



GREENWORKS SERVICE COMPANY

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GW STANDARD HOME INSPECTION

[REDACTED]
[REDACTED]



Inspector
Paul Luedecke

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Inspector

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
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[REDACTED]
[REDACTED]



Agent

[REDACTED]
[REDACTED]
[REDACTED]



PROPERTY INSPECTION REPORT FORM

Name of Client	10/22/2023 9:30 am
Date of Inspection	
Address of Inspected Property	
Name of Inspector	
Name of Sponsor (if applicable)	

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector’s findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer’s installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

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

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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. 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.

When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified and licensed (if applicable) service professionals. 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;
- 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 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.

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ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Note to clients: Upon downloading or printing this report from e-mail, some users have found that some of the checkmarks in the boxes are not marked; this is due to the fact that their computers may not have the correct fonts installed. Should your report lack these checkmarks or have any other flaws please contact us immediately for a faxed copy. GreenWorks recommends that only professionally licensed contractors complete any repairs listed, prior to closing. The inspection does not include any destructive testing or dismantling. It is possible that in the process of repair, items may be discovered that were not apparent to the inspector at the original time of inspection. Inspectors cannot be held liable for such hidden defects by the client(s). This report is prepared exclusively for the above named Client(s). It cannot be transferred to or used by any other parties in any form. Client(s) gives permission for the Inspector to discuss report findings with real estate agents, lenders, specialists, or repair persons for the sake of clarification. Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. Comments may be provided by the inspector whether or not an item is deemed in need of repair. Additional information may be obtained at our website: www.GreenWorksInspections.com

NOTE: Pictures are a representative sample, and do not display every defect.

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

I NI NP D

TITLE PAGES

- Additional Info Provided By Inspector**
- Inspection Scope:* Full (All Utilities Were Turned On)
- Occupancy:* Occupied (Viewing Restricted)
- Structure Type:* House
- Parties Present:* Seller
- Additional Documents Provided:* N/A
- Weather Conditions:* Sunny, Partly Cloudy
- Additional Written Information Provided:* Yes
- Remodeled?:* Yes
- New Const?:* No
- Additions?:* Yes
- Property Faces:* Southeast
- Arrival Temperature (Approximate):* 60's
- Departure Temperature (Approximate):* 80's

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I. STRUCTURAL SYSTEMS

A. Foundation

Comments:

Foundation Type: Slab

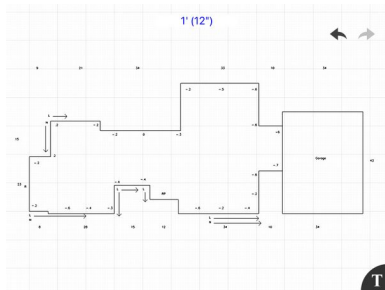
Foundation Visibility: Partly Visible

Foundation Performance Opinion:

Performing - At this time, the foundation appears to be supporting the structure and immediate significant repair needs are not evident. Seasonal expansion and contraction observed which is considered normal for age, location and soil conditions. No major movement noted at the time of inspection.

Elevation Map:

Disclaimer: The attached elevations are used for information purposes only and should not be used for serious negotiations. GreenWorks inspectors are not qualified professional engineers and are not attempting to imitate one. If you have any concerns about the foundation life expectancy, insurability, or the potential for future problems, a professional engineer should be consulted.



Additional Comments:

Some trees may remove a few hundred gallons of water in a single day through transpiration and if they are allowed to grow too close to the structure could cause foundation problems.

Soil movement, settlement, or upheaval is directly transmitted to the foundation. It is not unusual to see a foundation in this region move in response to moisture various that normally attend seasonal changes.

Settlement of a foundation that is seasonal related usually occurs during the hot and dry summer months when the soil can sometimes dry out to a depth of more than ten feet. This drying or desiccation occurs from soil surface evaporation and transpiration of water from vegetation. Large bushes such as Red Tip Photinias and River-bottom trees consume a lot of water and should not be planted near a foundation. Heaving of a foundation that is seasonally related usually occurs during the colder and wetter months. Usually the winter months are wetter, so soils in our area tend to swell and raise the foundation. Differential foundation movement is normally the result of variations in the moisture content of the soil such as: non-uniform watering of vegetation, poor drainage way from the foundation, or leaking plumbing lines. It is possible that portions of a foundation that have previously not moved can move sometime in the future. It should be noted that clay type soils have higher bearing capacity but are subject to more movement, while sandy type soils have lower bearing capacity but are subject to less movement.

The inspector is not a professional engineer and is giving an opinion as mandatory. If you have any concerns about the foundation life expectancy, insurability, or the potential for future problems, a professional engineer should be consulted.

Crawlspace Viewed From : N/A

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high;

(B) provide an exhaustive list of indicators of possible adverse performance; or

(C) inspect retaining walls not related to foundation performance.

I NI NP D

The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Central Texas area is known to be unstable and unpredictable. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with your builder and/or a licensed Professional Structural Engineer for further evaluation

1: Honeycombing

 Handyman/Maintenance Item

Honeycombing was present at the foundation wall. These areas should be monitored.

Recommendation: Recommend monitoring.



2: Tree/Foliage Close To Foundation

 Recommendation

There are trees/foliage growing in close proximity to the foundation wall. Tree root systems can take as much as 50-60 gallons of water away from the foundation per day.

Recommendation: Contact a qualified tree service company.

B. Grading/Drainage

Comments:

Gutters Present: Yes (Guttering Not Tested.)

Positive Slope on All Sides of Home: Negative in the Front

Evidence of Water Penetration: No

Area Drains Present: Yes (Drains Not Tested and Termination Points are Not Determined)

Additional Information:

The strategy of a foundation is important. Expansive clay soils, which are found in this part of Texas, can be very destructive to a foundation if the moisture content of the perimeter varies. The industry standard is a grading slope of six inches within the first ten feet of a foundation. Excessive moisture forming near a structure can be destructive to a foundation. If adding soil to the perimeter to create positive drainage, remember to keep the soil level at least 4 inches from the top of the foundation. If you are able to verify that the structure is built on a clay type soil (as determined by a soil analysis testing) then that type of soil should be used to raise the soil level. Porous soils should be avoided.

Ideally finished grade, including flower bed soil, should be 4" from the top of the foundation to help prevent conducive conditions for water penetration and/or wood destroying insects.

I NI NP D

It is recommended that all areas where expansive or collapsible soils are known to exist, a controlled method of water disposal from the roofs that will collect and discharge all roof drainage to the ground surface at least 5' from the foundation or to an approved drainage system.

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) inspect flatwork or detention/retention ponds (except as related to slope and drainage);
- (B) determine area hydrology or the presence of underground water; or
- (C) determine the efficiency or performance of underground or surface drainage systems.

During heavy rains, the accumulation of water on this lot may be unavoidable. An evaluation of soil stability is beyond the scope of this inspection. Client is advised to keep soil levels 6"-8" from top of slab and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil is a conducive condition to wood destroying insects.

Area or Sub-Surface Drains:

Drains around the perimeter of the home or on the property are not tested. Drains should be monitored for clogging or standing water and maintained as necessary.

1: Negative Grading

🔴 Recommendation

Grading is sloping towards the home in some areas. 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

2: Downspouts Drain Near Property

🔴 Recommendation

One or more downspouts drain too close to the property foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your property.

Recommendation: Contact a qualified gutter contractor



I NI NP D



3: Gutter Debris

 Handyman/Maintenance Item

Debris has accumulated in the roof drainage system. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation: Contact a qualified professional.



4: Over/Under-Exposure

 Recommendation

There were areas of excessive/Insufficient exposure of the foundation wall. Preferably 6 to 8 inches of foundation exposure should be present around the perimeter of the home. The higher the soil level the more inviting it is for wood destroying insect activity and moisture intrusion.

Recommendation: Contact a qualified grading contractor.

I NI NP D



5: Splash blocks - Damaged/Missing

🔴 Recommendation

There were damaged or missing downspout splash blocks present at the time of the inspection. it is recommended to have installed or repaired.

Recommendation: Contact a handyman or DIY project



Front

6: Mud/Standing Water in the Swale

🔴 Recommendation

There is mud or evidence of previous water at the swale around the home. This may indicate poor drainage. Monitoring is recommended.

Recommendation: Contact a qualified grading contractor.

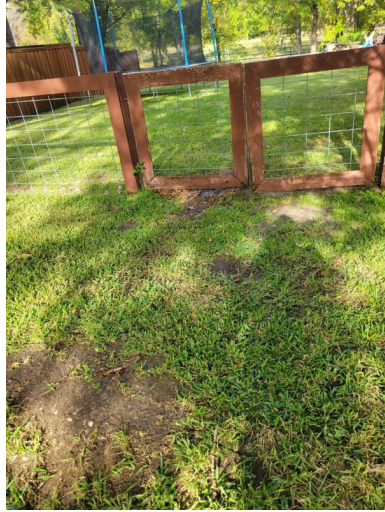
I=Inspected

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I NI NP D



Left

C. Roof Covering

Comments:

General Roof Photos:



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NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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I NI NP D



I NI NP D



Roof Viewed From: Ground, Binoculars

Weather Conditions: Sunny

Roof Covering Materials: Metal

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) determine the remaining life expectancy of the roof covering;

(B) inspect the roof from the roof level if, in the inspector's reasonable judgment, the inspector cannot safely reach or stay on the roof or significant damage to the roof covering materials may result from walking on the roof;

(C) determine the number of layers of roof covering material;

(D) identify latent hail damage;

(E) exhaustively examine all fasteners and adhesion, or

(F) provide an exhaustive list of locations of deficiencies and water penetrations.

Roof materials have a limited service life and may require spot repairs should leaks develop prior to replacement. Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report neither addresses future roof leaks nor does it certify the roof to be leak-free. A roofing specialist should be consulted about any concerns over roof covering life expectancy or the potential for future problems. Please note: Homeowners insurance companies use different standards and criteria for determining whether they will issue an insurance policy. These standards differ from each insurance company, as each has their own

I NI NP D

standards. Please be advised that this report does not certify nor guarantee that an insurance company will accept or reject an insurance policy based on the condition of this roof. This roof is not inspected for Insurability or Life Expectancy, and is inspected for function ONLY. As the purchaser, you may wish to have your insurance carrier inspect for insurance coverage.

Roof Flashing Not Visible:

Flashing was not fully visible in all areas. Proper flashing could not be fully confirmed due to being covered.

General Roof:

The roofing inspection is a visual attempt to find major defects present at the time of inspection. If you have any concerns about the roof covering life expectancy, insurability or the potential for future problems, a roofing specialist should be consulted.

Roof Access - Height/Pitch:

Due to height -2nd Story, 3rd story- and/or pitch, roof was observed from the ground and attic only, with the aid of binoculars.

1: Trees Close/Overhanging

🔴Recommendation

There were trees and tree limbs in close proximity to, overhanging and/or touching the roof line. Trees should be trimmed to a minimum of 3 feet away from the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation: Contact a qualified tree service company.

2: Discoloration

🔴Recommendation

Roofing material was discolored. Discoloration can have various causes including but not limited to: algae, rust, soot, tree debris degraing materials, Recommend a qualified roofing contractor evaluate and remedy with a roof cleaning or repair.

[Here is a helpful article](#) on common roof stains.

Recommendation: Contact a qualified roofing professional.



3: Roof Debris

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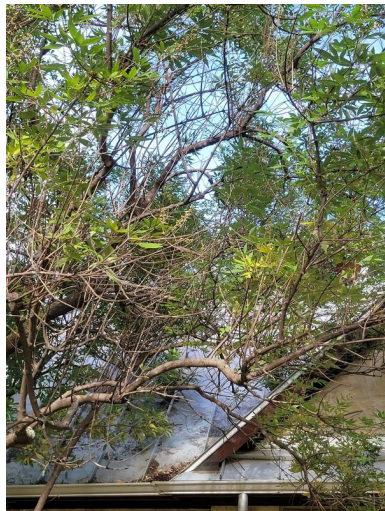
D=Deficient

I	NI	NP	D
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 Handyman/Maintenance Item

There was debris on the roof at the time of inspection. Removal is recommended for proper drainage.

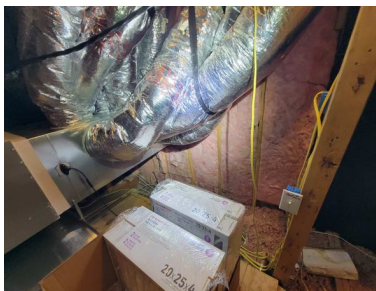
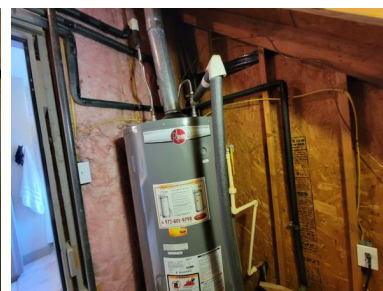
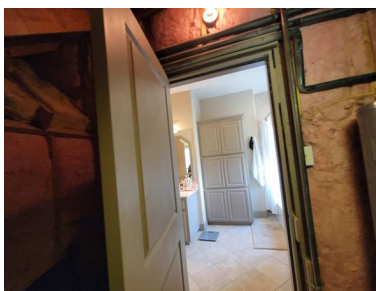
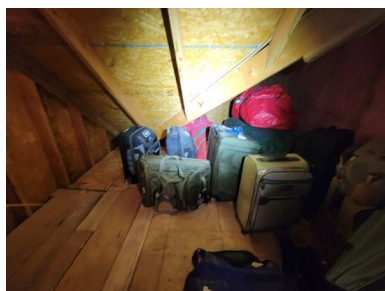
Recommendation: Contact a handyman or DIY project



D. Roof Structure and Attic

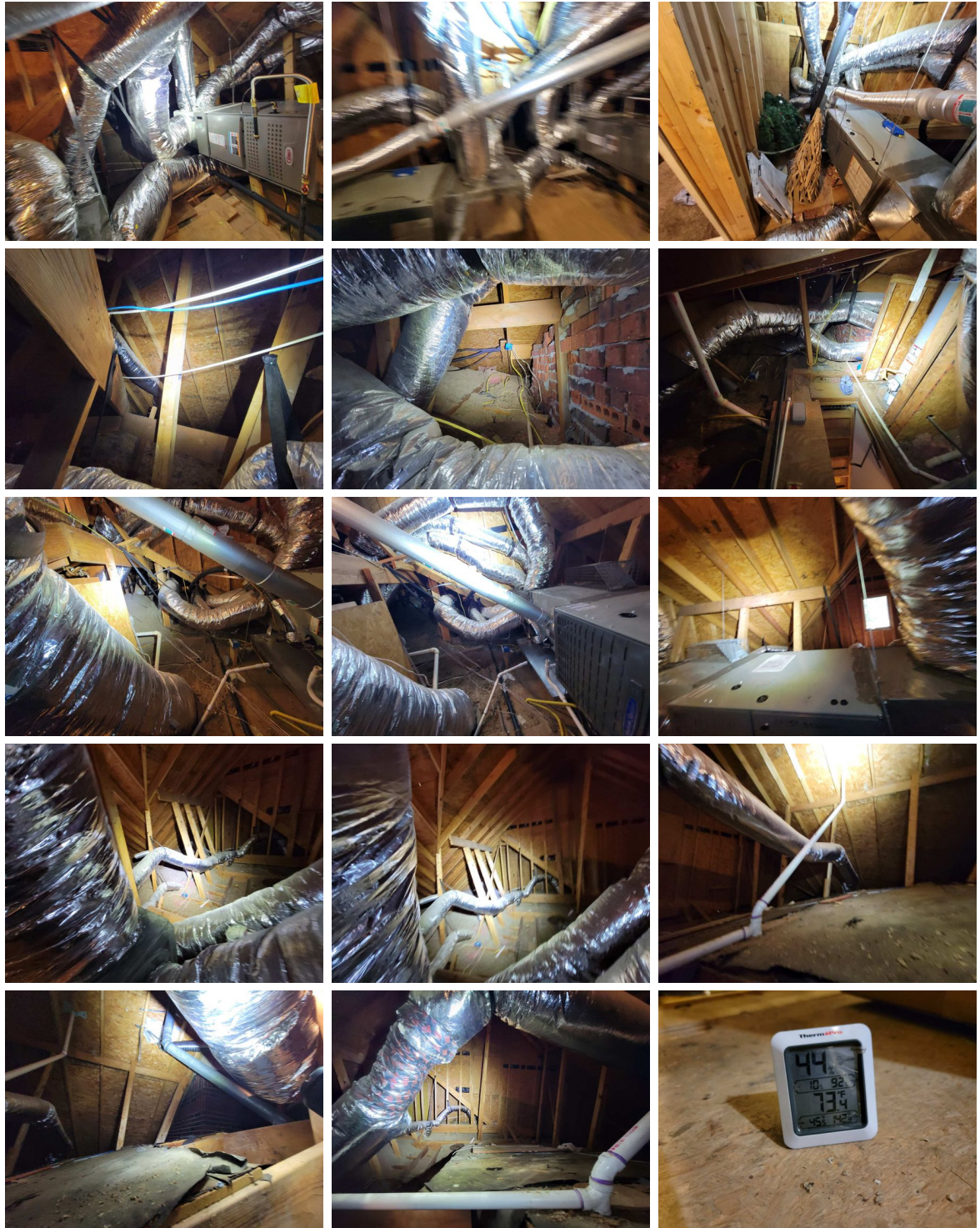
Comments:

General Attic Photos:



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I NI NP D



Roof Decking Type: Wafer Board
Framing Type: Conventional
Ventilation Type: Soffit, Ridge Vents
Attic Entry Point: Interior
Attic Inspected: Yes - Walked decked Safe Areas Only

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I NI NP D

Insulation Type: Cellulose, Fiberglass

Insulation Amount: 6 - 12 inches - Attic Floor, 0 - 6 inches - Attic Floor

Attic Temperature (Approximate °F): 71-80

Attic Humidity (Approximate %): 41-50

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;

(B) operate powered ventilators; or

(C) provide an exhaustive list of locations of deficiencies and water penetrations.

The inspector cannot enter an attic with less than 5' (feet) of vertical clearance, or where he reasonably determines that conditions or materials may be unsafe. Insulation covering structural, mechanical, or electrical components may preclude inspection of these items. The inspector will report his/her attic inspection point.

Insulation improvements may be cost effective depending on the anticipated term of ownership. For your information the Department of Energy currently recommends an insulation value of R-30 to R-60 for the attic area. The R-Value is determined by the depth of the insulation, type of insulation used (bats, rolls, loose-fill, etc.) and the material the insulation is made of (fiberglass, rock wool, cellulose, etc.)

Attic:

Attic Space is Limited. Viewed from Accessible Areas Only. Insulation is not lifted, moved, or disturbed to observe for hidden defects or concerns.

Stored Items:

There were various stored items present within the attic area. This prevented inspection of portions of the attic area.

Attic - Safe Walkboards Only:

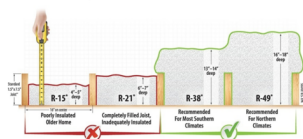
Attic observed from safe walk boards only. Entered attic and performed an incomplete limited visual inspection due to obstructions and inaccessible areas.

1: Insulation - Low and/or Missing in Attic

🔴 Recommendation

There were areas of low and/or missing insulation in the attic area. The Department of Energy currently recommends an insulation value of R-30 to R-49 for the attic area.

Recommendation: Contact a qualified insulation contractor.



2: Damaged Walkboards

🔴 Recommendation

There were areas of damage and/or water stains noted on the attic walkboards.

Recommendation: Contact a qualified professional.

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I NI NP D



Master/Primary Attic

3: Attic Door Insulation Insufficient

🔴 Recommendation

The attic pull down stairway at the interior of the home was missing insulation, foam board, or insulation tent. An R-value of greater than or equal to 10 is recommended.

Recommendation: Contact a qualified professional.



4: Loose/Missing Hardware

🔴 Recommendation

Loose and/or missing hardware was noted at the pull down attic stairway. Repair is recommended.

Recommendation: Contact a qualified professional.



E. Walls (Interior and Exterior)
Comments:

Exterior
Front Exterior Photos:

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

I NI NP D



Rear Exterior Photos:
Left Exterior Photos:



Right Exterior Photos:



Exterior Wall Cladding Type: Stone, Wood or Wood Like Product

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops,
- (B) provide an exhaustive list of locations of deficiencies and water penetrations, (C) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; or
- (D) determine the cosmetic condition of paints, stains, or other surface coatings.

The inspector cannot determine the condition of wood or structural components hidden within wall cavities.

No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.

1: Mortar Separation

🔴 Recommendation

Areas of mortar and/or joint separation were observed at the exterior walls.

Recommendation: Contact a qualified masonry professional.

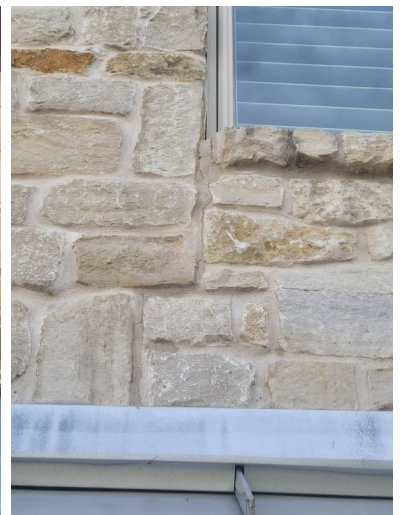
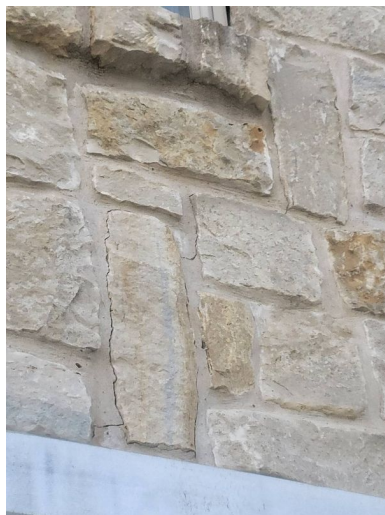
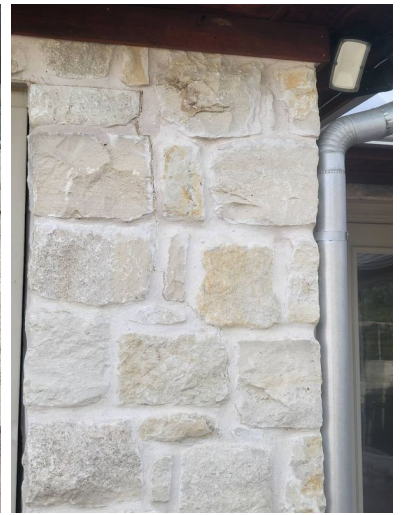
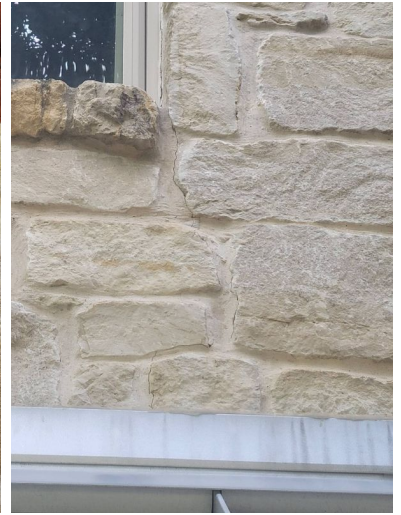
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



2: Lack of Sealed Penetrations

I NI NP D

🔴 Recommendation

It is recommended that all protrusions through the siding and fixtures mounted on the exterior be sealed in order to prevent moisture incursion. Using a quality exterior caulk type sealant around pipes, wires, light fixtures etc. can prevent moisture related failure of electrical components and siding materials.

Recommendation: Contact a qualified professional.



3: Separation - Exterior Trim

🔴 Recommendation

Areas of trim were separating and lacked proper caulking. These areas are conducive for water penetration into the home.

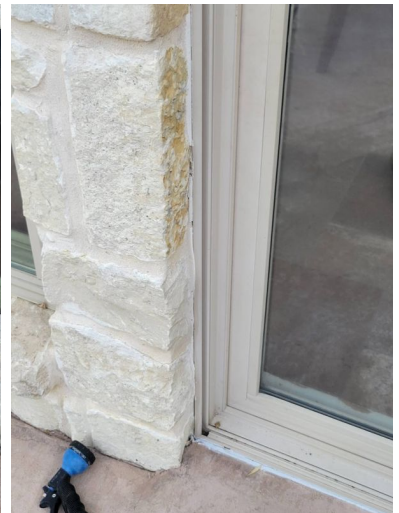
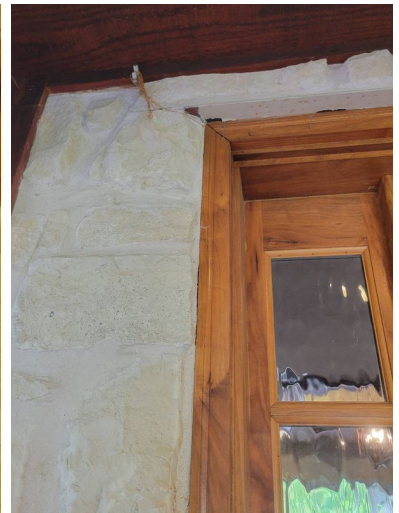
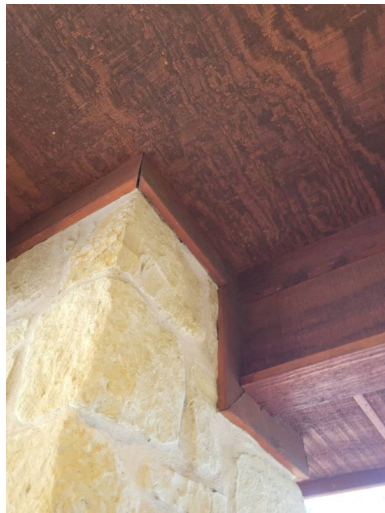
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NP=Not Present

D=Deficient

I NI NP D



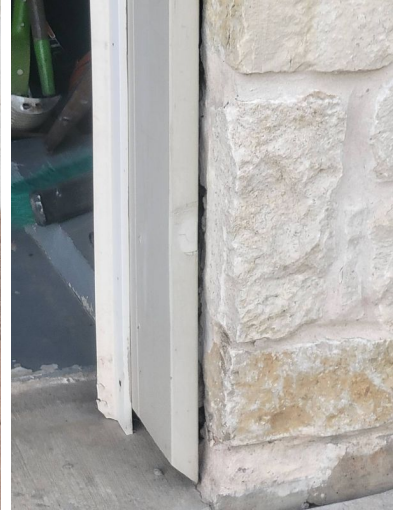
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



4: Rot/Exposed Wood - Discoloration

➔ Recommendation

There were various areas of damage and/or rot to the siding and trim. Chipped and/or missing paint were noted at time of inspection. Areas of discoloration. Repair/Replacement is recommended.

Recommendation: Contact a qualified professional.

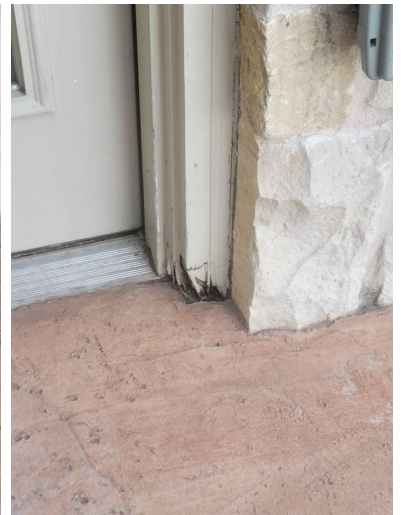
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I	NI	NP	D
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5: Weep holes - Missing

🔴 Recommendation

Weep holes were not observed above all windows and doors at the exterior wall where brick/stone is resting on lintels. Repair is recommended.

Recommendation: Contact a qualified masonry professional.

6: Weep Holes - Blocked

🔴 Recommendation

Weep holes/ screeds contained debris. Weep holes/ screeds should be free and clear of debris to allow proper ventilation.



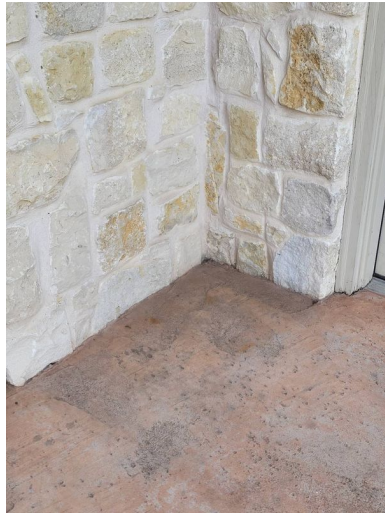
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I NI NP D

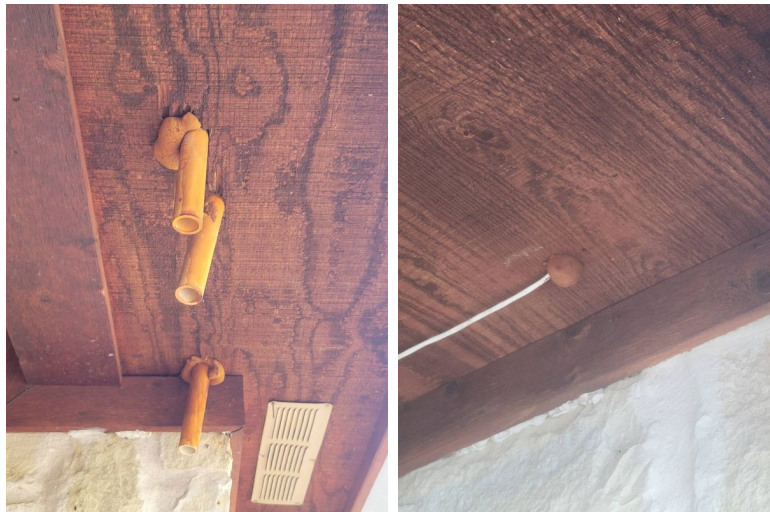


7: Expanding Foam

 Handyman/Maintenance Item

Expanding foam gap filler has been used at some of the exterior penetrations. Gap filler will deteriorate over time and should be monitored.

Recommendation: Recommend monitoring.



8: Lintel Needs Paint

 Recommendation

Some of the brick lintels need to be painted.

Recommendation: Contact a qualified painting contractor.

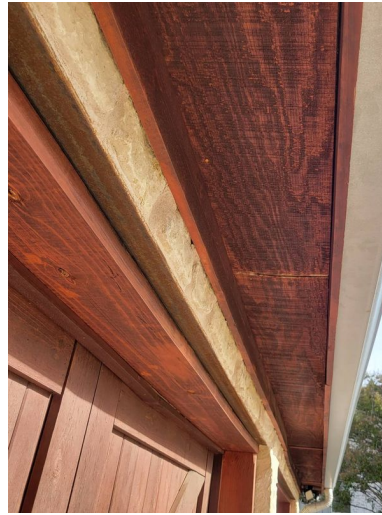
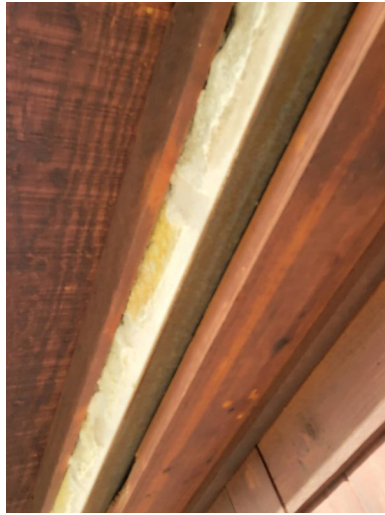
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NP=Not Present

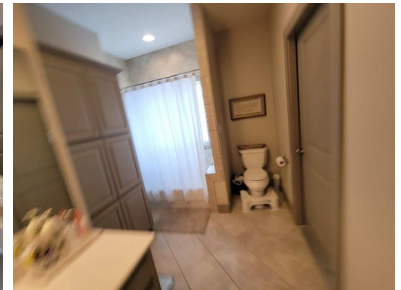
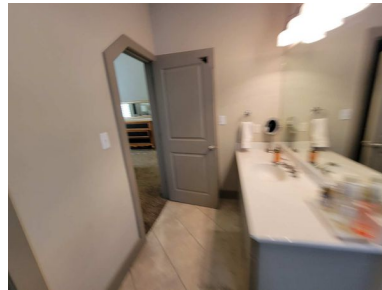
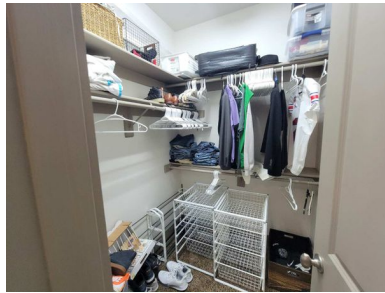
D=Deficient

I NI NP D



Interior

Interior Photos:



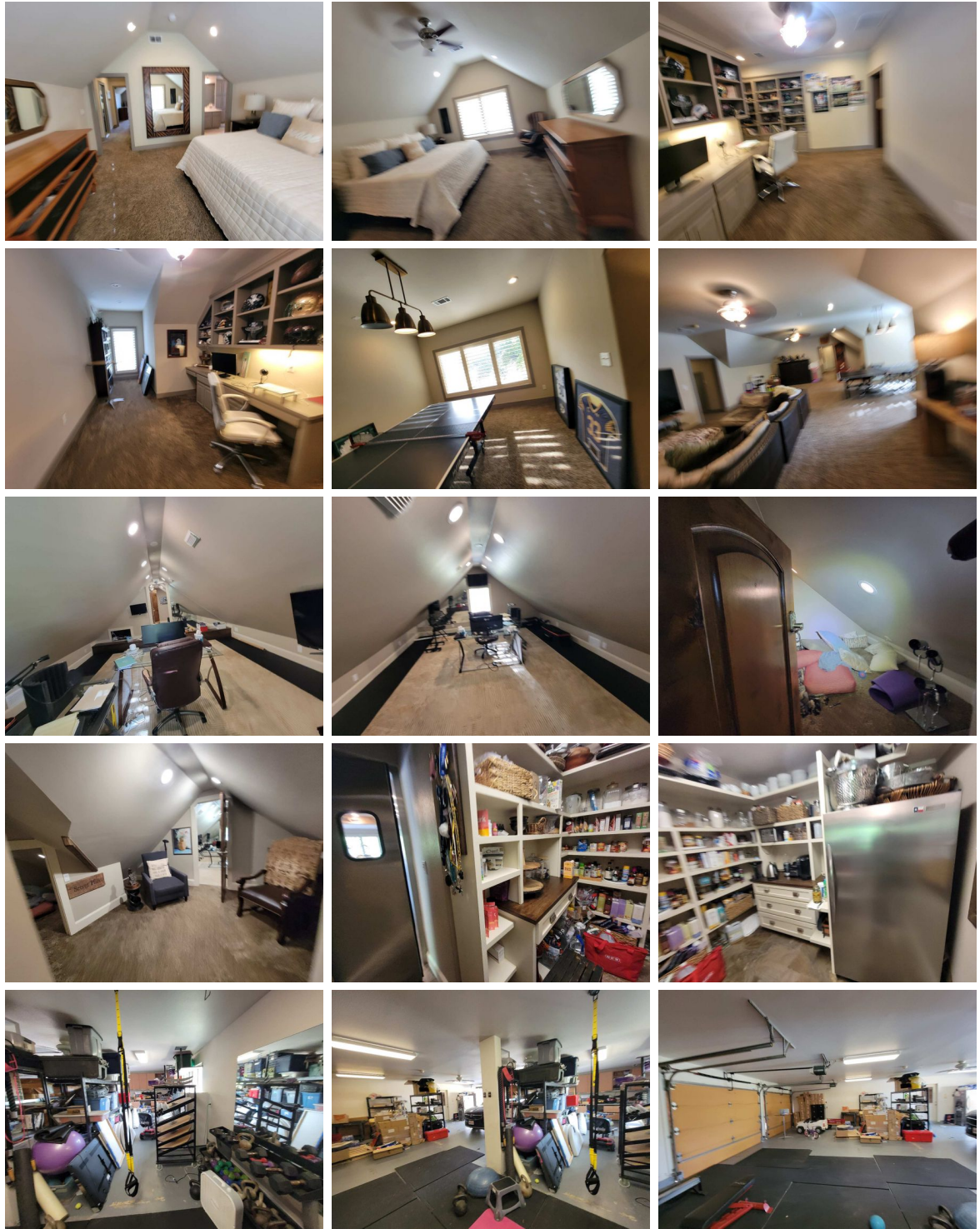
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I NI NP D



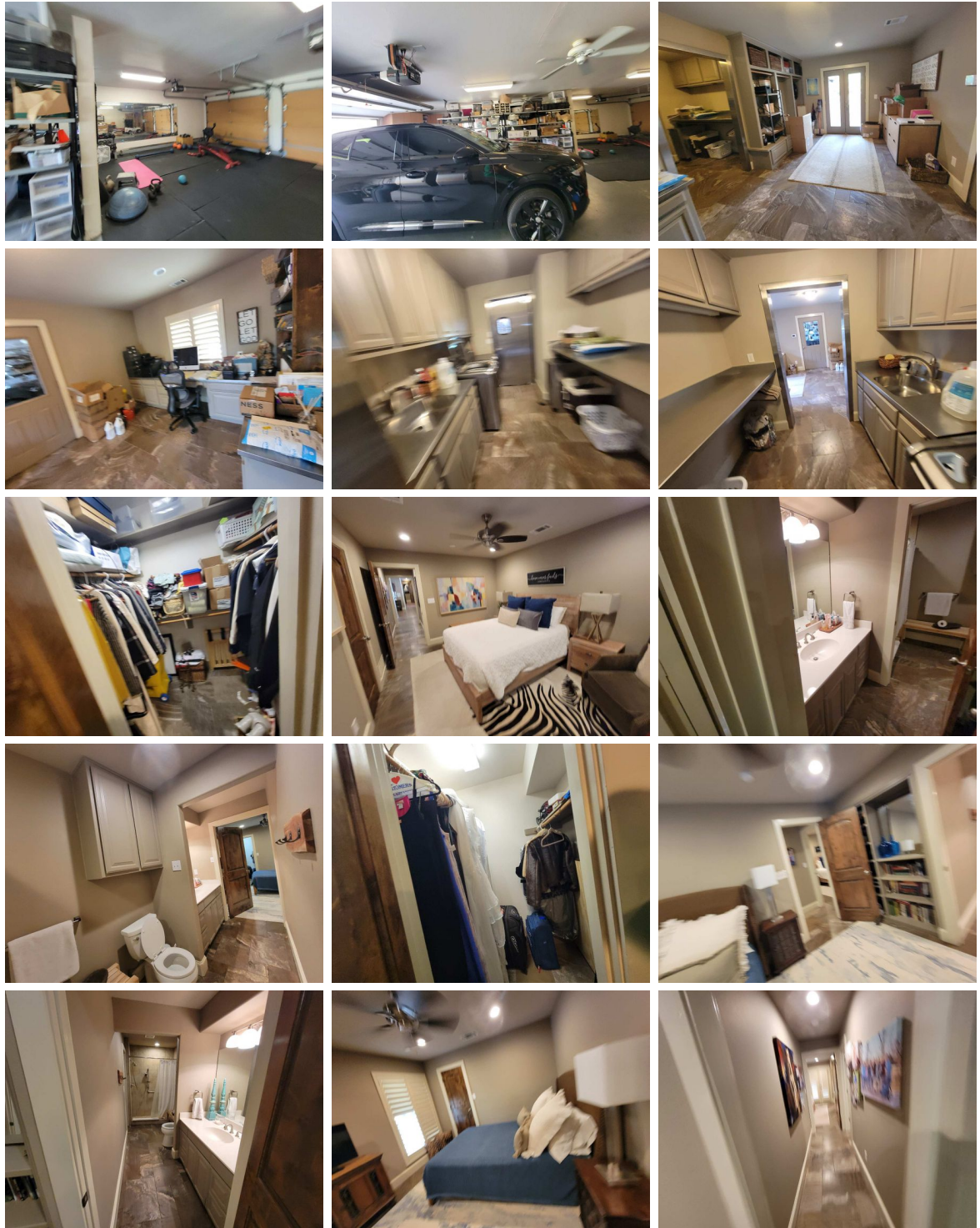
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I NI NP D



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D=Deficient

I NI NP D



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I NI NP D



Interior Wall Finishes: Sheet Rock, Paneling, Wood, Tile

Interior Walls Painted:

Some of the walls appear to have been recently painted. This may hide some stains, mildew, or other damage that may exist.

Interior Walls Wood Paneling:

There was wood paneling present at some walls within the home. This paneling may hide damage that could be present.

Interior Walls Covered:

The home was occupied or staged. There were mirrors, paintings or other coverings present at some walls within the home. These coverings may hide stains, mold or other damage that could be present.

1: Caulking - Showers/Tubs

🔴Recommendation

There were various areas of missing and damaged caulking and/or grout at the shower and/or tub walls. This can include between the tiles, in corners, around the tub and at the penetrations into or through the walls. All shower and tubs should be completely water tight and sealed. Repair is recommended.

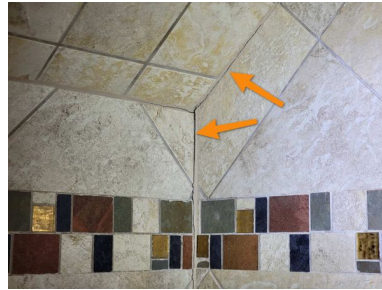
I=Inspected

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I NI NP D



2: Caulking Counter Connection

Handyman/Maintenance Item

Caulking is needed at the wall / counter connection point.



Upstairs Back Right Bathroom



Upstairs Middle Bathroom

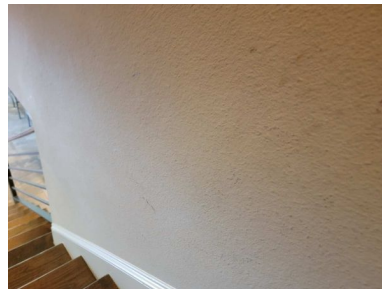
3: Nicks/Missing Paint

Handyman/Maintenance Item

Various Locations Throughout

There are nicks and missing paint in various areas.

Recommendation: Contact a qualified painting contractor.



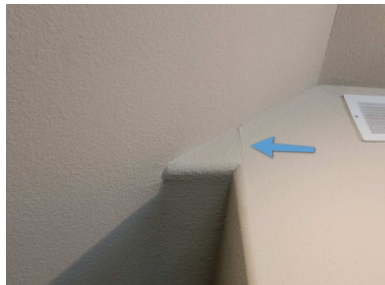
I NI NP D

4: Joint Separation

🔧 Handyman/Maintenance Item

There are joint separations in various areas.

Recommendation: Contact a qualified drywall contractor.



Back Middle Bedroom



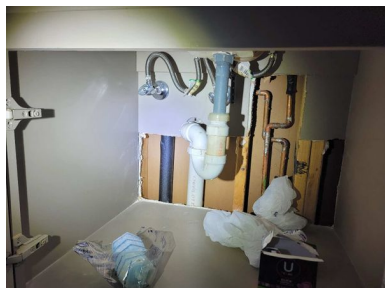
Master/Primary Bedroom

5: Unfinished Area at Interior

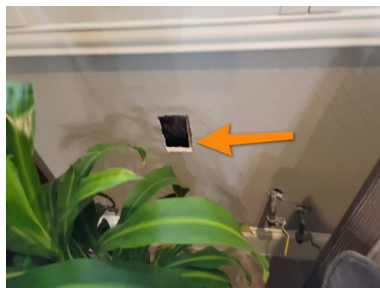
🔧 Recommendation

There were unfinished or unpainted areas at the interior of the home.

Recommendation: Contact a qualified professional.



Upstairs Middle Bathroom



Master/Primary Bathroom

6: Wall Tiles - Grout Cracked and damaged

🔧 Recommendation

Grout was observed to be cracked and/or damaged at the wall tiles outside of the tub/shower enclosure. Repairs are recommended.

Recommendation: Contact a qualified tile contractor



Upstairs Right Bathroom

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

I	NI	NP	D
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F. Ceilings and Floors

Comments:

Ceilings

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops,

(B) provide an exhaustive list of locations of deficiencies and water penetrations; or

(C) determine the cosmetic condition of paints, stains, or other surface coatings.

The inspector cannot determine the condition of structural components in hidden ceiling or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report.

1: Joint Separation

[Handyman/Maintenance Item](#)

There is joint separation in various areas.



Upstairs Back Right Bathroom

Entryway

Floors

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops,

(B) provide an exhaustive list of locations of deficiencies and water penetrations; or

(C) determine the cosmetic condition of paints, stains, or other surface coatings.

The inspector cannot determine the condition of structural components in hidden ceiling or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report.

Floors - Covered:

The home was occupied or staged at time of inspection. Floors were covered and were not fully visible at the time of inspection. Large area rugs, beds, couches, and other types of furniture are not moved or inspected under during a home inspection.

1: Garage Floor Cracks

[Handyman/Maintenance Item](#)

There were cracks in the garage floor. This is typical of concrete and is not considered significant. It should be monitored for large separations or differential movement.

Recommendation: Contact a qualified professional.

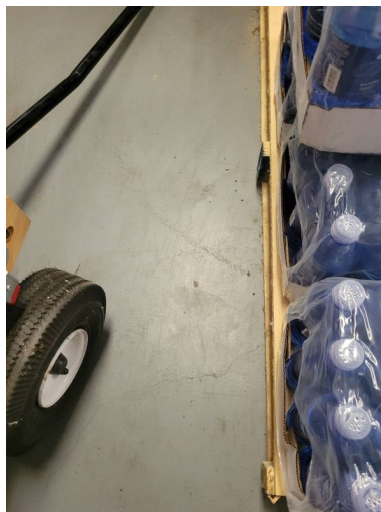
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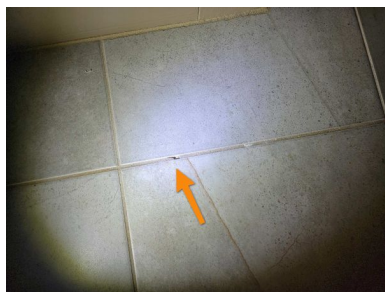


2: Floor Tiles - Grout

Recommendation

Grout is cracked, damaged or missing between the floor tiles. Repair is recommended.

Recommendation: Contact a qualified flooring contractor



Upstairs Middle Bathroom

G. Doors (Interior and Exterior)

Comments:

Entry Door Type: Wood w/ glass

Overhead Garage Door Type: Wood

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems;
- (B) determine the cosmetic condition of paints, stains, or other surface coatings; or;
- (C) operate a lock if the key is not available,
- (D) provide an exhaustive list of locations of deficiencies and water penetrations.

The inspector cannot determine the condition of wood or structural components hidden within wall cavities.

No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report.

We do NOT inspect for Safety Glass or Storm Doors.

Keypad Lock - No Key or Code Available:

Door was not operated because keypad lock was present and key or code was not present at the time of inspection.

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D=Deficient

I NI NP D

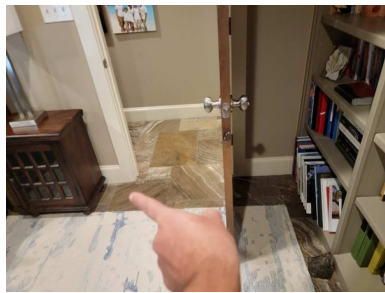


1: Opening/Closing

🔴Recommendation

There were doors within the home that open/close when left in a fixed position.

Recommendation: Contact a qualified door repair/installation contractor.



Front Right Bedroom Downstairs

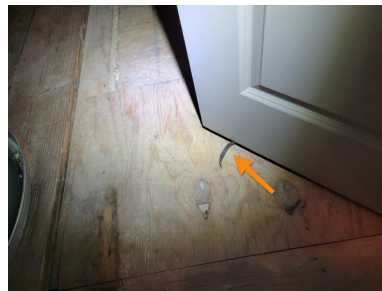
2: Weather Stripping Damaged

🔴Recommendation

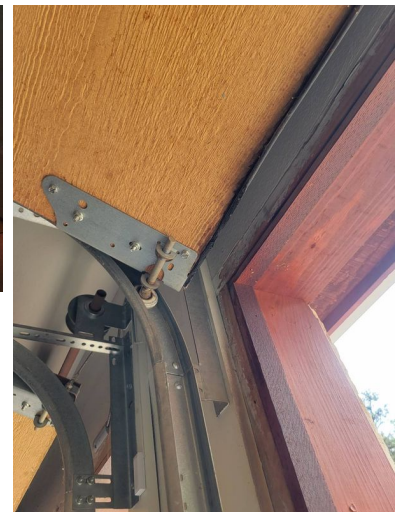
The door has a damaged weather strip. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

[Here is a DIY guide on weatherstripping.](#)

Recommendation: Contact a qualified door repair/installation contractor.



Front Right Attic



I NI NP D



3: Hardware Loose/Missing/Damaged

Recommendation

Observed door hardware that was loose, missing, rusted, or damaged. ("Hardware" could include, but is not limited to: hinges, hinge pins, knobs, springs, latches, locks, deadbolts, strike plates, or any other piece of hardware necessary to allow the door to function properly.) Recommend further evaluation and repairs as necessary.

Recommendation: Contact a qualified door repair/installation contractor.



Upstairs Front Right Bedroom

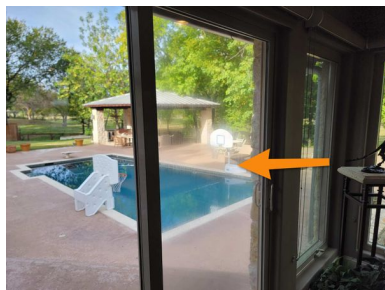
4: Glass Door - Failed Seal

Recommendation

The glass door had double-pane glazing in which condensation/fogging was visible. This indicates a loss of thermal integrity. The door should be repaired or replaced as necessary by a qualified contractor. Replacement is more typical.

Recommendation: Contact a qualified door repair/installation contractor.

I NI NP D



Kitchen Back

5: Shower Door Seal Loose/Missing/Damaged

🔴 Recommendation

Observed loose, missing, or damaged water seal at the bathroom shower door. Water may splash onto the bathroom floor when shower is in use. Recommend further evaluation and repairs as necessary.

Recommendation: Contact a qualified professional.



Master/Primary Bathroom

6: Exterior Doors - Air and Light

🔴 Recommendation

Light and air gaps were present at the exterior doors. This can result in significant energy loss and moisture intrusion. Recommend installation of additional weatherstripping.

Recommendation: Contact a qualified door repair/installation contractor.



Downstairs Right Side

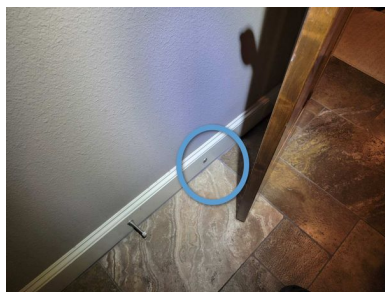
7: Door Stops

🔧 Handyman/Maintenance Item

There were loose, damaged and/or missing door stops in the home. Repair or replacement is recommended to limit damage to walls.

I NI NP D

Recommendation: Contact a handyman or DIY project



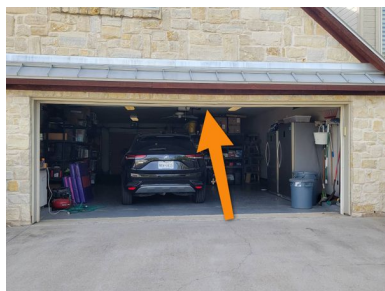
Downstairs Front Right Bathroom

8: Overhead Garage Door - Lintel Sagging

🔴 Recommendation

The lintel is sagging at the overhead garage door.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ **H. Windows**

Comments:

Window Type: Vinyl - Double pane insulated

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) exhaustively inspect insulated windows for evidence of broken seals;
- (B) exhaustively inspect glazing for identifying labels; or
- (C) identify specific locations of damage.

The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed.

Visible signs of voided (lost thermal seal) insulated windows can fluctuate with changes in lighting, temperature and/or humidity. Only obvious seal failure (window fogging) is noted in this report. Windows can be constructed with multiple sashes and/or lites which could increase the number of actual voided glazed panels. Should this be a concern, our client should contact a glass window specialist to determine if any additional windows have broken seals. The inspector does not remove any screens or inspect windows which would require a ladder to inspect

Thermal Pane Windows:

As THERMAL PANE WINDOWS lose their vacuum, moisture may appear, and then disappear, depending on inside and outside temperature, barometric pressure and the relative humidity. Windows are listed as OBSERVED AT THE TIME OF THE INSPECTION ONLY, and NO WARRANTY IS EXPRESSED OR IMPLIED. If voided or damaged thermal panes are noted on the inspection report, we would strongly urge that a qualified glass company or glazier be contacted for a further evaluation and any estimates that might be

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D=Deficient

I NI NP D

needed.

Window Access:

Not all windows were accessible for inspection due to the home being occupied. Some of the windows could not be properly inspected, due to the presence of furniture, stored goods and/or delicate items, which are not moved during an inspection. When these items are removed, there is a possibility that problems will be discovered that were not visible at the time of the inspection.

1: Caulking - Interior Separation

 Handyman/Maintenance Item

Various Locations Throughout

The interior caulk is missing, cracked, or separated around the windows in the home.

Recommendation: Contact a handyman or DIY project



2: Missing Screens

 Handyman/Maintenance Item

Window screens were not installed at some windows at the time of inspection. It is recommended that screens be installed to prevent insects from coming in if windows are left open.



Multiple Locations Throughout

3: Hard to Open

 Recommendation

Multiple Locations Throughout

Various window were hard to open and close. Some areas are bedrooms and could inhibit egress. Adjustment or lubrication is recommended.

Recommendation: Contact a qualified window repair/installation contractor.

4: Caulking - Exterior Window Separation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



5: Loose/Missing Window Crank Handle

🔴 Recommendation

Multiple Locations Throughout

The crank handle is loose/missing at the casement window.

Recommendation: Contact a qualified window repair/installation contractor.



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

Comments:

Specific Limitations:

Note: Specific Limitations. The inspector is not required to exhaustively measure every stairway component.

1: Loose Stairway

🔴 Recommendation

The stairway is loose and not properly secured. Recommend a qualified professional evaluate and repair.

Recommendation: Contact a qualified professional.

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D=Deficient

I NI NP D

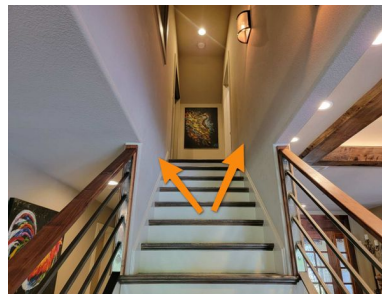


2: Need Railing

🔴 Recommendation

Railing is needed for the stairway.

Recommendation: Contact a qualified professional.



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

Comments:

General Photos:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Fireplace Fuel Source: Gas Logs, Gas Insert Unit

Cclamp?: Yes, Not Accessible

Damper: Operational, Not Observed

Chim Flue: Masonry, Not Observed

Firestop?: Not Visible or Accessible

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) verify the integrity of the flue;

(B) perform a chimney smoke test; or

(C) determine the adequacy of the draft.

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

I NI NP D

TREC Limitations. The inspector is not required to inspect or comment on chimney structures located more than 8' (feet) above roofline. Freestanding wood burning stoves are beyond the scope of this inspection

Interior Fireplaces - Combustible Clearances: Under current building standards, any portion of a masonry chimney in the interior of the building or within the exterior wall of the building should have a minimum air space clearance to combustibles of 2 inches. Due to lack of access, the inspector was unable to verify if these clearance requirements were met.

Firestop Not Visible: The attic firestop was not accessible, therefore it was undetermined if the firestop was present.


Gas Logs in Place - Interior Firebox:
The fireplace has gas logs/glass in place and the interior firebox is not fully visible to inspect.

Gas Logs in Place - Burner Bar:
The fireplace has gas logs/glass in place and the burner bar was not visible for inspection.

Fireplace Controls Not Located:
The controls for the fireplace were not able to be observed or located during the inspection. System was not able to be tested.

Den

1: Dirty - Slightly

 Handyman/Maintenance Item
Living Room , Master/Primary Bedroom
The fireplace chimney is dirty.

2: Firebrick - Needs mortar repair

 Recommendation

The fireplace interior firebrick needs mortar repair.

Recommendation: Contact a qualified fireplace contractor.



Patio

3: C Clamp - Missing

 Recommendation

Patio

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

I NI NP D

The damper stop clip is missing. There are gas logs/glass inside of the unit and this clip should be installed to prevent combustion gases from entering the home if the damper is closed.

Recommendation: Contact a qualified fireplace contractor.

4: Gas Bar Hole

🚩 Recommendation

Patio

The hole in the firebox side should be sealed around the gas lighter bar.

Recommendation: Contact a qualified fireplace contractor.



5: Pilot Won't Light

🚩 Recommendation

Patio

The pilot would not light after several attempts. Unable to test unit for function.

Recommendation: Contact a qualified professional.

K. Porches, Balconies, Decks, and Carports

Comments:

General Photos:

I NI NP D



Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) exhaustively measure every porch, balcony, deck, or attached carport components; or
- (B) enter any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high.

1: Railing Recommended

🔴 Recommendation

It is recommended that railing is added to patios that are more than 30" above grade.

Recommendation: Contact a qualified professional.

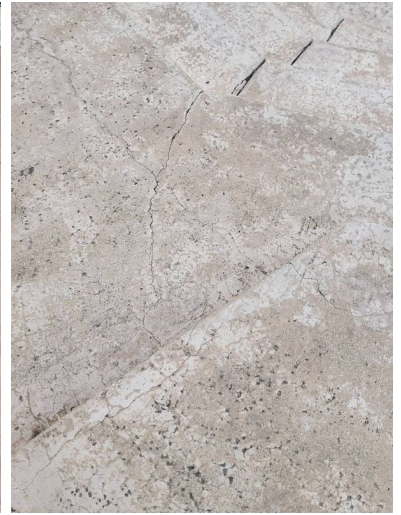


2: Patio/Porch Cracking - Cosmetic

🔧 Handyman/Maintenance Item

There is cracking noted at the patio/porch surfaces.

I NI NP D



3: Patio Level Higher Than Interior Floor

Recommendation

The level of the exterior patio is higher than the interior floor level. This condition is conducive for water intrusion and wood destroying insect infestation.

Recommendation: Contact a qualified professional.

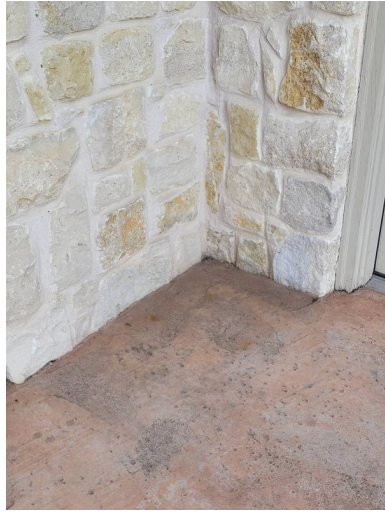
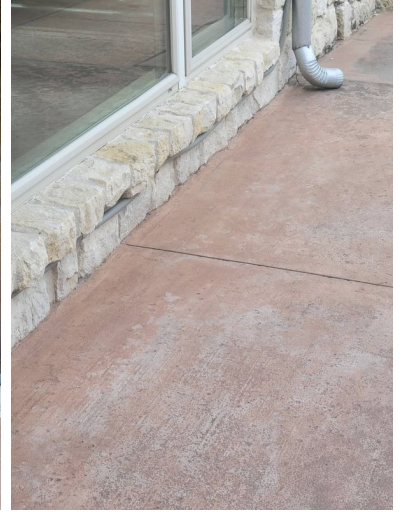
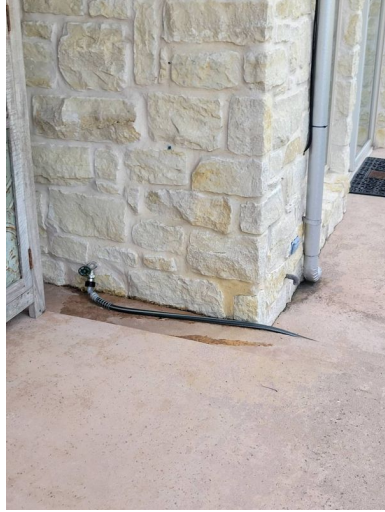
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



L. Other

Comments:

General Photos:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Retaining Walls (Type): Stone, Brick, Wood

Retaining Walls (Damage): Cracks, Wood to Soil Contact, Rotted/Damaged Wood

1: Retaining Walls - Wood rot

🔴 Recommendation

The retaining wall has various areas of wood rot present.

Recommendation: Contact a qualified professional.

I	NI	NP	D
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2: Retaining Walls - Cracks

🔴 Recommendation

There were cracks and repaired cracks in the retaining walls.



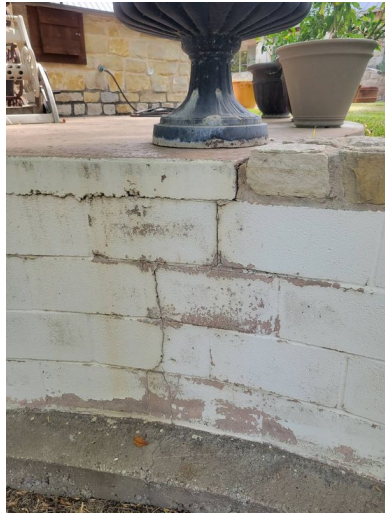
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NI=Not Inspected

NP=Not Present

D=Deficient

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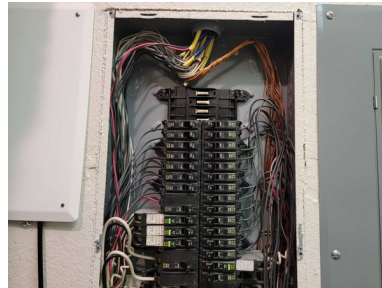
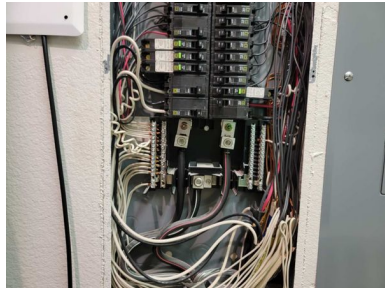
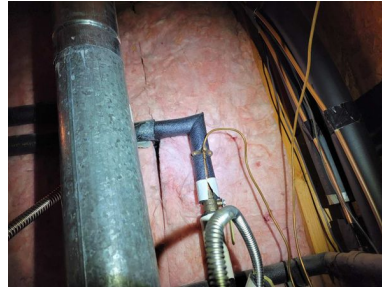
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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

General Electrical Photos:



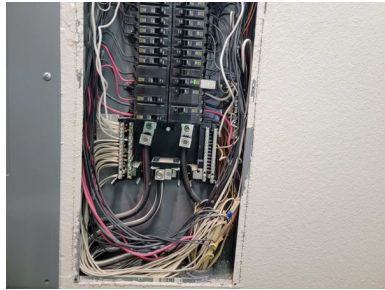
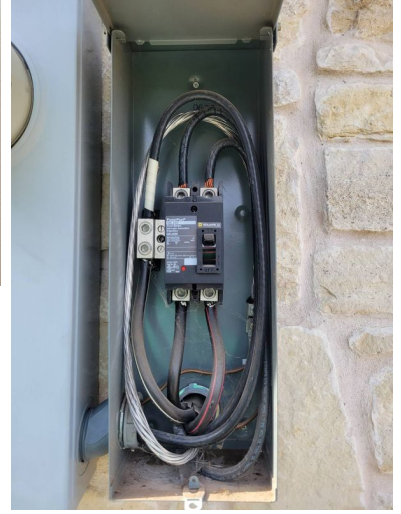
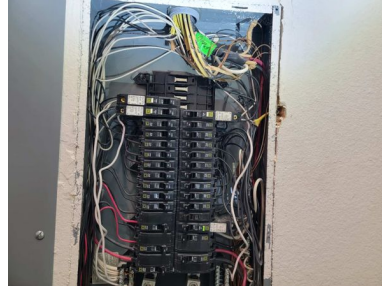
I=Inspected

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D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Electrical Service Entrance: Underground

Panel Location : Closet

Panel Brand: Square D

Main Conductor Wiring Type: Aluminum

Panel Labeled?: No, Yes

Panel Amps: 200 Amps

Over-Current Protection: Breakers

Sub-panel Location : Closet, Exterior, Barn

Grounding Types: Cold Water Pipe

More Than One Main Panel Present:

There is more than one main panel present.

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

(A) determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system;

(B) test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment;

(C) conduct voltage drop calculations;

(D) determine the accuracy of overcurrent device labeling;

(E) remove covers where hazardous as judged by the inspector;

(F) verify the effectiveness of overcurrent devices; or

(G) operate overcurrent devices.

The inspector is not required to determine the insurability of the property. The inspector will inspect the service entrance cables and report any deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weather heads.

AFCI - Not Tested - Occupied Home: The Arc-Fault circuit interrupter devices were not tested. Property is occupied, and testing of these circuits could cause damage.

1: Double Lugging - Neutral

🔴Recommendation

Double lugging was present at the neutral bar at the time of inspection. This is common for older houses.

Recommendation: Contact a qualified electrical contractor.

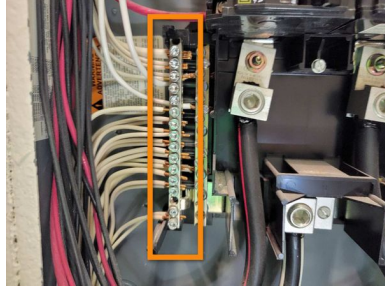
I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



2: Double Lugging - One Breaker

🔴 Recommendation

There is double lugging evident at a circuit breaker in the electrical panel. Repair is highly recommended.

Recommendation: Contact a qualified electrical contractor.



Barn

3: Missing A Screw

🔧 Handyman/Maintenance Item

Pool panel

The panel dead front cover is missing one or more screws.

4: Missing Knockouts - Dead Front

🔴 Recommendation

There are knockouts missing on the dead front cover in the electrical panel.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Pool panel

5: Missing Bushings

🔴 Recommendation

There were loose or missing bushings at some wiring in the electrical panel. Wire should have proper bushing protection when exiting the panel box.

Recommendation: Contact a qualified electrical contractor.



Pool

6: Wiring Not Connected

🔴 Recommendation

Pool

There were wires present within the electrical panel that were not fully connected.

Recommendation: Contact a qualified electrical contractor.

B. Branch Circuits, Connected Devices, and Fixtures

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

I NI NP D

Comments:

Wiring Type: Copper
Smoke Detectors Present: Not Observed At All Required Locations
Smoke Detectors Hard Wired: Yes
Carbon Monoxide Detectors: No - (If gas appliances are present)
GFCI - Bathrooms: Present and Tripping
GFCI - Kitchen: Present and Tripping
GFCI - Exterior: Present and Tripping, Not Present
GFCI - Garage: Present and Tripping, Not Present
GFCI - Laundry: Not Able To Test - Blocked
GFCI - Detached Structure: N/A
GFCI - Bar Area: N/A
Dryer Outlet Tested: No (Dryer plugged into outlet)
Additional 240V Outlet Tested: N/A

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:
 (A) inspect low voltage wiring;
 (B) disassemble mechanical appliances;
 (C) verify the effectiveness of smoke alarms;
 (D) verify interconnectivity of smoke alarms;
 (E) activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes;
 (F) verify that smoke alarms are suitable for the hearing-impaired;
 (G) remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards

The inspector will report as in need of repair the lack of ground fault circuit protection where required.
 **Homes built prior to 1974 could have aluminum wiring present in the branch circuits. Inspector observes branch circuit wiring type within the service panel. Hidden wiring that is not present within the panel could not be observed by inspector.

Not Able To Inspect Outlets - Home Occupied: The outlets that are behind or under furniture, stored items or plugged into electronics were not tested.

IC Fixtures :

Recessed luminaries/light fixtures can pose a possible fire hazard if they are not I-C rated and specifically designed for installation in an insulated ceiling. Inspector was unable to confirm if lights are insulation compatible (IC) fixtures. Further evaluation is recommended.

Light Bulbs Out: Some light bulbs appear to be out and in need of replacement. Due to this, inspector cannot confirm if all fixtures are operating properly.

1: Not All TREC Required Areas Are GFCI Protected

🔴Recommendation

Not all TREC required areas were GFCI protected. Required areas include, but are not limited to the Kitchen, all Bathroom/Restrooms, Garage, Exterior, Crawlspace, Unfinished Basements, Laundry Rooms, and Bar areas.

Recommendation: Contact a qualified electrical contractor.

2: Cover Plates Damaged

🔴Recommendation

One or more receptacles or switches have a damaged cover plate. Recommend replacement.

Recommendation: Contact a qualified electrical contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Kitchen

3: Junction Box Covers Missing

🔴 Recommendation

Visible electrical junction box observed that does not have a cover.

Recommendation: Contact a qualified electrical contractor.



4: Condensing Unit Disconnect - Behind AC

🔴 Recommendation

The outdoor AC unit is positioned in front of the manual disconnect. Due to current electrical installation guidelines this is not considered proper.

Recommendation: Contact a qualified electrical contractor.



I NI NP D

5: Loose Outlets and Switches

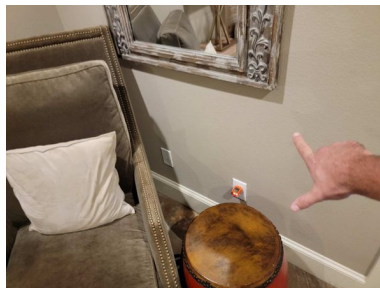
🔴 Recommendation

Various loose outlets/switches observed in the home. Tightening of these receptacles is recommended to prevent any loose wiring or electrical shock from occurring.

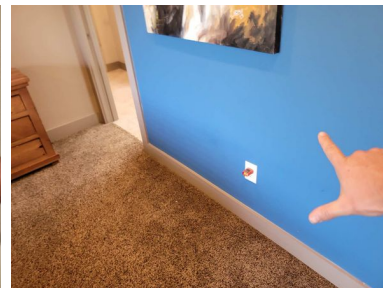
Recommendation: Contact a qualified electrical contractor.



Office



Downstairs Right Side Bathroom



Upstairs Back Bedroom

6: Outlet Not Responding

🔴 Recommendation

Back Patio

Outlet did not respond to testing. Repair or replacement is recommended.

Recommendation: Contact a qualified electrical contractor.



7: No In-Use Weatherproof Covers

🔴 Recommendation

In-use weatherproof covers were not present at all exterior outlets. Some City Jurisdictions do not require exterior outlets under covered patios to have these covers. TREC standards require these covers to be on all exterior outlets.

Recommendation: Contact a qualified electrical contractor.

I	NI	NP	D
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8: Missing Exterior Outlet Covers

🔴 Recommendation

Outlet covers were not present at the exterior outlets. Exterior outlets should be covered with an in-use weatherproof cover.

Recommendation: Contact a qualified electrical contractor.



Patio

9: Uncovered Light

🔧 Handyman/Maintenance Item

The cover is missing at the light fixture in one or more areas.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Upstairs Back Right Bedroom Closet



Garage

10: Slipped Conduit

Recommendation

Electrical conduit slipped and the wiring is exposed. Recommend a qualified professional evaluate and repair.

Recommendation: Contact a qualified professional.



-
-
-
-

C. Other

Comments:

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

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Comments:

Unit Information:

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use.

That study noted that the expected life span (on average) of gas-fired heaters is about 18 years.

That study noted that the expected life span (on average) of electric heaters is about 15-20 years.

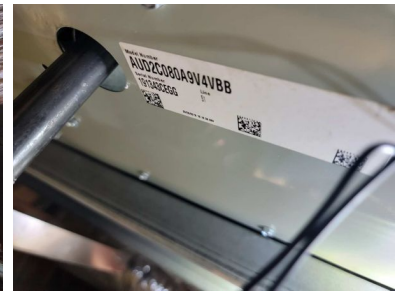
Take this into consideration when noting the manufacture date for the unit at this property. It is recommended that units of the above ages be further evaluated and cleaned to verify that the heat exchanger and/or heating elements are working properly.



2019



2023



2019

Furnace Location: Attic

Furnace Energy Source: Gas

Furnace Type: Forced Air - Gas Fired

Heating Temperatures:

Location	
Kitchen	110
Living Room	114
	116

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

I	NI	NP	D
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Dining Room 112

Master Bedroom 118

Bedroom 2 108

Bedroom 3 110

Bedroom 4 110

Bedroom 5 108

Bedroom 6 110

Office 118

Family Room

Playroom 113

Media Room

Specific Limitations:

Note: Specific Limitations

The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. Recommend annual cleaning and service by licensed HVAC technician.

The inspector will describe the type of heating system and its energy sources and inspect each unit.

*Manufacturer numbers are provided as additional information to the client. Appliances are not researched for recalls. If buyer has further concerns regarding recalls the appliance manufacturer should be contacted.

Heat Exchanger:

Determining the full integrity of the heat exchanger requires requires the dismantling of the heat exchanger and is beyond the scope of a visual inspection, as outlined in Title 535.229 (t) of the Standards and Practices.

Due to design, heat exchangers are viewed from the draft hood and / or burner opening only and are not fully inspected. We strongly urge you to have an industry accepted specialist fully inspect and report on the internal

I NI NP D

condition of the heat exchanger.

Not inspected - Heat Pump:

Heat pump was not tested in heating mode. Heat pumps are only tested in 1 mode, due to the operating restrictions of the units.

1: Gas Flue - Improper Clearance

▲Safety Hazard

The flue pipe serving the gas furnace does not have sufficient clearance from combustibile materials. Normally, a clearance of at least 1" is required. This situation may result in pyrolysis, which can possibly lower the auto-ignition temperature of the surrounding materials. This condition should be improved for safety reasons.

Recommendation: Contact a qualified HVAC professional.



2: Flue Rusted/Corrosion

●Recommendation

There was rust/corrosion noted at the furnace flue in areas.

Recommendation: Contact a qualified professional.



B. Cooling Equipment

Comments:

Condensing Unit Information:

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use. That study noted that the expected life span (on average) of air conditioners is about 10-15 years. Take this

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

I NI NP D

into consideration when noting the manufacture date listed for the unit at this property. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. The complete system will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical equipment is virtually impossible.



2019



2022



2019



Undetermined

Evaporative Coil Unit Information:

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use. That study noted that the expected life span (on average) of air conditioners is about 10-15 years. Take this into consideration when noting the manufacture date listed for the unit at this property. Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. The complete system will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical equipment is virtually impossible.

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

I NI NP D



2019



2022



2019

Coolant Type: 410A
 Outdoor Temp: 70s
 Cooling Temperatures:

Location	Return	Supply	Differential
Kitchen	69	52	17
Living Room	69	50	19
Dining Room	69	51	18
Master Bedroom	69	53	16
Bedroom 2	65	47	18
Bedroom 3	65	49	16
Bedroom 4	68	53	15
Bedroom 5	68	53	15

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

I	NI	NP	D
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Bedroom 6	68	53	15
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Family Room	69	54	15
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Play Room	68	53	15
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Media Room

Office	69	52	17
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A differential of 15 degrees Fahrenheit or higher is desired for optional efficiency.

Specific Limitations:

Note: Specific Limitations. The system fan and evaporative coil are not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician is required. Recommend annual cleaning and service by licensed HVAC technician. The inspector will not pressure test the system coolant or determine the presence of leaks; or operate setback features on thermostats or controls. We do not inspect for efficiency, capacity or adequacy of units, and the secondary drain lines are not traced for termination. Secondary drain lines are not tested for proper drainage. The inspector will describe the type of cooling system and its energy sources and inspect each unit.

The inspector does not determine the Seasonal Energy Efficiency Ratio (SEER) rating of the HVAC system.

This equipment rating is published in the Air Conditioning and Refrigeration Institute ARI directory. The inspector does not determine if an air conditioning units condensing coils and evaporating coils are "matched" according to the manufacturer's specifications. If any concerns exist about the "matching" of evaporator coils with condensing coils, a qualified HVAC technician should evaluate the complete HVAC system.

Evaporative Coil (s):

The coils of the indoor portion of the HVAC system were not actually observed and are beyond the scope of this visual inspection. The "indoor" coils are enclosed within the actual cabinet which would require specialized tools / equipment to access. The HVAC unit's warranty could be voided if an unqualified non-Licensed HVAC technician were to cut into the plenum, damage sealant, remove support strapping mounted in the evaporator coil's access panel, remove flues and/or remove any of the ductwork. If documentation is unavailable on the maintenance history of the units or if any concerns exist about the condition of the coils, a qualified licensed HVAC technician should evaluate the complete HVAC system.

1: Condensing Unit Obstructed - Vegetation

[Handyman/Maintenance Item](#)

Vegetation obstructs the condensing coils on the air conditioning compressor. Free air flow is needed around this unit.

I NI NP D



2: Condensing Unit - Dirty Coil

 Handyman/Maintenance Item

The condensing coils on the air conditioning compressor need to be cleaned.



3: Uninsulated Trap

 Recommendation

There was an uninsulated trap at the HVAC unit. This can lead to water damage. It can also lead to mold growth.

Recommendation: Contact a qualified HVAC professional.

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

I NI NP D



Master/Primary

C. Duct Systems, Chases, and Vents

Comments:

Filter Type: Disposable

Filter Location: At Unit(s) in Attic

Filter Size: 20X25X4, 20X25X5



Duct Location: Attic

Duct Type: Flexible

Specific Limitations:

Note: Specific Limitations. The inspector will not determine the efficiency, adequacy, or capacity of the systems; determine the uniformity of the supply ducts; determine the types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring; operate venting systems unless ambient temperatures, or other circumstances, in the reasonable opinion of the inspector, are conducive to safe operation without damage to the equipment or operate a unit outside its normal operating range. Tip: Seal the plenum, duct hubs and evaporator coil seams with aluminum tape or HVAC ductwork mastic for a possible savings in energy consumption of as much as 35%.

Duct Interior:

The interior of the ducting system is not accessible for observation and inspection. Ducts are tested by air temperature at the rooms and inspected visually.

Not Inspected - Limited Attic Access:

Attic access was limited and ducts were not fully visible for inspection.

1: Damaged Duct Insulation

🔴 **Recommendation**

Insulation was damaged on the ducts in one or more areas. Repair or replacement of the ducting is recommended.

Recommendation: Contact a qualified HVAC professional.

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

I	NI	NP	D
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Left Side

D. Other
Comments:

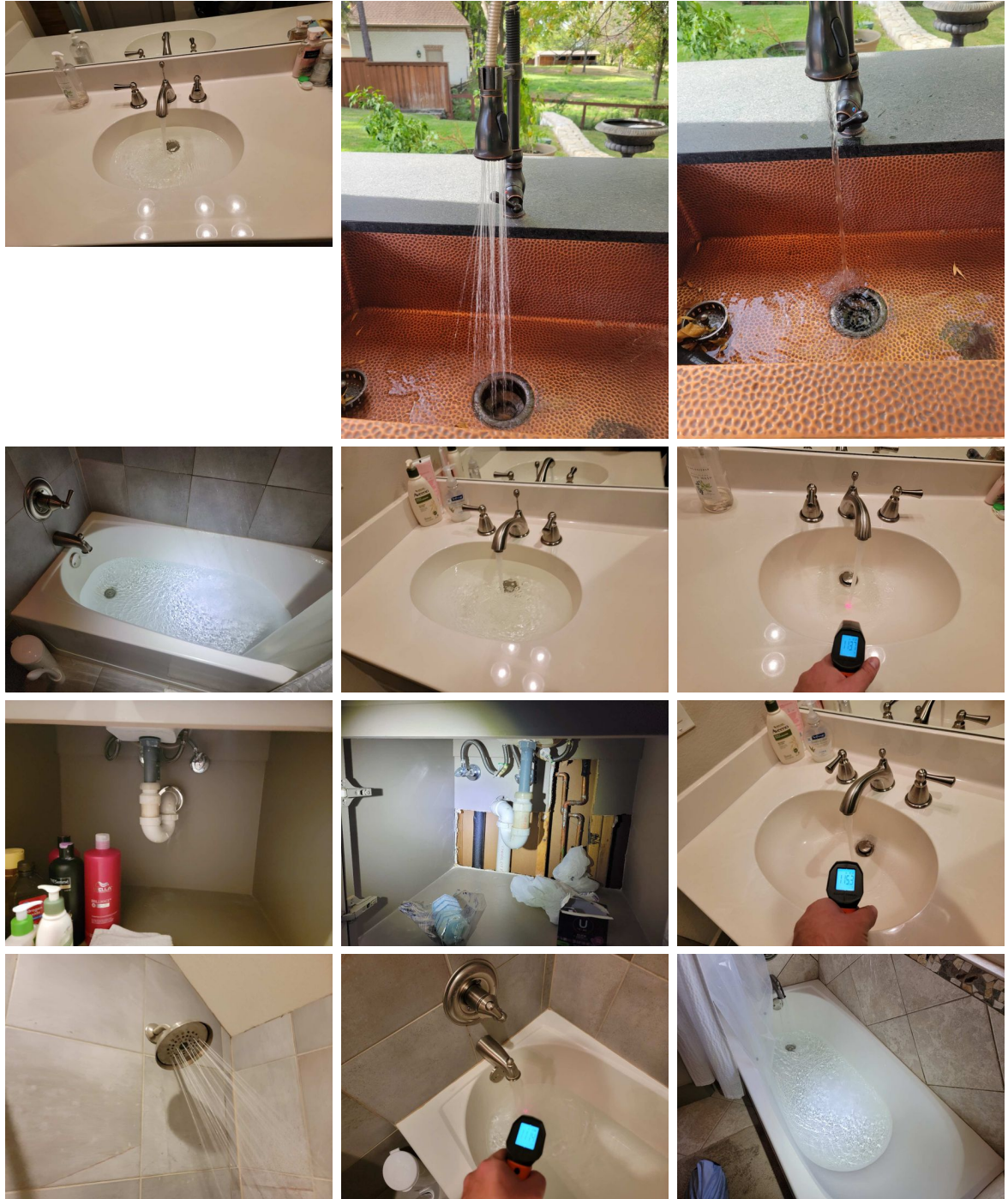
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Comments:

General Plumbing Photos:



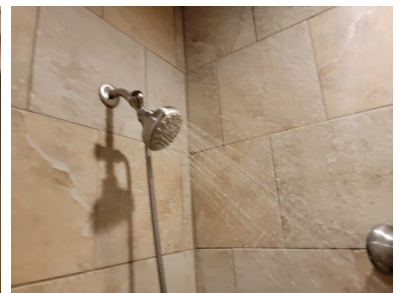
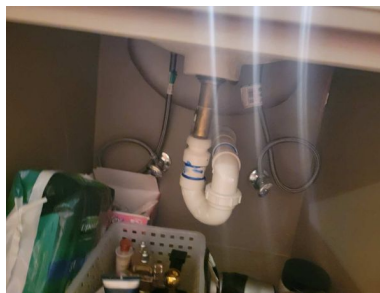
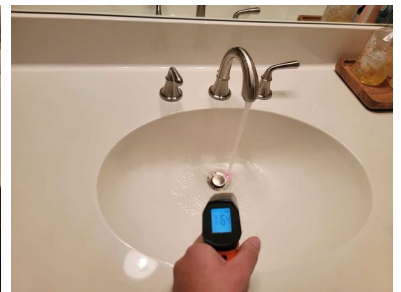
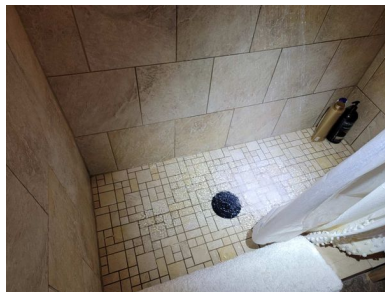
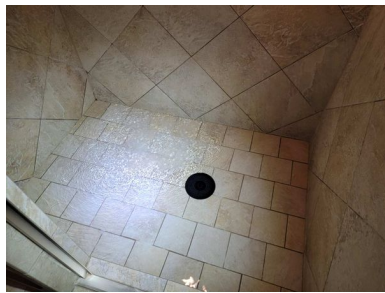
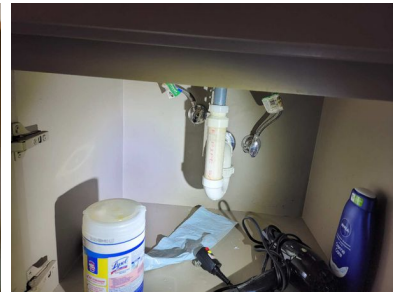
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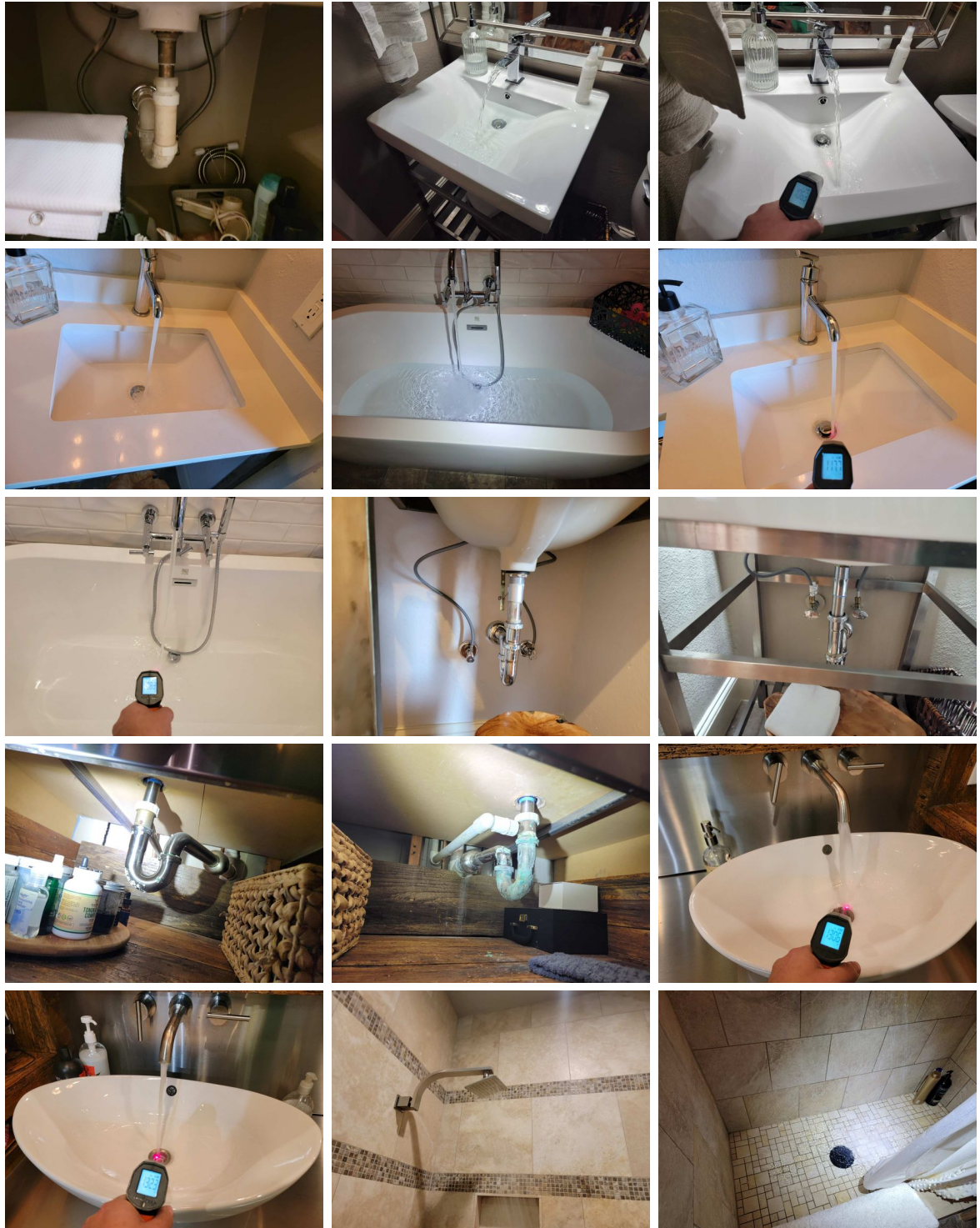
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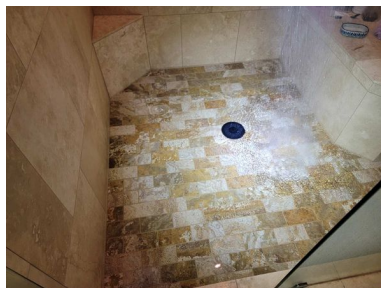
NP=Not Present

D=Deficient

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I NI NP D



Water Meter Location: Curb
Main Water Shut off Location: Undetermined
Static Water Pressure Reading: 90



Type of Supply Piping Material Observed: Copper

Water Meter Test - No Movement:

There was NO movement in the water meter dials after a meter test. This indicates no supply line leaks at the time of inspection.

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) operate any main, branch, or shut-off valves;
- (B) operate or inspect sump pumps or waste ejector pumps;
- (C) verify the performance of:
 - (i) the bathtub overflow;
 - (ii) clothes washing machine drains or hose bibs; or
 - (iii) floor drains;
- (D) inspect:
 - (i) any system that has been winterized, shut down or otherwise secured;
 - (ii) circulating pumps, free-standing appliances, solar water heating systems, water-conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems;
 - (iii) inaccessible gas supply system components for leaks;
 - (iv) for sewer clean-outs; or
 - (v) for the presence or performance of private sewage disposal systems; or
- (5) determine:

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

I NI NP D

(A) quality, potability, or volume of the water supply; or
(B) effectiveness of backflow or anti-siphon devices.

Plumbing - Visible Areas:

Plumbing Areas - Only Visible Plumbing Inspected

Washing Machine Connected to Valves: The occupant's washing machine was installed at time of inspection. This prevented an evaluation of the hose bibbs for possible leakage, proper function of the drain line, possible damage to the wall behind the washing machine or possible damage to the floor.

1: Leaking Handle - Exterior Faucet

🔴Recommendation

The exterior faucet leaks at the handle when turned on.

Recommendation: Contact a qualified plumbing contractor.



Back Right



Front Right



Back Left

2: Loose Fixtures

🔴Recommendation

The fixture is loose. Tightening is recommended to prevent leaking.

Recommendation: Contact a qualified plumbing contractor.



Kitchen



Downstairs Back Right Bathroom



Downstairs Front Right Bathroom

3: Leaking Faucet Handle

🔴Recommendation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

There is a leak at the faucet handle. Repair is recommended.

Recommendation: Contact a qualified plumbing contractor.



Downstairs Front Right Bathroom



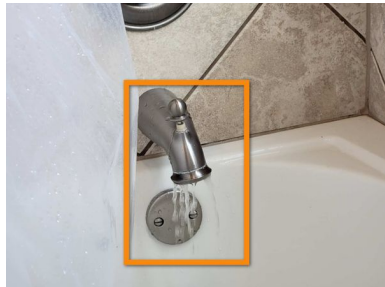
Patio

4: Diverter - Doesn't Shut Off

🟡Recommendation

The shower diverter does not fully shut off water to the spout when the shower is on.

Recommendation: Contact a qualified plumbing contractor.



Upstairs Front Right Bathroom

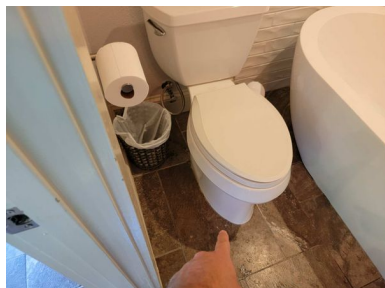
5: Toilet Loose - Floor

🟡Recommendation

The toilet is loose at the floor, which can result in damage to the wax seal under the toilet and possible leakage.

Recommendation: Contact a qualified plumbing contractor.

I NI NP D



Downstairs Back Right Bathroom



Half Bathroom

6: High PSI

Recommendation

At the time of the inspection, the water pressure to the home was above normal pressure of 80 PSI. A pressure adjustment valve should be installed or adjusted if present by a licensed plumber. Normal water pressure range is between 40 and 80 PSI.

Recommendation: Contact a qualified plumbing contractor.



B. Drains, Wastes, and Vents

Comments:

Type of Drain Piping Material Observed: PVC

Type of Drain Piping at Sinks: PVC, Galvanized Steel

Overflows:

Tub and sink overflows, and extermination points were not inspected.

1: Missing Stopper Plunger - Sink

Recommendation

The stopper plunger is missing at the bathroom sink.

I NI NP D



Master/Primary Bathroom



Master/Primary Bathroom



Upstairs Back Right Bathroom

2: Sink Stopper - Does Not Hold Water

👉 Recommendation

The sink stopper did not hold water when engaged.



Downstairs Back Right Bathroom

3: Slow Drain - Sink

👉 Recommendation

Patio

The sink drains slowly and should be checked for possible blockage.

Recommendation: Contact a qualified plumbing contractor.

4: Corrosion at Drainage Piping - Sink

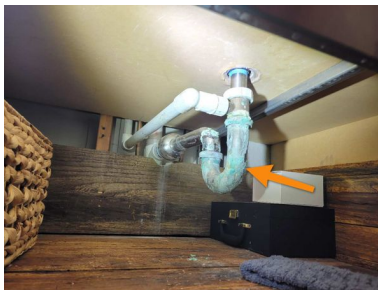
👉 Recommendation

There was corrosion present at the sink drainage piping.

Recommendation: Contact a qualified plumbing contractor.



Master/Primary Bathroom



Master/Primary Bathroom

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

I NI NP D

C. Water Heating Equipment

Comments:

Unit Information:

The National Association of Home Builders and Bank of America Home Equity division produced a Study of Life Expectancy of Home Components in February 2007. Life expectancy is based on first owner use.

That study noted that the expected life span (on average) of gas-fired heaters is about 18 years.

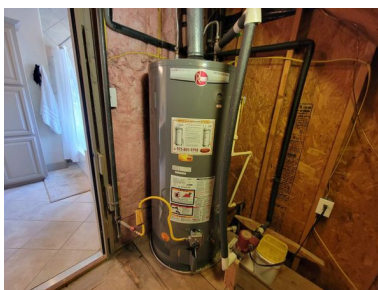
That study noted that the expected life span (on average) of electric heaters is about 15-20 years.

That study noted that the expected life span (on average of gas-fired tankless water heaters (on average) is about 20-25 years.

Take this into consideration when noting the manufacture date for the unit at this property. It is recommended that units of the above ages be further evaluated and cleaned to verify that the heat exchanger and/or heating elements are working properly.



2018



2018



Energy Source: Gas

WH Size: 75

WH Location: Attic

TP Material: CPVC, Copper

WH Pan: Yes

Specific Limitations:

Note: Specific Limitations. The inspector is not required to:

- (A) verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes;
- (B) operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property; or

(C) determine the efficiency or adequacy of the unit.

FYI: Recommend draining and flushing unit once per year to reduce deposits/noise, and extend life of unit.

Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If problem persists contact a licensed plumber for further evaluation of the water heater.

*Manufacturer numbers are provided as additional information to the client. Appliances are not researched for recalls. If buyer has further concerns regarding recalls the appliance manufacturer should be contacted.

Temperature and Pressure Valve:

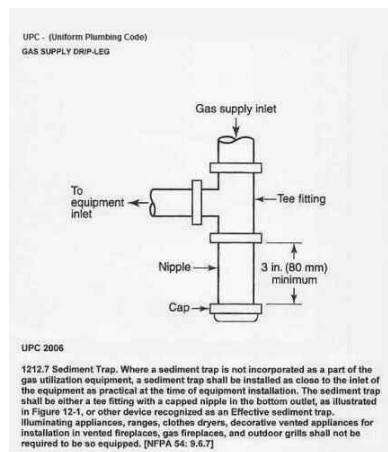
Valve is not operated due to possibility of causing leaks.

1: No Drip Leg/Sediment Trap

🚫 Recommendation

Drip leg or sediment trap was not observed on the gas line at the unit.

Recommendation: Contact a qualified plumbing contractor.



2: Draft Hood - Not Secured

🚫 Recommendation

The draft hood to the water heater is not securely centered above the unit.

Recommendation: Contact a qualified plumbing contractor.



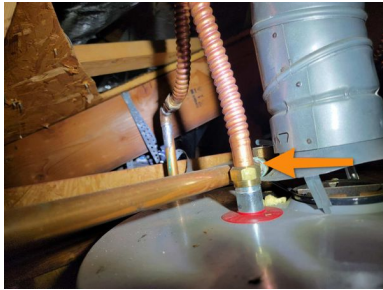
3: TP Corrosion

🚫 Recommendation

The temperature and pressure relief drain line valve showed corrosion. According to most manufacturers of water heaters, TPR valves that are over 3 years old should be inspected by a licensed plumber for corrosion deposits.

Recommendation: Contact a qualified plumbing contractor.

I NI NP D



4: Termination Point

👉 Recommendation

The temperature and pressure relief drain line should terminate less than 6" from the ground and point downward.

Recommendation: Contact a qualified plumbing contractor.



Right

5: Excessive Water Temperature

⚠ Safety Hazard

Excessive water temperatures were observed at the time of inspection. Temperature settings should be adjusted to prevent risk of scalding and burning.

Recommendation: Contact a qualified professional.



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

I NI NP D

D. Hydro-Massage Therapy Equipment

Comments:
GFCI Present: N/A
Pump Access: N/A
Specific Limitations:
Note: FYI: Environmental testing of whirlpools is beyond the scope of this inspection. Health problems have been noted and directly linked to the bacterial growth in the distribution lines of the equipment. Recommend that the manufacturer be consulted for further maintenance and cleaning instructions prior to use. For more information visit: www.whirlpoolcouncil.com

E. Gas Distribution Systems and Gas Appliances

Comments:
Location of Gas Meter: Exterior
Type of Gas Distribution Piping Material: Black Iron
Areas of Rusting/Damage - Gas: Yes
Gas Line Pressure Testing:
Pressure testing gas lines or determining the condition of inaccessible or buried gas lines is beyond the scope of the inspection. This service is best provided by a licensed plumber. All gas lines within the structure and/or buried under ground were not inspected for condition and/or possible leakage. Only readily accessible gas line connections at the individual mechanical equipment are inspected for possible gas leakage. A Combustible Gas Leak Detector was used to check possible gas leaks at connections to any gas ranges, gas water heaters and gas central furnaces that might be present at the time of the inspection. If any concerns exist about possible gas line failure and/or deficiencies, it is recommended that the complete gas system be evaluated by the local controlling gas supplier and/or a licensed plumber. The gas utility company routinely performs gas leak tests as a part of establishing service.

Gas Lines Obstructed/Not Visible:
Gas lines in the home are viewed from visible areas only. Gas lines/connections within the confined areas of the home cannot be seen for inspection.

1: Flex Gas Line - Wall

Recommendation

The flex line penetrates the wall. Black iron pipe should penetrate the wall.

Recommendation: Contact a qualified plumbing contractor.



Patio Fireplace

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: Rusted Gas Lines

● Recommendation

There was rusting at the gas lines at the home. Rusted lines can lead to gas leaks.

Recommendation: Contact a qualified plumbing contractor.

V. APPLIANCES

A. Dishwashers

Comments:

Appliance Information:



DW Back Flow: Present

Evidence of Leaks: No

Full of Dishes:

The dishwasher was full of dishes. Unable to fully inspect the racks for damage or rusting.

1: Corrosion on Racks/Cabinet

🔴Recommendation

Corrosion was noted on the dishwasher racks / cabinet.

Recommendation: Contact a qualified appliance repair professional.



B. Food Waste Disposers

Comments:

Appliance Information:

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

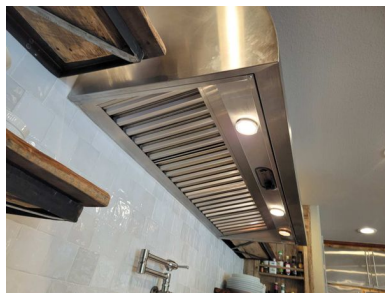
I NI NP D



C. Range Hood and Exhaust Systems

Comments:

Appliance Information:



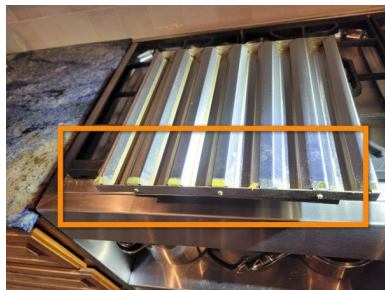
RH Vent: Vents to Exterior

1: Dirty Filter

🔴 **Recommendation**

Dirty filter at time of inspection. Cleaning or replacement of the filter is recommended.

Recommendation: Contact a handyman or DIY project



2: Grease Buildup

🔴 **Recommendation**

Grease buildup was present on the unit. Cleaning is highly recommended.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



D. Ranges, Cooktops, and Ovens

Comments:

Appliance Information:



Oven Type: Electric

Range Type: Gas

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

I NI NP D

Gas Line Access: No
Oven Heating Within 25 Degrees of 350: Yes

1: Gas Valve Not Accessible - Range

➔ Recommendation

The gas shut off valve to the range is not accessible. Due to this condition any emergency the owner would have to shut the gas off at the meter. The shut off should be accessible inside of the cabinet at either side of the stove.

E. Microwave Ovens

Comments:

Appliance Information:



Micro Heat: Yes

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust Fans In Bathroom: Yes

Exhaust Fan In Laundry: Yes

Exhaust Fan Term Vent to Exterior: Undetermined

Termination Points:

Exhaust fan termination points were not able to be confirmed.

1: Noisy

➔ Recommendation

The exhaust fan is noisy when in use.

Recommendation: Contact a qualified professional.



Master/Primary Bathroom

2: Cover Loose or Missing

I	NI	NP	D
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Comments:

Termination Location: Outside the structure

1: Vent Flap - Stuck Open

👉 **Recommendation**

The dryer vent flap is stuck in the open position.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Sprinkler Panel Location: Outside

Full Yard Coverage: No

Sprinkler Heads Responding: No

Rain Sensor: Yes

Specific Limitations:

Note: TREC Limitations. The inspector is not required to inspect:

- (i) for effective coverage of the irrigation system;
- (ii) the automatic function of the controller;
- (iii) the effectiveness of the sensors; such as, rain, moisture, wind, flow or freeze sensors; or
- (iv) sizing and effectiveness of backflow prevention device.

1: Zones Do Not Respond

🚫 Recommendation

7

One or more zones did not respond to testing. Further evaluation and repair, as needed, is recommended.

Recommendation: Contact a qualified professional.

2: Leaking - When Tested

🚫 Recommendation

There are sprinkler heads that leak water when tested. Repair is recommended.

Recommendation: Contact a qualified professional.



Back

3: Did Not Retract

🚫 Recommendation

Some sprinkler heads do not retract after the zone is complete.

Recommendation: Contact a qualified professional.

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

I NI NP D

4: Over Spray

🔴 Recommendation

The sprinklers spray the sidewalk, driveway, road, house, and fence and should be redirected or another head installed.

Recommendation: Contact a qualified professional.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Comments:

General Pool Photos:



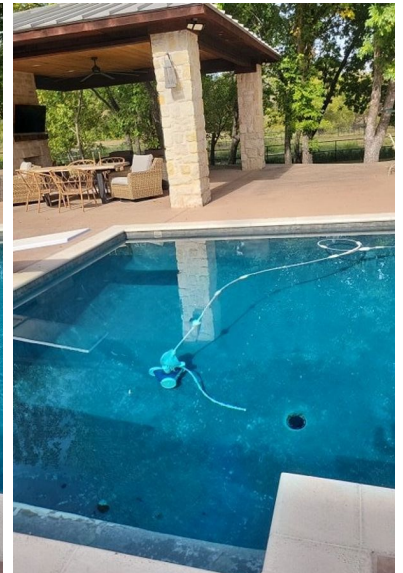
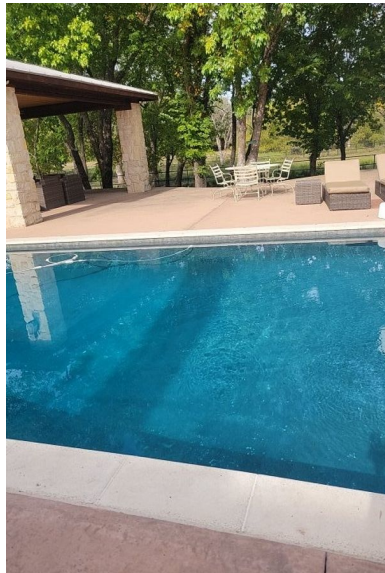
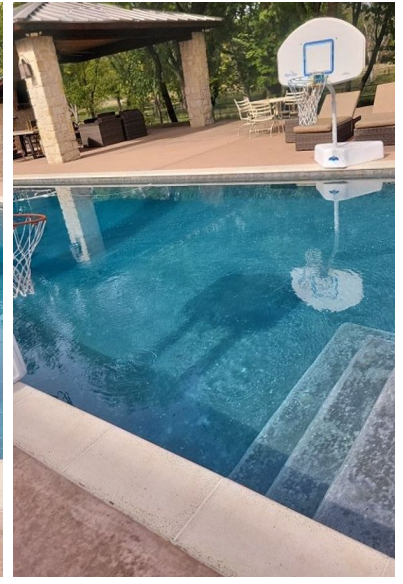
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I NI NP D



Pool Surface Type: Gunite
Pool Surface Acceptable: No
Pool Steps/Equipment Acceptable: No
Pool Drain/Skimmer Acceptable: No
Pool Mechanical Acceptable: No
Pool GFCI: No
Pool Fence with Proper Gate: No

Specific Limitations:

Note: Specific Limitations. The inspector will describe the type of construction and inspect the pool or spa. He will report deficiencies in the drains, skimmers, valves, filter tank or pressure gauge.

The inspector is not required to:

- (i) disassemble filters or dismantle or otherwise open any components or lines;
- (ii) operate valves;
- (iii) uncover or excavate any lines or concealed components of the system;

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

I NI NP D

- (iv) fill the pool, spa, or hot tub with water;
- (v) inspect any system that has been winterized, shut down, or otherwise secured;
- (vi) determine the presence of sub-surface water tables;
- (vii) determine the effectiveness of entrapment covers;
- (viii) determine the presence of pool shell or sub-surface leaks; or
- (ix) inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

Leak/Chemical Testing:

Leak testing and chemical testing are beyond the scope of this inspection. If there is concern about possible leaks or proper chemical mixture within the pool, a pool service/contractor company should be consulted.

Virginia Graeme Baker Act : Unable to determine at time of inspection if pool drain complies with current requirements. Pool drain should be replaced if it does not meet current Virginia Graeme Baker Safety Act requirements. Further investigation is recommended.

Diving Boards:

Diving boards are not tested. Diving boards have a typical life expectancy of 10-15 years. Diving boards should be further evaluated by a pool contractor for safety purposes.

1: Door Chimes - Missing

🔴Recommendation

There were not door chimes on the patio doors that directly lead to the pool.

Recommendation: Contact a qualified Swimming Pool Contractor

2: Missing Fence

🔴Recommendation

There was not a 48" high fence around the area enclosed by an inward facing, self-closing, and latching gate.

Recommendation: Contact a qualified Swimming Pool Contractor

3: Water Leak - Pump

🔴Recommendation

There was a water leak observed at the pump. Repair is recommended.

Recommendation: Contact a qualified Swimming Pool Contractor



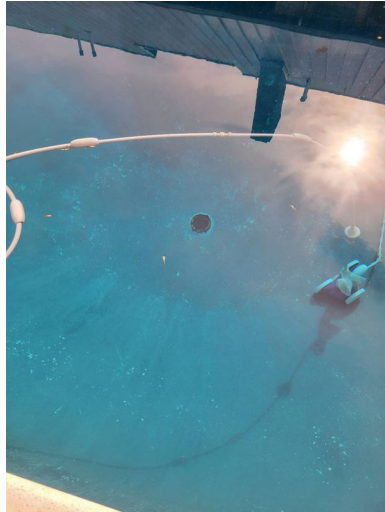
I NI NP D

4: One Pool Drain

🚫 Recommendation

The swimming pool has one drain. There should be two drains to reduce risk of entrapment. The swimming pool should have at least two circulation drains that are hydraulically balanced or a proper anti-suction drain cover.

Recommendation: Contact a qualified Swimming Pool Contractor

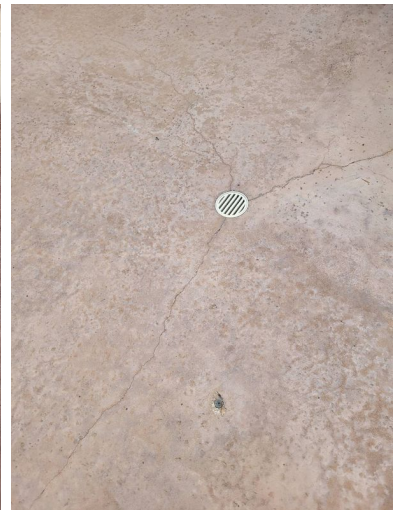
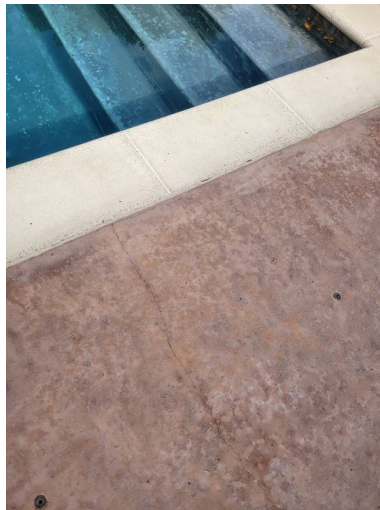
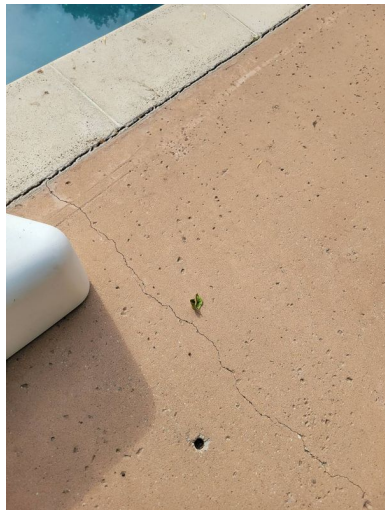


5: Cracked/Damaged Decking

🚫 Recommendation

The decking area was cracked, damaged, and/or uplifted in areas.

Recommendation: Contact a qualified Swimming Pool Contractor



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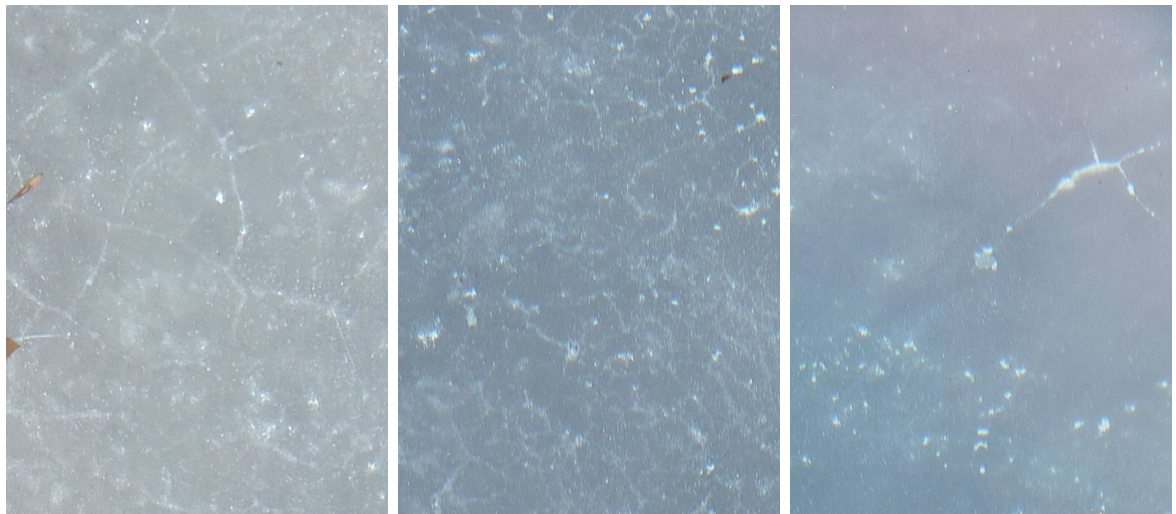


6: Pool Surface/Gunite Cracks

Recommendation

There were areas of cracking and damage at the pool surface. Recommend a qualified professional evaluate and repair.

Recommendation: Contact a qualified Swimming Pool Contractor



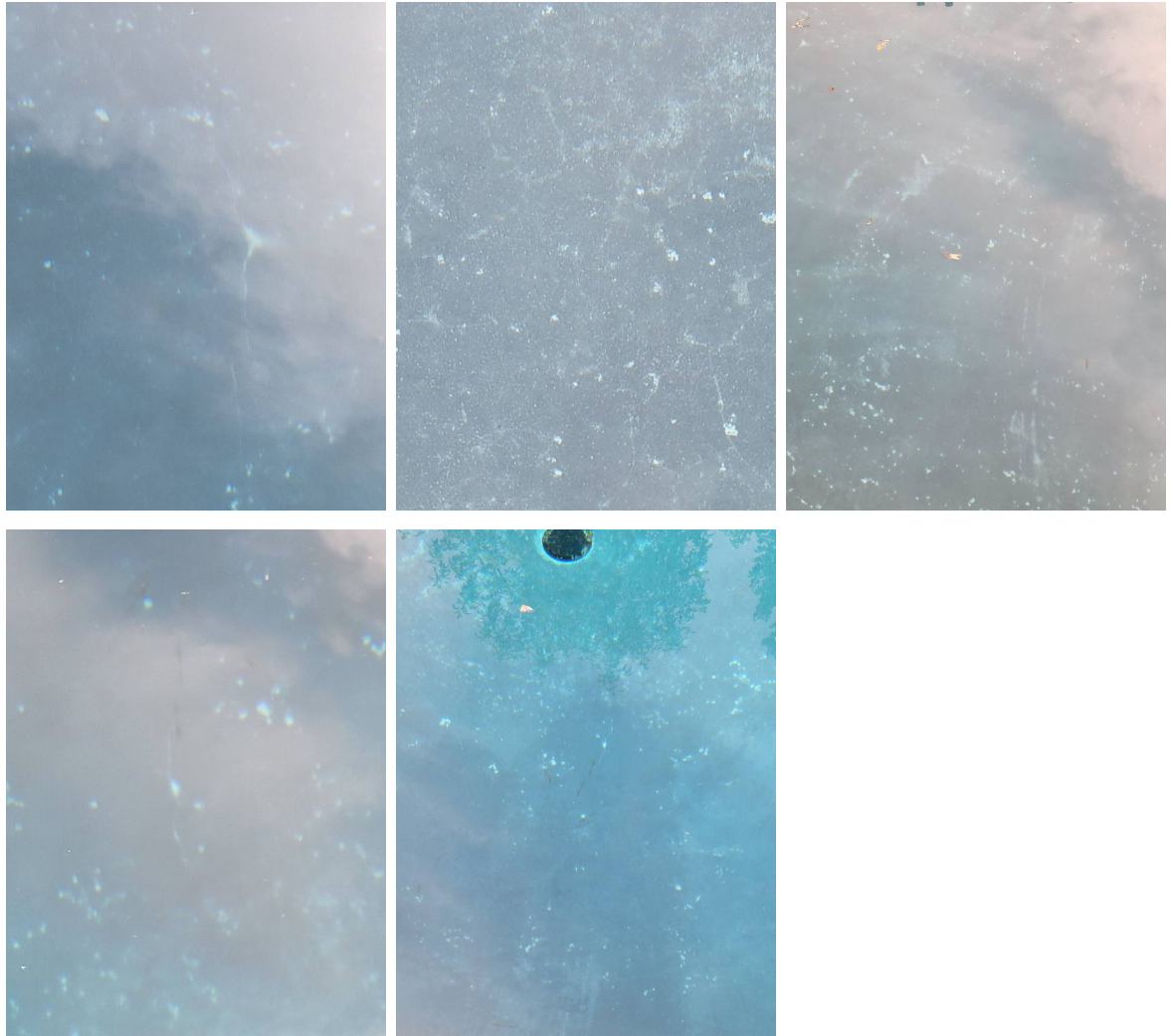
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



7: Pool Guniting Damage

Recommendation

There were areas of damaged and missing guniting at the pool surface.

Recommendation: Contact a qualified Swimming Pool Contractor

I=Inspected

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D=Deficient

I NI NP D



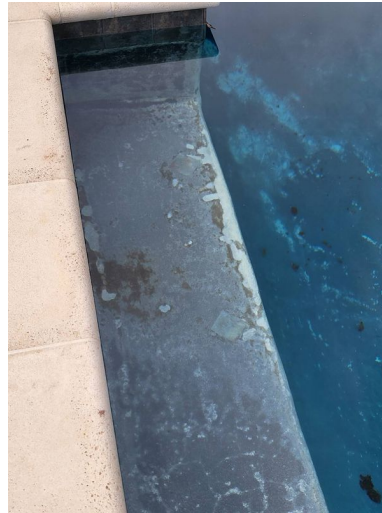
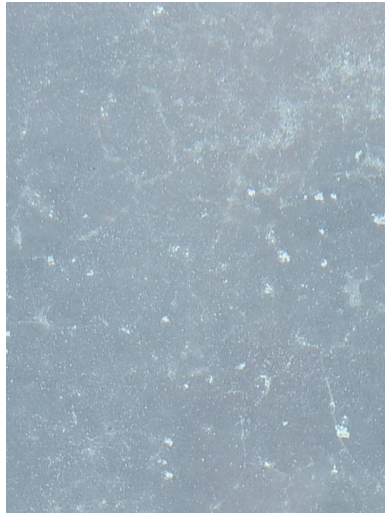
I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



8: No GFCI

▲ Safety Hazard

There is no apparent GFCI protection at the pool equipment.

Recommendation: Contact a qualified Swimming Pool Contractor

9: Deck-O-Seal Damage

● Recommendation

There was Deck-O-Seal damage and separation around the pool.

Recommendation: Contact a stucco repair contractor

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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10: Not Clearly Marked - Bench

🔴 Recommendation

The bench is not clearly marked.

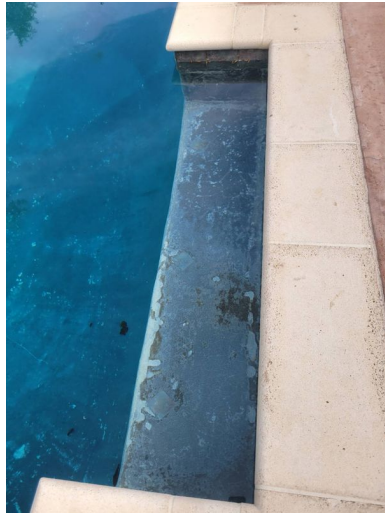
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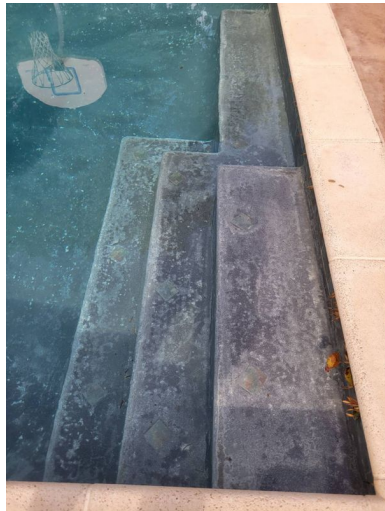
I NI NP D



11: Not Clearly Marked - Steps

🔴 Recommendation

The steps are not clearly marked.



12: Diving Board - Rusted

🔴 Recommendation

The base of the diving board is rusting and should be further evaluated for safety.

Recommendation: Contact a qualified Swimming Pool Contractor

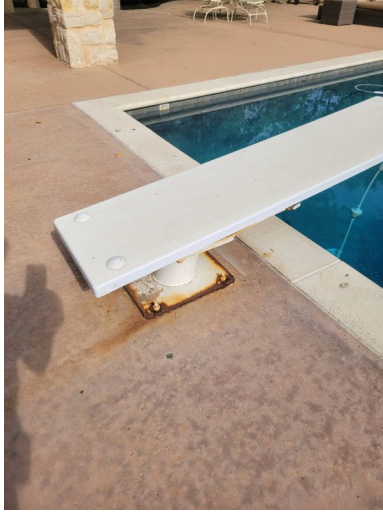
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



13: Skimmers Full

 Handyman/Maintenance Item

The skimmer baskets are full of debris.



14: Skimmer Housing Damage

 Recommendation

The skimmer housing is damaged.

Recommendation: Contact a qualified Swimming Pool Contractor

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



15: No light

▲ Safety Hazard

Pool light was not present.

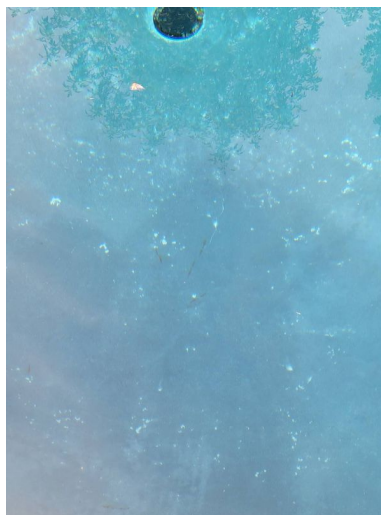
Recommendation: Contact a qualified Swimming Pool Contractor

16: Surface Staining

🟡 Recommendation

Staining and/or discoloration at the pool surface was observed at the time of inspection.

Recommendation: Contact a qualified professional.



- C. Outbuildings**
- Comments:*
- General Photos:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



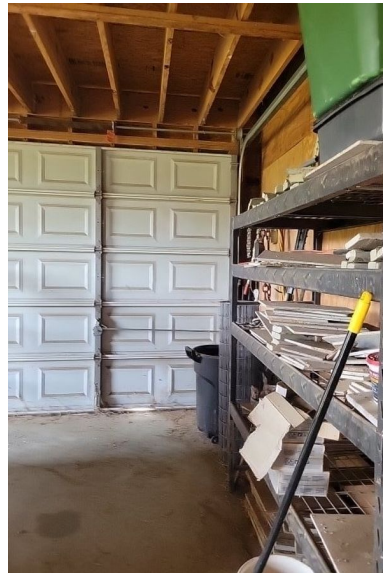
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NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



I NI NP D



1: No GFCI Present

🚫 Recommendation

There is not any GFCI (Ground Fault Circuit Interrupter) protection in the structure.

Recommendation: Contact a qualified electrical contractor.

2: Floor Cracks

🚫 Recommendation

There were cracks in the floor.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



3: Rot/Exposed Wood - Discoloration

Recommendation

There were various areas of damage to the siding and trim. Rot, chipped, and missing paint were noted at time of inspection. Areas of discoloration. Repair/Replacement is recommended.

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



4: Trim Caulking

➔ Recommendation

The exterior trim material lacked proper caulking.

Recommendation: Contact a qualified professional.

I NI NP D



5: Lack of Sealed Penetrations

🔴 Recommendation

Lack of sealed penetrations were noted at the exterior wall. All penetrations should be sealed to prevent water from entering the structure.

Recommendation: Contact a qualified professional.



6: Splice

🔴 Recommendation

Open wire splices observed. Repair is recommended.

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



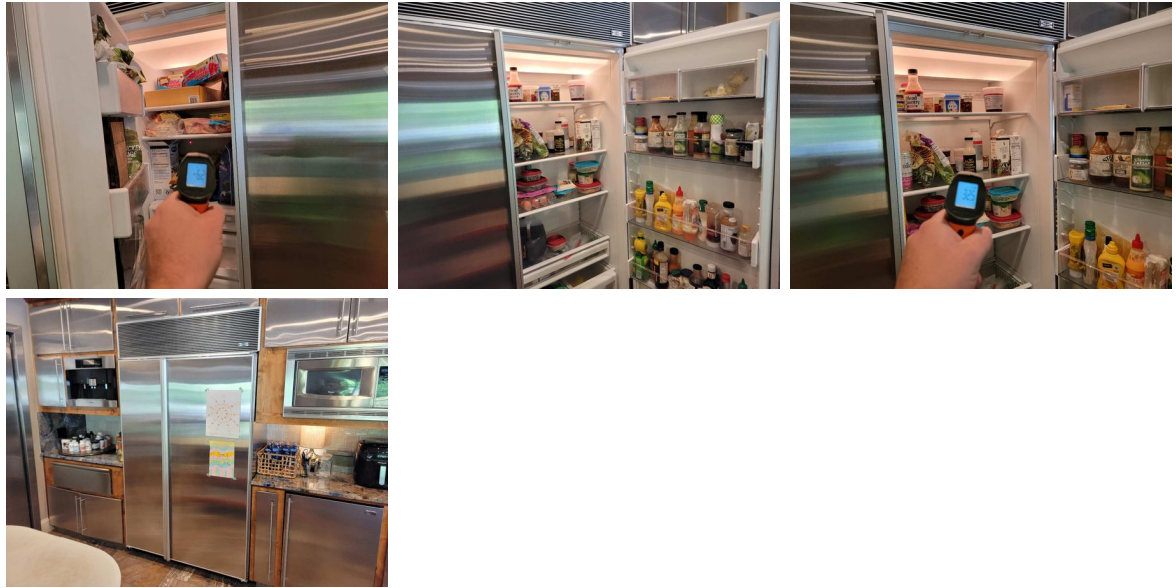
F. Other Built-In Appliances

Comments:

Appliance Information:



I NI NP D



Built In Refrigerator:

Built in refrigerators are tested for function only. Not the ability to cool for extended periods of time.

Refrigerator:

Refrigerators are tested for function only. Not the ability to cool for extended periods of time.

Wine Cooler/Refrigerator:

Wine cooling units are tested for function only. Not the ability to cool for extended periods of time.

Warming Drawer:

Warming drawers are tested for function only. Not the ability to keep items warm.

Coffee Maker:

Coffee maker is tested for function only, not the ability to make a coffee.

F. Other Built-In Appliances

Comments:

Appliance Information:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Wine Cooler/Refrigerator:

Wine cooling units are tested for function only. Not the ability to cool for extended periods of time.

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

I	NI	NP	D
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MISC.

Misc

Comments:

Pest Control:

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture, or appliances are not moved during a routine inspection. Only a visual, non-invasive inspection is performed at the time of inspection. In conjunction with the inspection findings within this report, it is recommended that pest control service be utilized at the property for ongoing and/or preventative measures.

Items Beyond the Inspection Scope:

- Refrigerators Are Not Inspected.
- Expansion tanks and recirculating pumps are not inspected.
- Water filtration or softening systems are not inspected.
- Instant hot water dispensers are not inspected.
- Icemakers are not inspected.
- Solar panels and systems are not inspected.
- Ponds, streams, or other water areas are not inspected.

- Whole house fans are not inspected or tested.
- Whole house vacuum systems are not tested or inspected.

Saunas or steam rooms are not inspected.

Any landscape lighting, patio storage buildings, hot tubs, misting systems, security systems, surround sound systems/wiring, internet connections, and satellite systems that could be present are beyond the scope of this home inspection, and were not inspected.

Purpose: This is a one-time inspection of the subject property to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of inspection only. Our comments are meant to educate and to provide our Client(s) with information about the areas in which the building or home may be deficient. Our intent is not to require every item below to be corrected by the seller. The buyer, seller, and their agents should use this report merely as a tool toward negotiation of a purchase and sell agreement. Homes do not "Pass" or "Fail" an inspection.

This inspection is not to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property.

Scope & Exclusions: This is a visual inspection only. We cannot see into, or behind, walls and we will not attempt to report on systems, items, or conditions that are not readily accessible. We do not disassemble anything. We do not inspect for any environmental issues such as RADON GAS, LEAD PAINT, FORMALDEHYDE, UREA, MOLDS, ASBESTOS, FUNGUS, SOIL CONTAMINATION, MICROWAVE RADIATION, or any other types of contaminants or microbiological organisms.

We do not inspect for building code compliance, building value, appraisal or cost estimates, soil analysis, adequacy of design, underground pipes or drains, capacity, efficiency, size, value, flood plain location, termite, pest or other real property destroying organisms, or habitability. Detached structures are not included in the inspection unless specifically agreed upon by both the inspector and the client. The above list of exclusions is not all inclusive. The Inspection report may comment on the exclusions noted above in a

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

I NI NP D

general fashion without incurring responsibility for the exclusions noted above in whole or part.

We do not move furniture, rugs, paintings, or other furniture. There is no responsibility expressed or implied for latent defects, or for defects not reasonably observable at the time of inspection, or for defects that would require the removal of major or permanent coverings for observation. No representation is made as to the future performance of any item. Inspection of water wells, septic systems, security systems, or fire protection equipment (other than smoke detectors) will not be inspected where state /city / county codes, special training, or certification may be additionally required.

We do not hold ourselves to be specialists for any particular item; nor are we engineers. We are a general real estate inspection company.

PLEASE NOTE: GreenWorks does not inspect for MOLD, MILDEW, FUNGUS and / or SPORES as a part of the standard Texas Real Estate Commission Inspection, UNLESS a separate mold inspection has been ordered PRIOR to date of Standard Home Inspection. If conditions of water penetration and / or migration are reported, it is assumed that conditions can and may exist that would support MOLD, MILDEW, FUNGUS and / or SPORES. While the condition of water penetration and / or migration, if visible and accessible, would be reported to the consumer, the condition of MOLD, MILDEW, FUNGUS and / or SPORES would not be tested, or inspected for. Mold inspections are separate inspections, and require a licensed Mold specialist to comment on, and test for, and report on the presence/absence of Mold, Mildew, Fungus, and spores.

Home Occupied - Restricted Visibility :

The home was occupied or staged at the time inspection. Some areas were not visible due to interior furnishings, large rugs, wall coverings, and /or stored personal belongings. Inspector was unable to closely examine these areas.

1: Rodent Activity At The Home

🔴 Recommendation

There was evidence of rodent activity present at the home. Pest control service is recommended.

Recommendation: Contact a qualified pest control specialist.



2: Rodent Bait/Traps Present

🔧 Handyman/Maintenance Item

Rodent bait/traps were observed at the home. This may indicate previous infestation, active infestation, or preventative measures. Continuing of the service by a pest control professional is highly recommended.

Recommendation: Contact a qualified pest control specialist.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Some counter tops were damaged.

Recommendation: Contact a qualified professional.



Upstairs Front Right Bathroom

I	NI	NP	D
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FINAL CHECKLIST

- Oven/Range Turned Off: Yes*
- Lights Turned Off: Yes*
- Exterior Doors Locked: Yes*
- Thermostat Initial Setting: 74 Degrees Fahrenheit*
- Thermostat Leaving Setting: 74 Degrees Fahrenheit*
- Sprinkler System Initial Setting: Auto*



Sprinkler System Departure Setting: Auto

