



972-572-4500 \* 817-467-0213  
www.a-action.com / office@a-action.com



INSPECTED FOR  
**CLIENT NAME HERE**  
**Address**  
**City, TX 00000**

**July 21, 2021**

## PROPERTY INSPECTION REPORT

**Prepared For:** CLIENT NAME HERE

(Name of Client)

**Concerning:** Address, City, TX 00000

(Address or Other Identification of Inspected Property)

**By:** Brian Murphy, Lic #3948

(Name and License Number of Inspector)

07/21/2021

(Date)

(Name, License Number of Sponsoring Inspector)

### 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](http://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 REPORT 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. THE 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 any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or 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, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- the 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 licensees 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 requires 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.

**This confidential report is prepared exclusively for CLIENT NAME HERE on 07/21/2021.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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Inspection Time In: **1:30 pm** Time Out: **5 pm** Property was: **Occupied**  
Building Orientation (For Purpose Of This Report Front Faces): **West**  
Weather Conditions During Inspection: **Sunny**  
Outside temperature during inspection: **90 °+ Degrees**  
Parties present at inspection: **Owner – 1 Year Warranty Inspection, Jim Reinartz #24528**

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY CLIENT NAME HERE. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

**THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.**

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**SCOPE OF INSPECTION**

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

**GENERAL LIMITATIONS**

**The inspector is not required to:**

**(A) inspect:**

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

**(B) report:**

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

**(C) determine:**

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall “Chinese Drywall” or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

**(D) anticipate future events or conditions, including but not limited to:**

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;

(F) designate conditions as safe;

(G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;

(H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;

(I) verify sizing, efficiency, or adequacy of the ground surface drainage system;

(J) verify sizing, efficiency, or adequacy of the gutter and downspout system;

(K) operate recirculation or sump pumps;

(L) remedy conditions preventing inspection of any item;

(M) apply open flame or light a pilot to operate any appliance;

(N) turn on decommissioned equipment, systems or utility services; or

(O) provide repair cost estimates, recommendations, or re-inspection services.

**THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.**

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. ***This report is not to be used by or for any property and/or home warranty company.***

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

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I=Inspected

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D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

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### A. Foundations

*Type of Foundation(s):* Slab on Ground

*Comments:*

#### Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

**Notice:** This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.



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**B. Grading and Drainage**

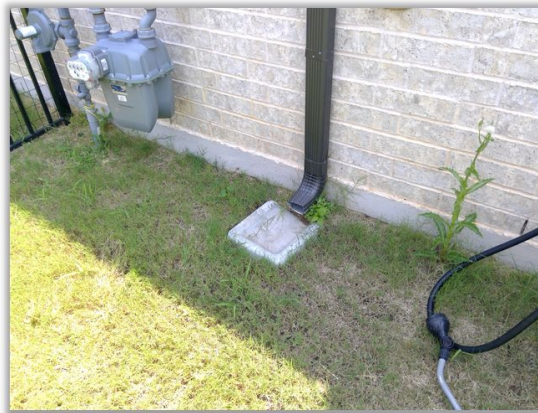
*Comments:*

**Grading & Drainage**

The grading and drainage around the foundation appears to be performing adequately on the day of this inspection. The grade around the foundation appears to be shedding water and achieving the operation, function or configuration relative to accepted industry standard practices.

**Gutter & Downspout System**

- **Note:** The gutter downspouts should discharge water at least thirty-six inches (36") away from the foundation perimeter beam. Storm water should be encouraged to flow away from the structure at the points of discharge.



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### C. Roof Covering Materials

*Type(s) of Roof Covering:* Composition

*Viewed From:* Walked on roof

*Comments:*

#### Roof Covering

All components appear to be performing adequately on the day of this inspection. The roofing material components appear to be shedding water and achieving the operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

#### Additional Observations and/or Comments:

- **Note:** High shingle fasteners (staples and/or nails) were observed in various locations.

#### Flashing Details

All components appear to be performing adequately on the day of this inspection. The roofing material components appear to be shedding water and achieving the operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



#### General Photos





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**Notice:** Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

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#### D. Roof Structures and Attics

*Viewed From:* From Interior of Attic

*Approximate Average Depth of Insulation:* 13+”

*Insulation Type:* Loose Filled & Batt or Blanket

*Description of Roof Structure:* Rafter Assembly

*Attic Accessibility:* Partial

*Comments:*

##### Roof Structure

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

##### Attic Ventilation

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

##### Attic Insulation

All components appear to be performing adequately at the time of this inspection.

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##### Upstairs Attic Ladder

All components appear to be performing adequately at the time of this inspection.

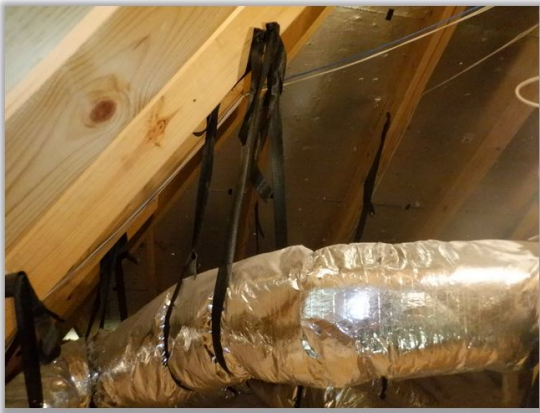
They are achieving an operation, function or configuration relative to accepted industry standard practices

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

with consideration of age and normal wear and tear from ordinary use.

**Downstairs Attic Ladder**

All components appear to be performing adequately at the time of this inspection. They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



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

*Comments:*

*Description of Exterior Cladding:* Brick Veneer and Fiber Cement Board

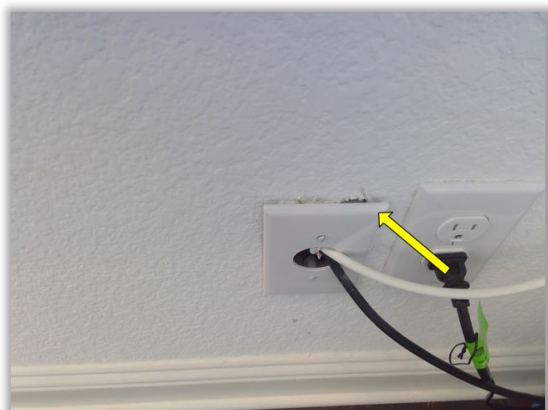
**Exterior Walls & Surfaces**

- Minor caulking improvements are recommended for the area between the exterior veneer and the upstairs front middle bedroom window frame. It is recommended to use an industry approved low-modulus elastomeric sealant.



**Interior Walls & Surfaces**

- The wall texture has some deterioration and/or damage in the music room.
- Wall surface damage was observed in the living room, stairway.



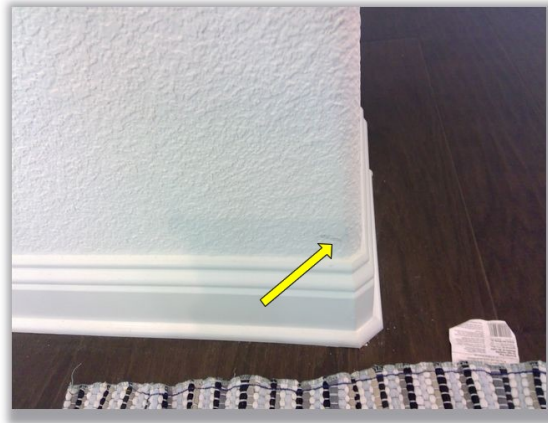
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**F. Ceilings and Floors**

*Comments:*

**Ceilings**

- Caulking improvements are needed at the master bedroom crown molding.



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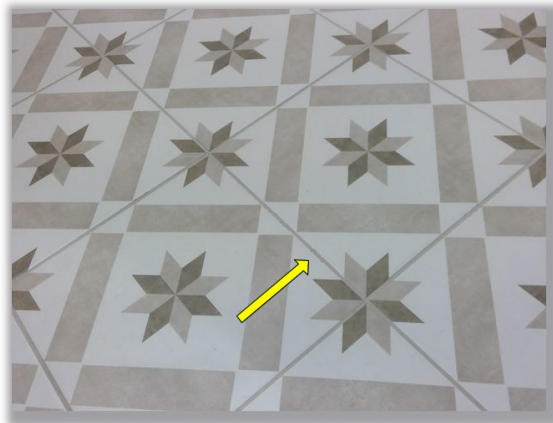
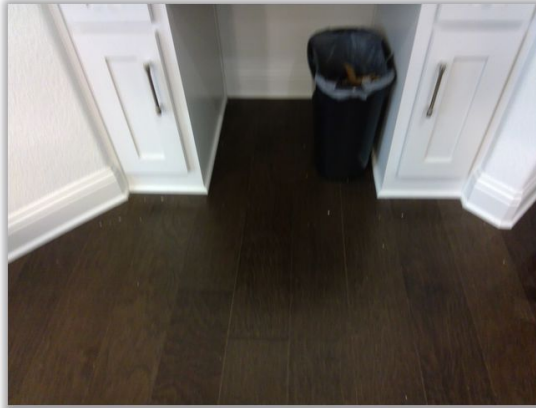
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#### Floors

- The wood flooring material in the kitchen area and music room was observed to be loose and tenting. This condition needs to be corrected.
- The floor tile(s) were observed to be cracked and/or damaged in half bathroom.





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

*Comments:*

**Exterior Doors**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Sliding Glass Door**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Double Overhead Garage Door**

- The stain on the exterior surfaces is thinning and the surfaces need to be re-stained.

**Single Overhead Garage Door**

- The stain on the exterior surfaces is thinning and the surfaces need to be re-stained.

**Interior Doors**

- The door has some surface damage to the music room.
- The door is sticking to the upstairs front corner bedroom.



**Both Garage Entry Doors**

- The garage entry door is not equipped with a self-closing device.

**International Residential Code for One & Two Family Dwellings**

**R302.5.1 Opening protection.** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches thick, or 20-minute fire-rated doors, equipped with a self-closing or automatic-closing device.

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**H. Windows**

*Comments:*

**Window Screens**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Windows**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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

*Comments:*

**Front Interior Stairway**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Back Interior Stairway**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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**J. Fireplaces and Chimneys**

*Comments:*

**Family Room Fireplace / Chimney**

All components were found to be performing and in satisfactory condition on the day of the inspection.



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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

**Porches**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Driveway**

All components were found to be performing and in satisfactory condition on the day of the inspection.

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## II. ELECTRICAL SYSTEMS

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### A. Service Entrance and Panels

*Comments:*

#### Panel Box

*Box Rating and/or Main Disconnect Rating: 200 amps*

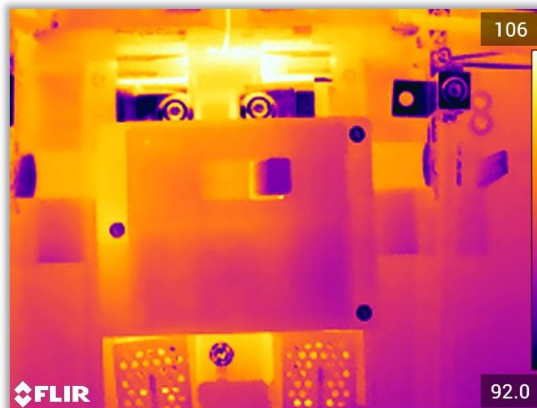
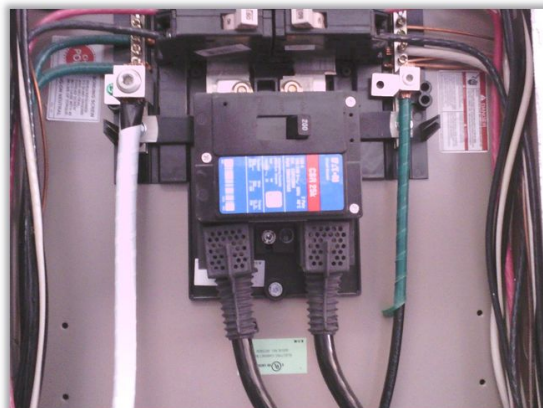
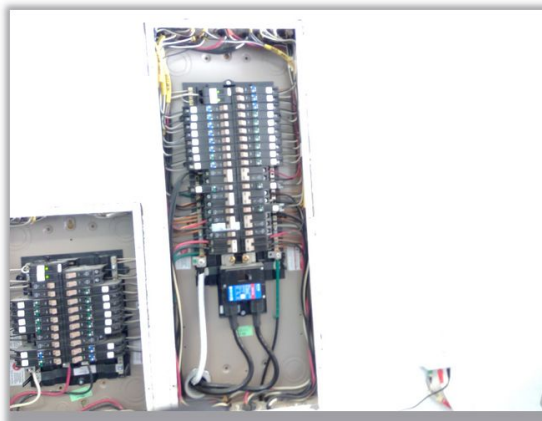
*Box Location: Garage*

*Cabinet Manufacturer: EATON*

*Branch Circuit Wire Type: Copper*

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



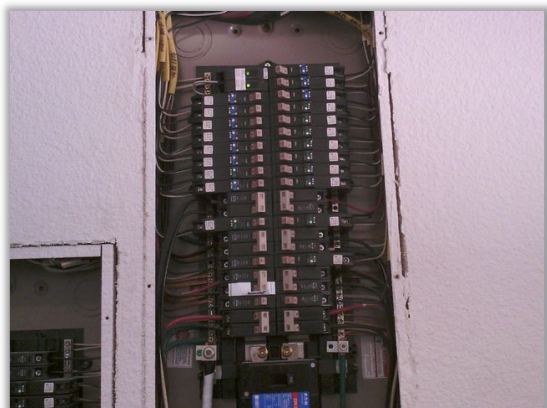
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### Sub Panel

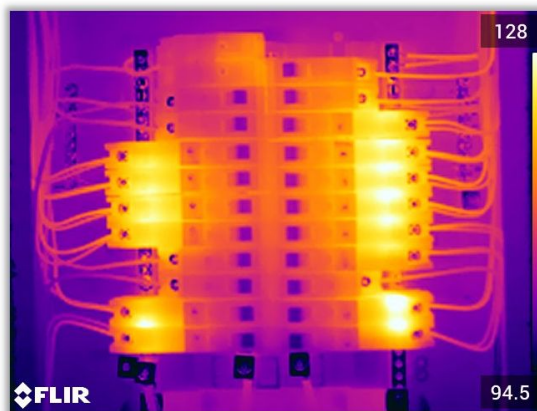
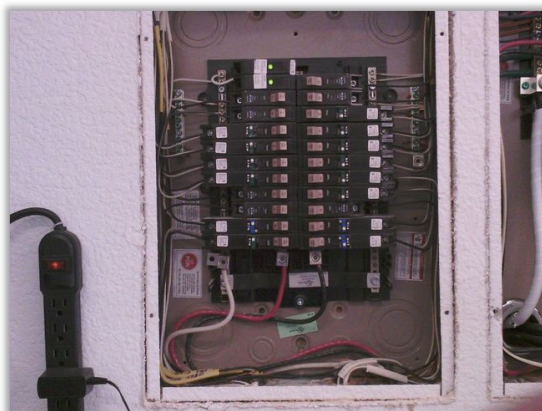
Box Location: Garage

Cabinet Manufacturer: EATON

Branch Circuit Wire Type: Copper

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.





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### Grounding / Bonding

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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**Service Entrance**

All components appear to be performing adequately at the time of this inspection.

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

*Type of Wiring:* Copper

*Comments:*

**Doorbell / Chime**

All components were found to be performing and in satisfactory condition on the day of the inspection.

**Switches**

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

**Fixtures**

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

- **Note:** The center light in the master bedroom closet as a recessed can in place. You can not hang a chandelier from the can in place.

**Smoke Alarms**

- **Note:** Due to location, height or conditions outside the control of the inspector, one or more of the smoke alarms were inaccessible and could not be tested at the time of this inspection

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

**Carbon Monoxide Alarms**

All components appear to be performing adequately at the time of this inspection.

They are achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

I=Inspected

NI=Not Inspected

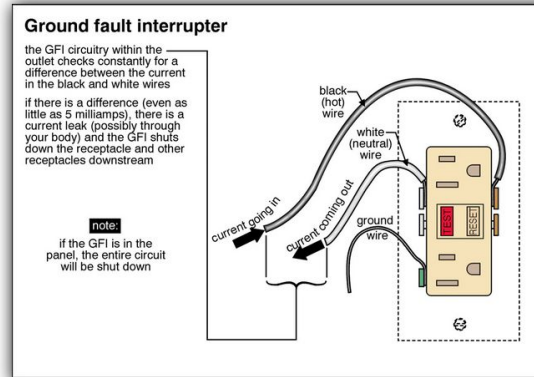
NP=Not Present

D=Deficient

I NI NP D

### Receptacle Outlets

- Not all of the exterior receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection. Exterior grill countertop 3x's.



### International Residential Code For One- and Two-Family Dwelling

(A) Dwelling Units. All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in (1) through (12) shall have ground-fault circuit-interrupter protection for personnel.

#### E3902.1 Bathroom receptacles.

**E3902.2 Garage and accessory building receptacles.** - also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use

**E3902.3 Outdoors** - (Exception to (3): Receptacles that are not readily accessible and are supplied by a dedicated branch circuit for electric snow-melting or deicing equipment shall be permitted to be installed in accordance with 426.28. )

**E3902.4 Crawl space receptacles.** Where a crawl space is at or below grade level.

**E3902.5 Unfinished basement receptacles.** - For purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and the like

**E3902.6 Kitchen receptacles.** - where the receptacles are installed to serve the countertop surfaces

**E3902.7 Sink receptacles.** - receptacles that are located within 6 feet of the outside edge of a sink that is located in an area other than a kitchen.

**E3902.8 Bathtub or shower stall receptacles.** - Receptacles that are located within 6 feet of the outside edge of a bathtub or shower stall.

**E3902.9 Laundry areas.**

**E3902.10 Kitchen dishwasher branch circuit.** - Protection shall be provided for outlets that supply dishwashers in dwelling unit locations.

**E3902.11 Boathouse receptacles.**

**E3902.12 Boat hoists.**



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

☒ ☐ ☐ ☐

#### A. Heating Equipment

*Type of Systems:*

*Energy Sources:*

*Comments:*

**Upstairs Central Heating System** – *Energy Source:* Gas

*Brand Name:* Carrier

*Approximate System Age:* 2020

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



**Master Bedroom Central Heating System** – *Energy Source:* Gas

*Brand Name:* Carrier

*Approximate System Age:* 2020

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Main House Central Heating System – Energy Source: Electric**

*Brand Name: Carrier*

*Approximate System Age: 2020*

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



**Music Room Heating System – Energy Source: Gas**

*Brand Name: Carrier*

*Approximate System Age: 2020*

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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## B. Cooling Equipment

Type of Systems:

Comments:

### Upstairs Central Cooling System

Today's Temperature Differential (Delta-T): 19

Approximate System Age: **2019**

Approximate System SEER: **16**

Approximate System Size: **5 ton**

Listed Refrigeration Type: **410A**

Filter Size: **20 x 25** Location: **At Attic Unit**

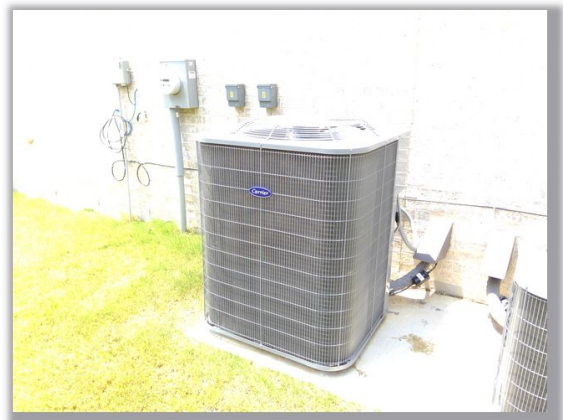
Brand Name: Carrier

This component appears to be performing adequately at the time of this inspection.

This unit achieved an adequate temperature differential reading (Delta-T) as determined by accepted industry standard of practice for measuring cooling performance for air conditioning systems.

### Additional Observations and/or Comments:

- The thermostat is poorly located. The thermostat is located in a bedroom area. This type of installation will not allow the thermostat to properly read the conditioned air of the common living space when the bedroom door is closed. You should consider relocating the thermostat into the common living area..
- Damaged, deteriorated and/or missing insulation on the refrigerant lines in the attic area should be repaired or replaced as necessary.
- Air leaks were detected at and around the indoor coil housing. The air leaks should be corrected for improved efficiency.
- The dirty air filter should be replaced.



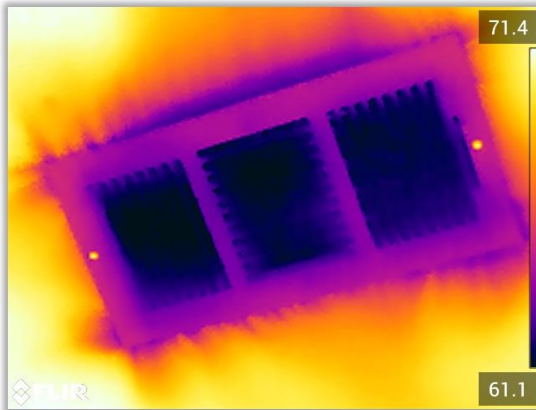
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**D=Deficient**

**I NI NP D**

## Master Bedroom Central Cooling System

*Today's Temperature Differential (Delta-T):* 18

*Approximate System Age:* **2020**

*Approximate System SEER: 16*

*Approximate System Size: 2 ton*

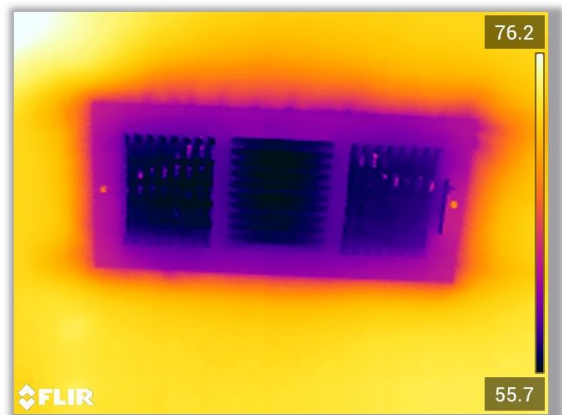
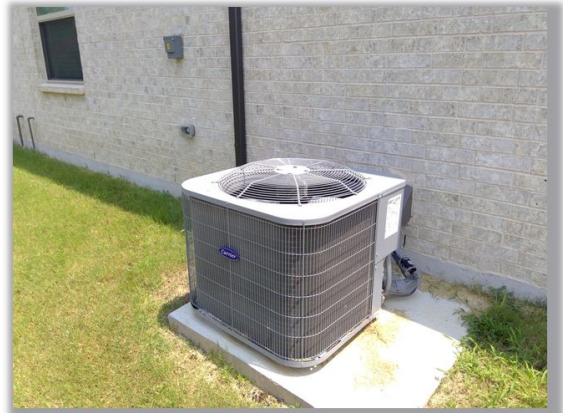
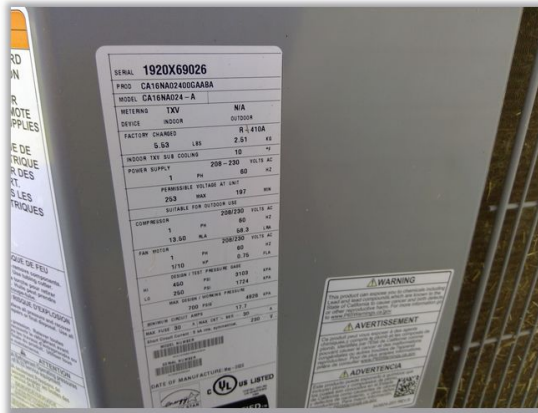
Listed Refrigeration Type: 410A

*Filter Size: 16 x 25      Location: At Attic Unit*

*Brand Name:* Carrier

This component appears to be performing adequately at the time of this inspection.

This unit achieved an adequate temperature differential reading (Delta-T) as determined by accepted industry standard of practice for measuring cooling performance for air conditioning systems. This component is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

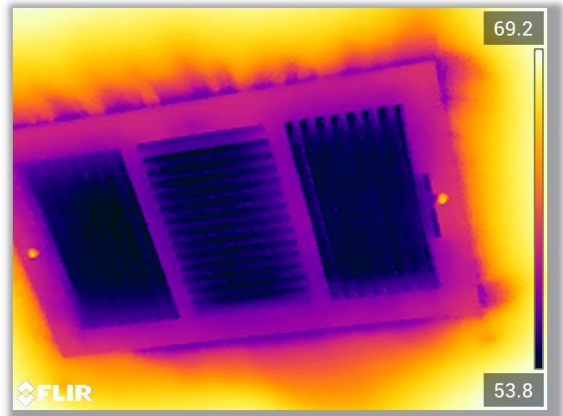
I NI NP D

**Main House Central Cooling System**Today's Temperature Differential (Delta-T): 18Approximate System Age: **2020**Approximate System SEER: **16**Approximate System Size: **3 ton**Listed Refrigeration Type: **410A**Filter Size: **20 x 25** Location: **At Attic Unit**

Brand Name: Carrier

This component appears to be performing adequately at the time of this inspection.

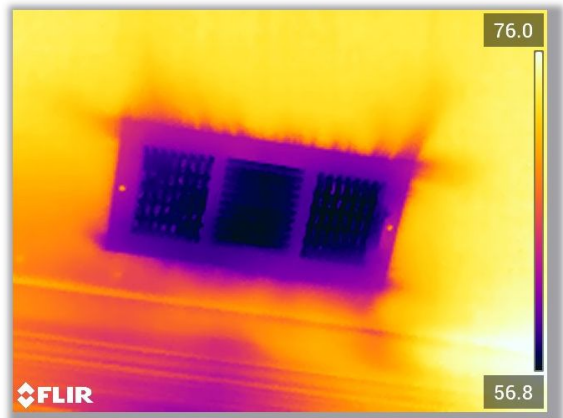
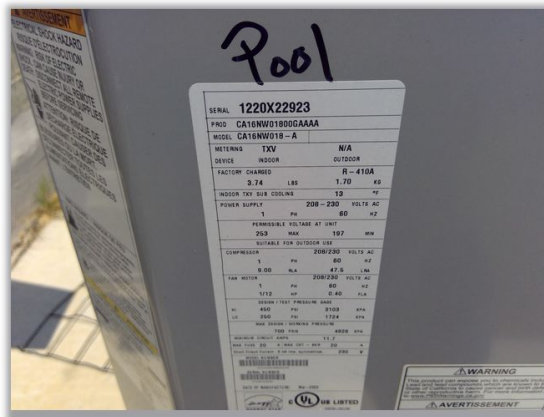
This unit achieved an adequate temperature differential reading (Delta-T) as determined by accepted industry standard of practice for measuring cooling performance for air conditioning systems. This component is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.





Today's Temperature Differential (Delta-T): **16**  
 Approximate System Age: **2020**  
 Approximate System SEER: **16**  
 Approximate System Size: **1.5 ton**  
 Listed Refrigeration Type: **410A**  
 Filter Size: **16 x 25**      Location: **At Attic Unit**  
 Brand Name: Carrier

This component appears to be performing adequately at the time of this inspection. This unit achieved an adequate temperature differential reading (Delta-T) as determined by accepted industry standard of practice for measuring cooling performance for air conditioning systems. This component is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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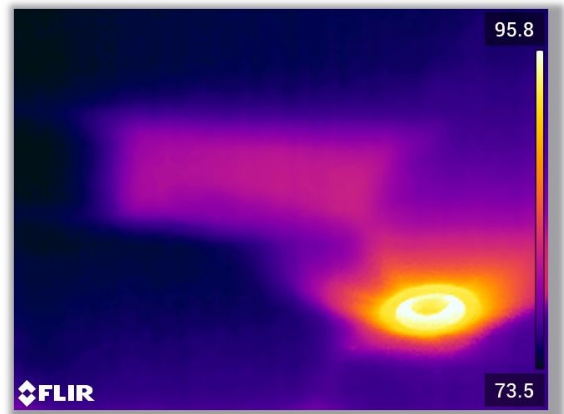
**Notice:** Temperature differential readings (Delta-T) are an accepted industry standard of practice for measuring proper cooling performance of the air conditioning system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation despite an equipment malfunction. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

☒ ☐ ☐ ☒

### C. Duct Systems, Chases, and Vents

Comments:

- One of the register boots was covered with drywall in the gameroom area.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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#### IV. PLUMBING SYSTEM

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##### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter:* Within 5-feet of Front Curb

*Location of main water supply valve:* Within 3-feet of west exterior wall.

*Static water pressure reading:* 60 to 70 psi

*Comments:*



##### Water Meter

##### Exterior Faucets/Fixtures

All components were found to be performing and in satisfactory condition on the day of the inspection.

##### Laundry Connections

All components were found to be performing and in satisfactory condition on the day of the inspection.

##### Laundry Sink

All components were found to be performing and in satisfactory condition on the day of the inspection.

##### Kitchen Sink

All components were found to be performing and in satisfactory condition on the day of the inspection.

##### Music room Sink

All components were found to be performing and in satisfactory condition on the day of the inspection.

##### Wet Bar Sink

All components were found to be performing and in satisfactory condition on the day of the inspection.

##### Master Bathroom

All components were found to be performing and in satisfactory condition on the day of the inspection.

##### Half Bath

All components were found to be performing and in satisfactory condition on the day of the inspection.

##### Downstairs Hall Bathroom

All components were found to be performing and in satisfactory condition on the day of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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### Upstairs Rear Corner Bedroom Bathroom

All components were found to be performing and in satisfactory condition on the day of the inspection.

### Upstairs Front Corner Bedroom Bathroom

#### Bathtub

- The bathtub shower head diverter is not functioning properly.



**Notice:** The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

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### **B. Drains, Wastes, and Vents**

#### *Comments:*

*Main Double Clean-out Location: Within 5-feet of west exterior wall.*

The drains, wastes and vent pipe components appear to be performing adequately on the day of this inspection. After running water at accessible plumbing fixtures, there was no apparent blockage or slow draining observed. The DWV are achieving the operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

**Notice:** Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. *The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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### C. Water Heating Equipment

Energy Sources:

Capacity:

Comments:

**Water Heater #1 – Energy Source: Gas**

Location: **Attic**

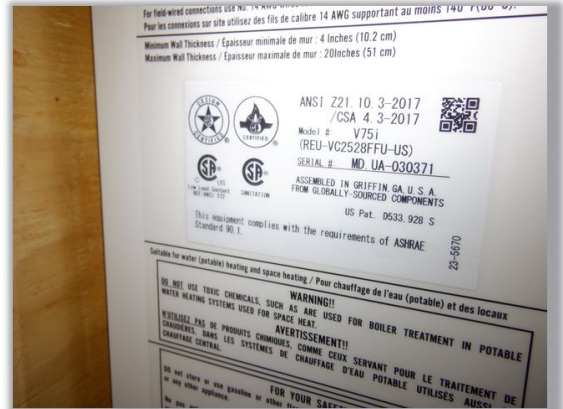
Approximate Capacity: **Tankless Water Heater**

Approximate Age: **2020** Approximate Design Life: **15 years**

Brand Name: **Rinnai**

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**Water Heater #2 – Energy Source: Gas**

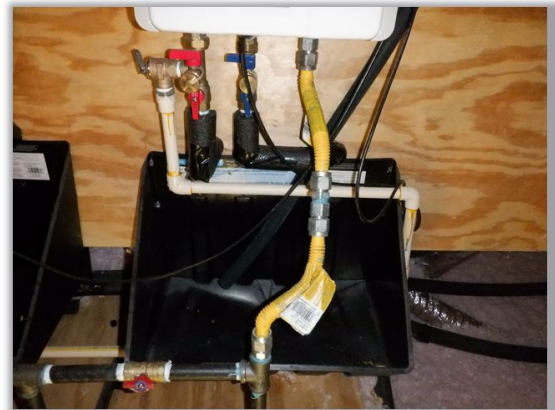
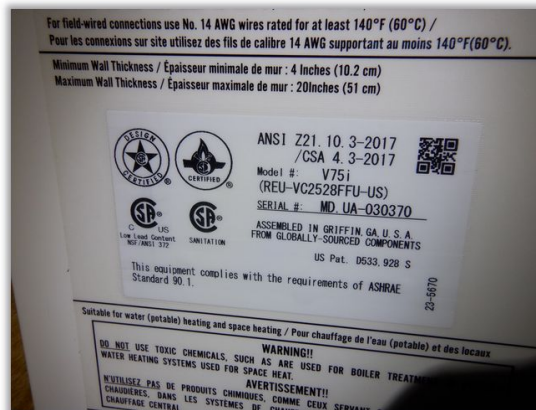
**Location: Attic**

**Approximate Capacity: Tankless Water Heater**

**Approximate Age: 2020 Approximate Design Life: 15 years**

**Brand Name: Rinnai**

- Two flexible appliance connectors have been connected together to attached this gas appliance to the gas supply system. This type of installation does not meet current plumbing or mechanical installation standards.



**G2422.1.2.1 (411.1.3.1) Maximum length.** Connectors shall have an overall length not to exceed 6 feet (1829 mm). Measurement shall be made along the centerline of the connector. **Only one connector shall be used for each appliance.**

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**D. Hydro-Massage Therapy Equipment**

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## V. APPLIANCES

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### A. Dishwashers

*Comments:*

**Brand Name:** KitchenAid

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

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### B. Food Waste Disposers

*Comments:*

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

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### C. Range Hood and Exhaust Systems

*Comments:*

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

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### D. Ranges, Cooktops, and Ovens

*Comments:*

**Cooktop**

**Brand Name:** KitchenAid

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

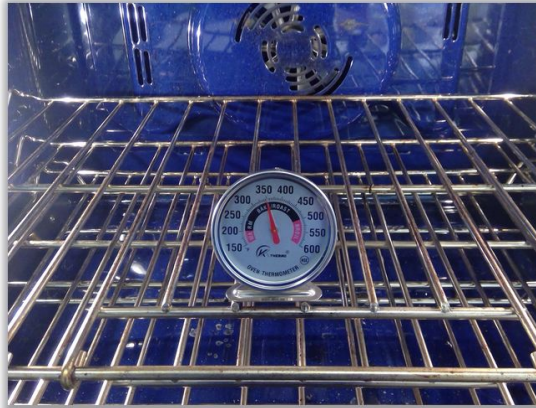
I NI NP D

### Built-in Oven

**Brand Name:** KitchenAid

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.



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### E. Microwave Ovens

*Comments:*

**Brand Name:** KitchenAid

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

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### F. Mechanical Exhaust Vents and Bathroom Heaters

*Comments:*

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

☒ ☐ ☐ ☐

### G. Garage Door Operators

*Comments:*

#### Single Overhead Garage Door Operator

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

#### Double Overhead Garage Door Operator

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐

**H. Dryer Exhaust Systems**

*Comments:*

This component appears to be performing adequately at the time of this inspection.

It is achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## VI. OPTIONAL SYSTEMS

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### A. Landscape Irrigation (Sprinkler) Systems

*Comments:*

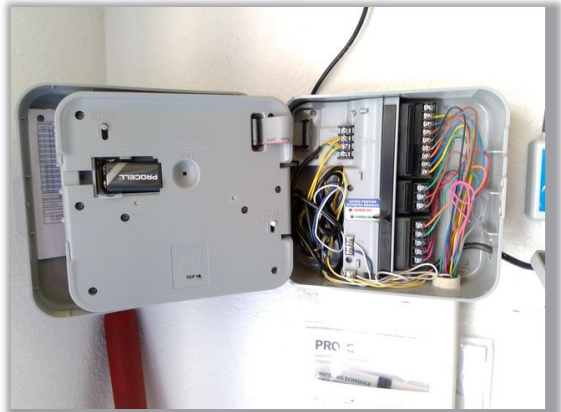
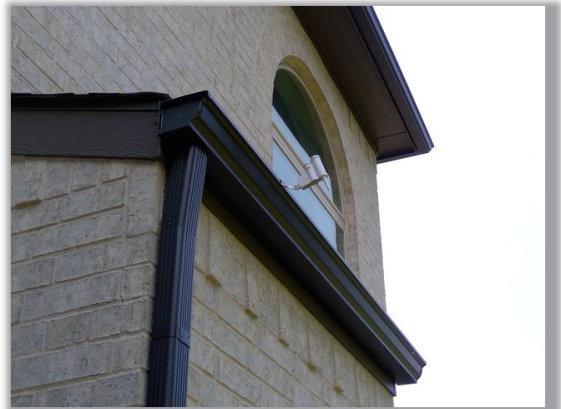
When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Sprinkler system equipped with a moisture (rain/freeze) sensor ☒ Yes or ☐ No.

**Total Number of Zones Wired:** 15

#### Sprinkler System and Associated Components

- The exterior moisture (rain/freeze) sensor device does not appear to be properly installed and should be corrected for proper sensor operation.
- One or more of the sprinkler heads need to be adjusted so not to disperse water onto concrete flatwork (such as; roadways, sidewalks, porches, patios or driveways) in station(s); **3, 4, 13.**
- One or more of the sprinkler heads do not pop-up high enough to disperse water properly in station(s); **3, 4, 9.**
- One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces or windows in stations; **8, 9.**





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Notice:** The Inspector will inspect and report deficiencies in the condition of all associated above ground and accessible components. The inspector will not be able to render an opinion on the condition of the drip line irrigation components, effective coverage of the irrigation system, the automatic function of the controller, the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors; or sizing and effectiveness of backflow prevention device.

***The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.***

## REPORT SUMMARY

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. ***THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.***

The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and ***IS NOT*** a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

***You should read and understand the entire Property Inspection Report prior to completing any repair request.*** This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the prior to the expiration of any time limitations such as option or warranty periods.

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## WALLS (INTERIOR AND EXTERIOR)

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- Minor caulking improvements are recommended for the area between the exterior veneer and the upstairs front middle bedroom window frame. It is recommended to use an industry approved low-modulus elastomeric sealant.

## CEILINGS AND FLOORS

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### Ceilings

- Caulking improvements are needed at the master bedroom crown molding.

### Floors

- The wood flooring material in the kitchen area and music room was observed to be loose and tenting. This condition needs to be corrected.
- The floor tile(s) were observed to be cracked and/or damaged in half bathroom.

## DOORS (INTERIOR AND EXTERIOR)

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### Double Overhead Garage Door

- The stain on the exterior surfaces is thinning and the surfaces need to be re-stained.

### Single Overhead Garage Door

- The stain on the exterior surfaces is thinning and the surfaces need to be re-stained.

### Interior Doors

- The door is sticking to the upstairs front corner bedroom.
- The garage entry door is not equipped with a self-closing device.

## SERVICE ENTRANCE AND PANELS

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### Service Entrance

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

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### Fixtures

**This confidential report is prepared exclusively for CLIENT NAME HERE on 07/21/2021.**

- **Note:** The center light in the master bedroom closet as a recessed can in place. You can not hang a chandelier from the can in place.

#### **Receptacle Outlets**

- Not all of the exterior receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection. Exterior grill countertop 3x's.

## **COOLING EQUIPMENT**

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### **Upstairs Central Cooling System**

- The thermostat is poorly located. The thermostat is located in a bedroom area. This type of installation will not allow the thermostat to properly read the conditioned air of the common living space when the bedroom door is closed. You should consider relocating the thermostat into the common living area..
- Damaged, deteriorated and/or missing insulation on the refrigerant lines in the attic area should be repaired or replaced as necessary.
- Air leaks were detected at and around the indoor coil housing. The air leaks should be corrected for improved efficiency.

## **DUCT SYSTEMS, CHASES, AND VENTS**

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- One of the register boots was covered with drywall in the gameroom area.

## **PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES**

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### **Upstairs Front Corner Bedroom Bathroom**

#### *Bathtub*

- The bathtub shower head diverter is not functioning properly.

## **WATER HEATING EQUIPMENT**

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### **Water Heater #2 – Energy Source: Gas**

- Two flexible appliance connectors have been connected together to attached this gas appliance to the gas supply system. This type of installation does not meet current plumbing or mechanical installation standards

## **LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS**

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- The exterior moisture (rain/freeze) sensor device does not appear to be properly installed and should be corrected for proper sensor operation.
- One or more of the sprinkler heads need to be adjusted so not to disperse water onto concrete flatwork (such as; roadways, sidewalks, porches, patios or driveways) in station(s); **3, 4, 13.**
- One or more of the sprinkler heads do not pop-up high enough to disperse water properly in station(s); **3, 4, 9.**
- One or more of the sprinkler heads need to be adjusted so not to spray water onto the exterior walls, surfaces or windows in stations; **8, 9.**