research and tools, which beyond the scope of a home inspection inspection.

1: Foundation Cracks - Minor

🔴 **Recommendation**

Minor cracking was noted at the foundation on both sides of the main garage. These cracks appear to be cold joints which occurs when concrete is poured at two different times.

[Here is an informational article](#) on foundation cracks.

Recommendation: Contact a qualified professional.



2: Corner Cracks

🔵 **Maintenance Item**

There are cracks at the left front corner of the foundation. Corner cracks are commonly found on slab foundations. They are generally cosmetic in nature. However, they may require minor repair to prevent water and pest penetration.

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

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Recommendation: Contact a qualified professional.



3: Slab Not Visible

➡Recommendation

The right side and rear porch patio areas were tiled and prevented those sections of the slab foundation from being observed. The inspector cannot verify the condition of the foundation in areas not visible.

Recommendation: Contact a qualified professional.



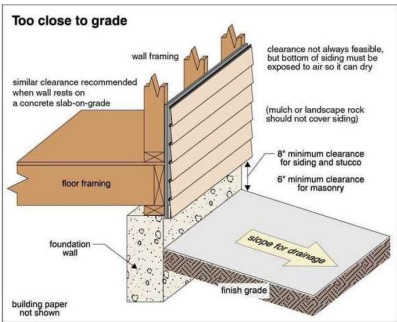
☒ ☐ ☐ ☒

B. Grading and Drainage

Grading and Drainage:

Proper drainage is defined as grass and landscaping in place to move water away from foundation and have no low spots to allow pooling next to foundation. The grading should promote the flow of storm water away from the house and off the lot. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least 4-6 inches of clearance should be maintained between soil level and the top of the foundation walls.

At the time of the inspection, there was no evidence of water ponding adjacent to the foundation or home.



1: High Soil

➡Recommendation

There is high soil at the right side of the home behind the fence area to the rear corner of the foundation.

This can allow water and pest to penetration into the home.

Recommendation: Contact a qualified professional.

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2: Negative Grading

⚠️ Recommendation

Grading is sloping towards the home at the back wall, near the rear patio. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation: Contact a qualified landscaping contractor



Back wall

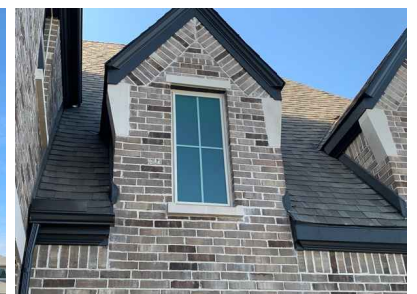


Back wall

☒ ☐ ☐ ☒

C. Roof Covering Materials

Types of Roof Covering: Asphalt



Roof Section Over Garage

Over Garage

Roof Inspection:

This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations.

If any concern exists about the roof covering life expectancy or the potential future problems, a roofing specialist should be consulted.

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Note: A home inspector is not a roofing expert. We recommend that a professional roofing contractor evaluate all roof covering materials and inspect all roof penetrations to ensure no leakage is occurring and that proper sealing of all roof penetrations is achieved.

Roof Inspection Limitations: Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather and/or other safety concerns. The under-layment cannot be inspected if shingles are properly secured to the roof.

Weather conditions (wind, hail, extreme temperatures, etc.) affect all roofing materials day to day. Periodic observation but the homeowners is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

NOTE: The limited visual inspection is not a certification or warranty, expressed or implied, that the roofing surfaces will not leak. Simply viewing a roof surface from any angle cannot determine if it leaks or not. We would have no knowledge if this roof leaks under a limited visual inspection. We recommend that you view (or ask for) any disclosure form or statement to see if any repairs may have been made to this roof which might indicate past or continual problems. In the case of a fairly new roof, ask for a copy of the contractor's and manufacturer's warranty to see if any warranty can be transferred. The TREC Standard of Practice for property inspections is not designed for the purpose of underwriting or insurability.

1: Damaged Coverings

🚩Recommendation

Roofing shingle and flashings on the small roofing sections over upper front windows were missing.

Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



2: Improper Installation

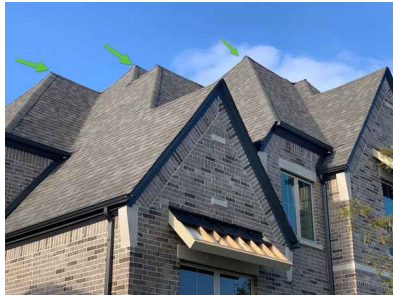
🚩Recommendation

The ends of each ridge section of the roof was over projecting. This shingle overhang may be more easily lifted off by high winds. Recommend evaluation and repair by a qualified roofing contractor.

Recommendation: Contact a qualified professional.

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Left Front Side View

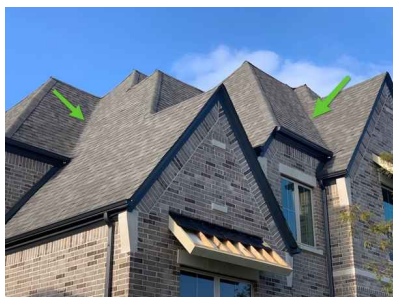
3: Improper Valley Cut

Recommendation

At more than one location, the valley-cuts were not done on the correct side of the roof. Valley cuts should be done on the steeper or larger section of roof so that water does not penetrate under the shingles of the lower slope sections.

Recommend evaluation by a qualified roofing contractor.

Recommendation: Contact a qualified professional.



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

Viewed From: Attic

Approximate Average Depth of Insulation: 12"-16" R-value -
The attic insulation observed was fiberglass batt and loose fill.

Baffles are installed in the attic next to soffit vents. Baffles ensure proper airflow into your attic space. Baffles prevent vents from getting clogged by insulation and ensure a clear channel for outside air to move into the attic through soffit vents.



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Baffles in attic

Comments:

1: Access to Attic Equipment

➡Recommendation

There is inadequate access to the attic equipment. The top of the attic stairs should have a 36"x36" minimum landing.

Recommendation: Contact a qualified professional.



2: Attic/Roof Support

➡Recommendation

There were several areas of the roof support framing that were inadequately fastened. Several joints were not cut at the correct angles to make a secure connection to other framing members.

Recommend a qualified contractor evaluate and repair.

Recommendation: Contact a qualified professional.

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

Comments:

Note: If the home is occupied, not all walls are visible during inspection for review due to furniture or storage obstructions.

Gaps in Wall:

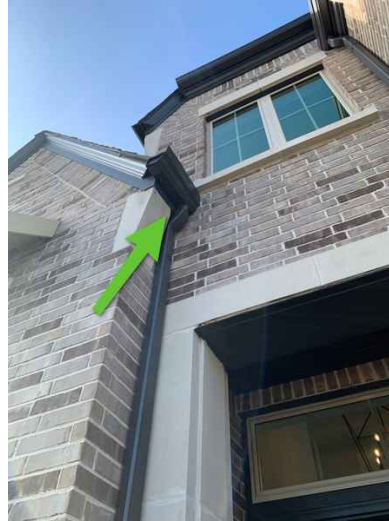
There are several locations where gaps in the exterior walls were observed. Recommend repairs by a qualified contractor.

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

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Over left side of front door



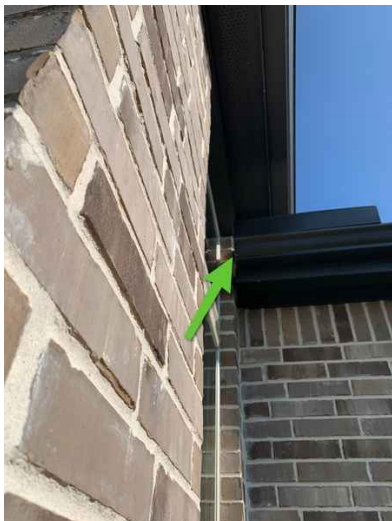
A/C line penetrations into home



A/C line penetrations into home



Over right side patio window



Rear patio roof



1: Cracks - Minor

➡ Recommendation

Minor cracking was observed in front wall structure. I recommend recommend monitoring.

I	NI	NP	D
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Recommendation: Recommended DIY Project

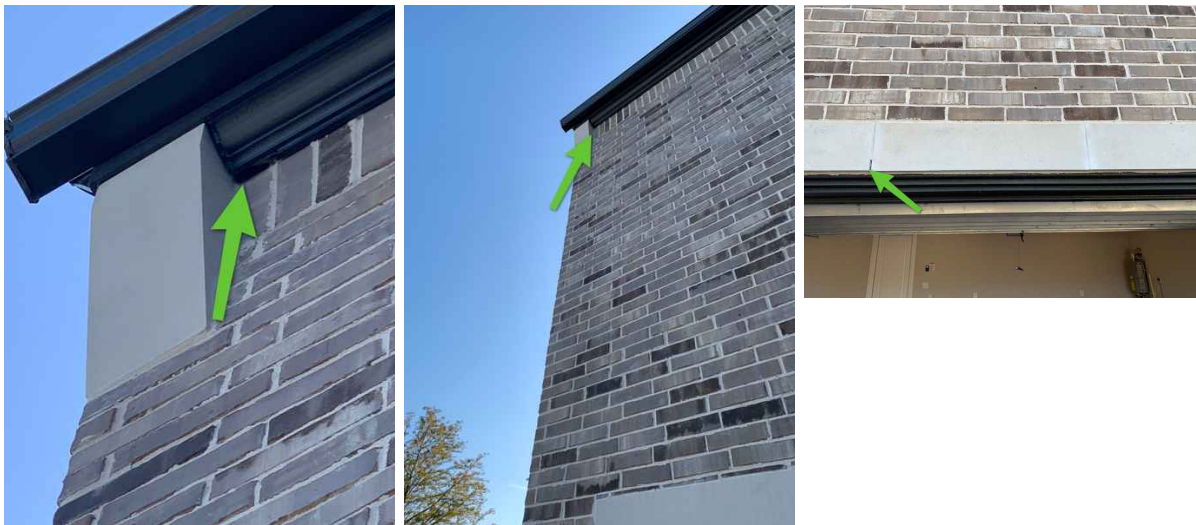


2: Caulking Missing/Gaps

➔Recommendation

There are several areas with missing or gaps in caulking. Recommend repair by a qualified contractor.

Recommendation: Contact a qualified professional.



Roof over single car garage



Right side garage coach light

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A/C line cover plate



Left side window

3: Expansion Joint Caulking

🔴Recommendation

There are areas with deteriorated/ missing caulking in the expansion joint on the left side of the house. This can permit entry of moisture ad pest into the house.

Recommend repair by a qualified contractor.

Recommendation: Contact a qualified professional.



Left side wall

4: Exterior Brick/Stone Veneer Cracks

🔴Recommendation

There were minor cracks observed in the stone work on the wall above the right garage door. Recommend repair by a qualified contractor.

Recommendation: Contact a qualified professional.

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Above Garage Door

5: Grout Missing

➡ Recommendation

There are several areas where there was inadequate/missing grout. This can allow moisture penetration and pest entry into the home.

Recommend repair by a qualified contractor.

Recommendation: Contact a qualified professional.



Right side main entry door



Over Front Window



Right side patio door



Right side patio door

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Corner wall at rear patio

6: Pest Infestation

➡Recommendation

Pest were observed entering the weep hole at the left rear side wall.

Recommend a qualified pest professional evaluate and remedy.

Recommendation: Contact a qualified professional.



Left rear side

7: Non-absorbent Surface Missing

➡Recommendation

Absorbent surfaces at the back of all pedestal sinks. Splashing of water while using sinks may lead to deterioration of the absorbent wall. It is recommended that a non-absorbent surface be installed.

Recommendation: Contact a qualified professional.



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☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

Note: If the home is occupied, not all walls are visible during inspection for review due to furniture or storage obstructions.

1: Ceiling - Minor Damage

➡ **Recommendation**

Minor damage or deterioration to the ceiling was observed in the single car garage at the time of the inspection.

Recommend repair by a qualified contractor.

Recommendation: Contact a qualified drywall contractor.



Garage one car

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

Comments:

1: Missing Caulking

➡ **Recommendation**

There were areas of missing/inadequate caulking at the front entry door corners.

Recommend repair by a qualified contractor.

Recommendation: Contact a qualified professional.



Front door



Front door

☒ ☐ ☐ ☒ **H. Windows**

Comments:

I	NI	NP	D
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The home was equipped with high efficiency double pane windows. None of the window seals appeared to be broken at the time of the inspection.

1: Damaged
🔴Recommendation

One window had rust stains, but are operational. Recommend a window professional clean, lubricate & adjust as necessary.

Recommendation: Contact a qualified window repair/installation contractor.



Right side patio



Right side patio

2: Inadequate Window Caulking
🔴Recommendation

There were gaps in the window caulking around several windows at the time of the inspection.

Recommend repair by a qualified contractor.

Recommendation: Contact a qualified professional.



Right side coach light at right patio



Right side window

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Master

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

Comments:

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

Comments:

Note: The majority of the chimney flue cannot be inspected. It was inspected from the damper opening only. On a direct vent fireplace, the vent could not be inspected.

Recommendation: As a precautionary measure, I recommend servicing and cleaning the chimney and fireplace prior to use.

House had a Natural Gas Fireplace which was functional at the time of the inspection.



Gas Shut-off for Fireplace

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

Comments:

Note: Structural load capabilities are not part of the home inspection.

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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Comments:

Panel Brand: Siemens

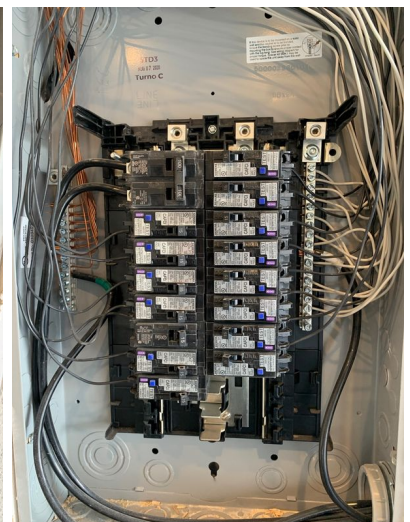
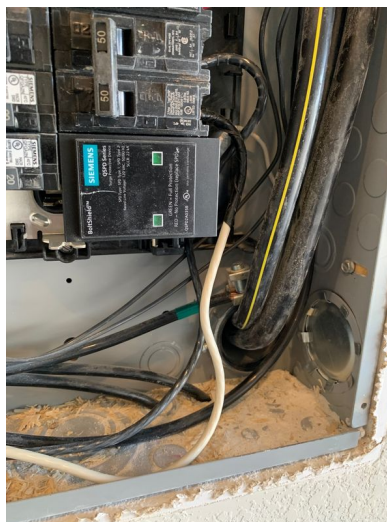
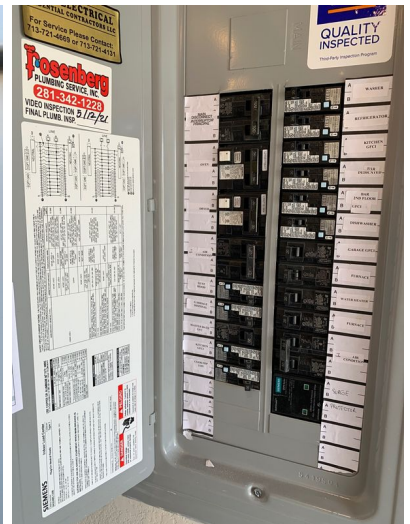
Service Size: 200 Amps

Wire Type: Aluminium

Main Service Disconnect located on the right external wall.

Sub-panels located in the main garage.

Note: Unable to inspect underground services and the depth of the ground rods. Any panel covers that are not reasonably accessible due to shrubs, storage etc. as determined by the inspector may not be removed for safety or accessibility reasons.



1: No Antioxidant Grease on Aluminium Wires

🚫 Recommendation

Aluminium wiring should be installed with anti-oxidant grease to prevent oxidation of the wires and loosening at the terminals.

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Terminals screws on service wires not tightened enough.

Recommendation: Contact a qualified professional.

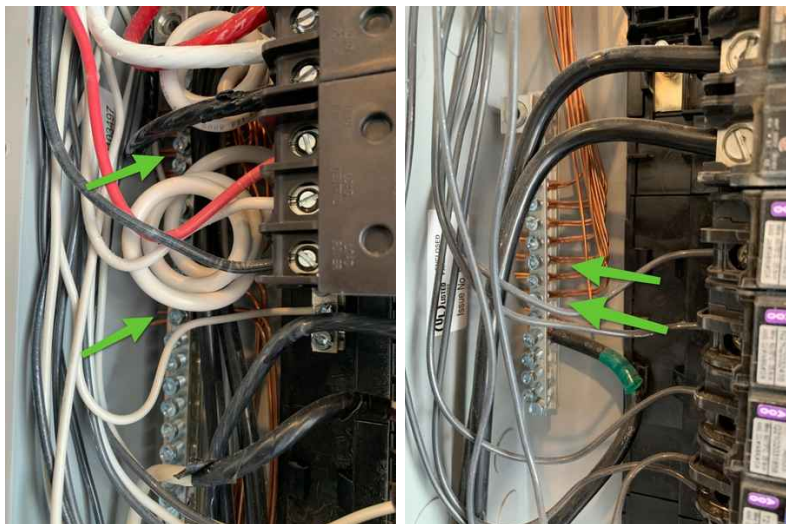


2: Double Tapping

➡Recommendation

Double tapping was observed on the ground bus of the sub-panels. While this may be a common practice, there is room on the bus bar for each wire to be individually grounded. This would reduce the possibility of having any ground wire loosely connected, therefore reducing the possibility for any circuit to not have proper grounding protection.

Recommendation: Contact a qualified professional.



3: Service Terminals

⚠Safety Hazard

Service terminal screws not tightened. Slack service connections can lead to heating and fire risk. Terminal screws should be tightened until flush.

Recommendation: Contact a qualified professional.

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4: Service Terminal Caps

▲Safety Hazard

A non-conductive plastic cap/cover should be installed over the hot service terminal connections. The absence of this protective cover presents an electrocution and fire risk.

Recommendation: Contact a qualified professional.



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

Comments:

Note: Current building standards require arc fault protection (AFCI) in the family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreations rooms, closets, hallways, or similar rooms or areas.

Current building standards require ground fault protection (GFCI) in all wet locations (e.g. bathrooms, kitchen, garage and outlets on external walls).

NOTE: Not all outlets are accessible for inspection. Only outlets that are readily accessible are tested. Outlets behind furniture or storage, or high up on ceilings or soffits, that are not accessible were not tested.

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GFCI reset switch located in master bathroom



Master

1: Open Junction Box

⚠️ Safety Hazard

Open junction box observed under the kitchen sink. This is a possible electrocution and fire risk. A cover should be immediately installed over this box.

Recommendation: Contact a qualified electrical contractor.



2: No Bonding on Gas Meter

⚠️ Recommendation

The gas meter is not visibly bonded to the remainder of the electrical system. The unit may be bonded at a point later in the line / system. However, the clamp and bond wire are required to be in a location that is visible and accessible for inspection. I did not locate a bonding clamp or wire on the gas meter at the time of the inspection.

Recommendation: Contact a qualified professional.

3: Exposed Bare Bulb

⚠️ Recommendation

Light in attic was missing a light fixture cover.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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4: Poor Bonding on Gas Line

➔Recommendation

There is evidence of poor bonding on the main gas line on the right side of the house. The rusting on the gas line prevents a proper connection to the grounding clamp and reduces effective bonding. This area should be properly cleaned and the bonding clamp reattached.

Recommendation: Contact a qualified professional.



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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Gas-Fired Heat, Forced Air -

Both heating units were functional at the time of the inspection.

Attic



Right Unit

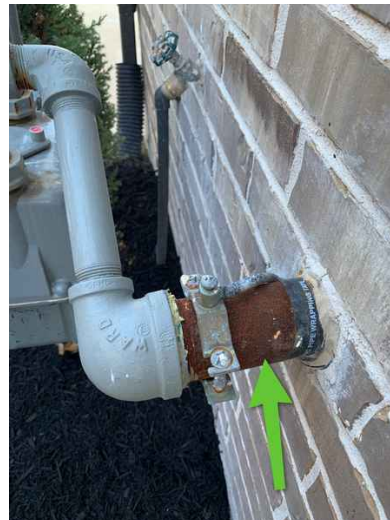


Left Unit

Energy Sources: Gas -

Gas Meter is located on the right exterior wall. Gas entry line into house appears to be rusting and should be painted with a rust resistant paint.

Right side exterior wall



Comments:

Note: Complete evaluation of gas fired furnace heat exchangers require dismantling and is beyond the scope of a home inspection.

Note: Heat pumps are not inspected when the outside temperature is above 70 degrees Fahrenheit.

The Heating equipment was functional at the time of inspection. No dismantling of the unit was preformed. There were no visible signs of rust or corrosion.

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I	NI	NP	D
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1: Rusty Gas Line

Recommendation

A section of the main gas line entering the home is rusted. This should be cleaned and painted with anti-corrosion or rust inhibiting paint.

Recommendation: Contact a qualified professional.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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B. Cooling Equipment

Type of Systems: Central Air Conditioner -

The Left A/C Unit is a Trane and manufactured 1/2021

The Right A/C Unit is a Trane manufactured 11/2021

Right Side



Left Unit



Right Unit

Comments:

Note: The inspector does not measure airflow or determine the adequacy of the system. Humidifiers, motorized dampers, electronic filters, and programmable thermostats are not inspected. The air conditioner system is not tested when outside ambient temperature is below 65 degrees Fahrenheit to avoid damage to the system.

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

I	NI	NP	D
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Note: The inspector is not required to program digital controls, check pressure or type of refrigerant, verify compatibility of components, verify accuracy of thermostats, determine adequacy of the system, or to determine uniformity of conditioned air to various parts of the home.

The cooling unit produced a temperature differential of 15.1 degrees F. Unit was operating within recommended cooling differential of 15 to 20 degrees F between supply and return air.



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

I	NI	NP	D
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1: Condensation Pan

➔Recommendation

There was moisture leaking from the left A/C unit onto the condensation unit. Recommend evaluation by a qualified HVAC contractor.

Recommendation: Contact a qualified professional.



2: Leaking Air

➔Recommendation

Air was observed to be leaking from the lie penetration points on the left A/C attic unit. Recommend evaluation and repair by a qualified HVAC contractor.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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☒ ☐ ☐ ☐ C. Duct System, Chases, and Vents
Comments:

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

I	NI	NP	D
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IV. PLUMBING SYSTEMS

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

Location of Water Meter: Exterior -

The static water pressure was 70 psi.

Front left side of the yard



Location of Main Water Supply Valve : Main Level

Left side exterior wall



Water Shut-Off Valve

Static Water Pressure Reading: 70 - 70

Comments:

1: Bathroom Enclosure Door Hazard

Recommendation

Bathroom door is in close proximity to the towel rack in the right front first floor bathroom. i recommend either a door stop to prevent to glass shower door hitting the towel rack, or relocating the towel rack.

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

I	NI	NP	D
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Recommendation: Contact a qualified professional.



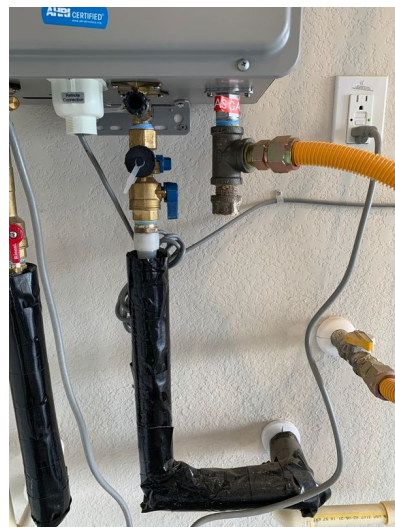
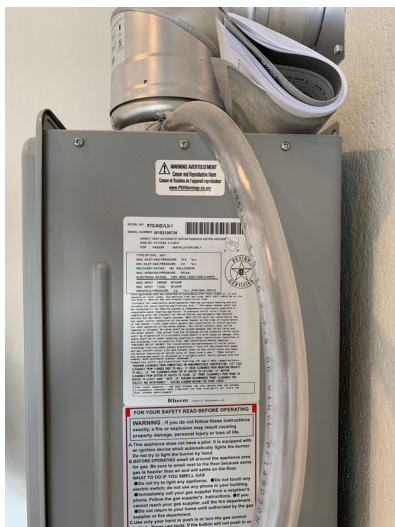
☒ ☐ ☐ ☐ **B. Drains, Wastes, & Vents**

Comments:

Note: Underground plumbing and drain clean-outs are not within the scope of this inspection. Broken pipes from tree roots or other causes cannot be found during a normal home inspection. A licensed plumber should be consulted for this kind of inspection.

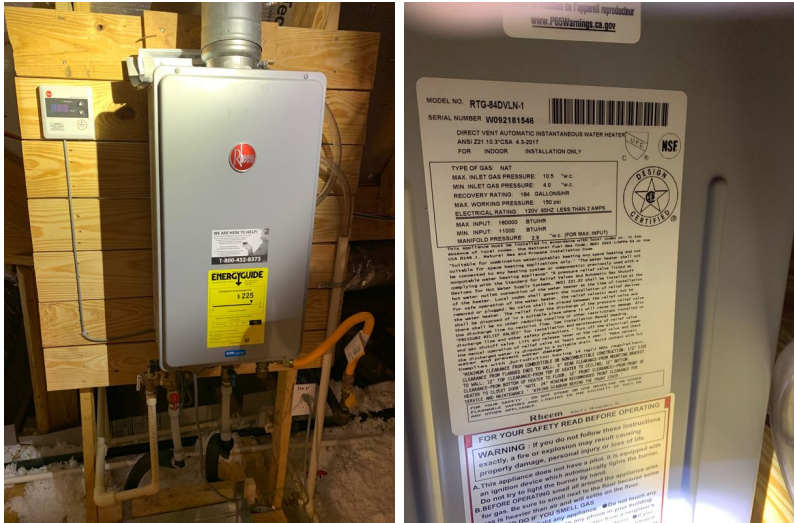
☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Gas



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

I	NI	NP	D
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Comments:
Note: The temperature/pressure relief valves are not tripped at the time of the inspection. The valves do not re-seat properly many times when they are operated which causes the valve to leak. Manufactures recommend valves older than three years be removed cleaned and inspected or replaced.

The water heating equipment was functional at the time of the inspection. Hot water temperatures ranged from to 121 to 129 degrees F. This was above the recommended temperature of 120 Degrees F. High hot water temperatures can cause scolding and burns particularly in small children. I recommend lowering the temperature setting on the water heater.



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

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

I	NI	NP	D
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V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:

The dishwasher was functional at the time of the inspection.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

The food waste disposer was functional at the time of the inspection. No excessive noise was heard, no leaking, and proper mounting of the unit was observed.



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

Comments:

The range hood and exhaust system was functional at the time of the inspection. No excessive noise was heard, and the unit was properly vented over the range.

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

Comments:

The range was functional at the time of the inspection. All burners lit properly.

The range gas shut-off valve is located in the right lower kitchen cabinet.



1: Electrical Oven Malfunction

⚠️ Safety Hazard

Both ovens tripped the 50Amp Breaker. Recommend immediate evaluation and repair by a qualified professional.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

The microwave oven was functional at the time of the inspection.

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

Comments:

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

The garage doors were functional at the time of the inspection. No excessive noise was heard from the garage openers and the doors and tracks appeared to be properly mounted. Both garage doors automatic reversing feature performed satisfactorily.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Note: The dryer vent pipe is not internally inspected and only viewed from the visible piping in the attic. This will not give the inspector the ability to determine if the vent is clogged or connected properly inside the walls.

Note: Regular cleaning of the dryer vent pipe is recommended to prevent an accumulation of lint. Lint build up will reduce the efficiency of the dryer and represents a potential fire hazard.

☒ ☐ ☐ ☐ **Kitchen Cabinets**

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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

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

Comments:

Note: The sprinkler system was not inspected for underground leaks or coverage.

There are sprinkler heads that do not pop up properly or are too low and do not properly clear the grass. The sprinkler heads may need to be raised / adjusted.

The irrigation backflow preventer is located on the left front exterior wall.



Left side wall

1: Sprinkler Head Adjustment

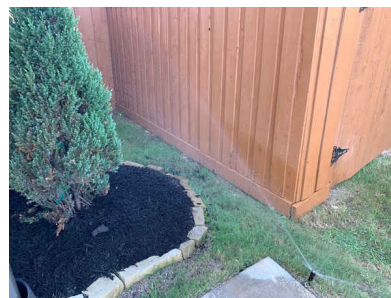
➡ **Recommendation**

Several sprinkler heads were spraying excessively onto walkways, fences and the exterior walls. Recommend repair by an irrigation contractor.

Recommendation: Contact a qualified professional.



Front walkway



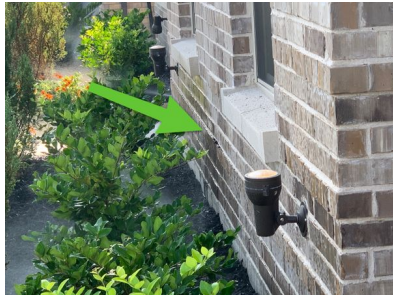
Right side



Main driveway

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

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Wetting front right side wall

2: Sprinkler Head Not Popping Up

🔴Recommendation

There are sprinkler heads that do not pop up properly or are too low and do not properly clear the grass.

The sprinkler heads may need to be raised / adjusted.

Recommendation: Contact a qualified professional.



3: Sprinkler Zone Not Working

🔴Recommendation

1 or more zones was observed to not be working. Recommend a qualified contractor check for voltage to bad zones.

Zone 6 was not coming on, not sure if it's actually connected to a watering zone.

Recommendation: Contact a qualified professional.

☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

☐ ☐ ☒ ☐ **C. Outbuildings**

Comments:

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

I	NI	NP	D
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OTHER

Notes:
Note: If the home is occupied, owner's belongings inside cabinets can conceal hidden damages.