

# Texas Dependable Inspection Services, PLLC

123 Dream House Lane, Your town, TX 77881

Inspection prepared for: Your New Home

Real Estate Agent: -

Date of Inspection: 4/1/2024 Time: 8:00 AM

Age of Home: 2006 Size: 3265



Inspector: J David Kile  
20729

Royse City, TX 75189

Phone: 972-210-1349

Email: [TexasDHI3@gmail.com](mailto:TexasDHI3@gmail.com)

[www.Texasdhi.com](http://www.Texasdhi.com)



## PROPERTY INSPECTION REPORT FORM

<u>Your New Home</u>	<u>4/1/2024</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>123 Dream House Lane, Your town, TX 77881</u>	
<i>Address of Inspected Property</i>	
<u>J David Kile</u>	<u>20729</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u></u>	<u></u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

### PURPOSE OF INSPECTION

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

### RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

### RESPONSIBILITY OF THE CLIENT

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

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

### REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

**NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS**

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

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

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

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

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR****Texas Dependable Home Inspections, PLLC****Real Estate Inspection Agreement**

**Customer Name:**Your New Home Date: 4/1/2024

The above parties agree to the following on consideration for the fee received below, **Texas Dependable Home Inspections, PLLC** shall provide a licensed real estate inspector to perform a "Real Estate Inspection" on the property located at:

**Address:**123 Dream House Lane,Your town,TX, 77881

**SCOPE:** The inspection(s) is a "**limited visual inspection(s)**" of the "**Readily Accessible Items Agreed To Be Inspected**" on the real estate property located at the above address. We follow the Inspection standards as currently promulgated and published by the Texas Real Estate Commission. These are the agreed standards of practice for the performance of this inspection. (A copy of which is available upon request at the inspection or prior to the inspection.) The inspection is intended to be a practical, non-destructive examination of the functions of the building, its components and equipment. The examination is limited to visual, audible and operational techniques. **We do not**

**inspect for building codes, soil analysis, design, adequacy, capacity, efficiency, sizing, value, floodplain location, presence of LEAD PAINT, ASBESTOS, MOLD, OR OTHER HAZARDOUS MATERIALS.** Code Compliance inspection of existing structures is specifically excluded from the inspection, although some codes may be used as a reference and basis for the Inspector's opinions. Please refer to the attached HOME INSPECTION REPORT sheet to obtain a better understanding of what an inspection includes and does not include.

**Customer agrees that items not included in the inspection report are specifically excluded from the inspection.**

**EXCLUSIVITY:** The inspection is performed for the exclusive use of the customer and is subject to the terms and conditions of this document and specific terms and conditions noted in the inspection report, which may include additional clarification of definitions, limitations, and exclusions.

**REPORT:** Unless otherwise specified, no warranties, guarantees, fitness of merchantability expressed or implied, is included as part of the inspection or the report. The inspection report will contain an **opinion** of the inspector on the need for repair, replacement or further evaluation of items inspected on the day of the inspection only, by a licensed technician or qualified expert. The inspection or the report will not include opinions as to the adequacy, efficiency, quality, durability, or future life and performance of any item inspected.

It is agreed that opinions expressed by the inspector(s) are only opinions and shall not constitute a basis for any claim of negligence or breach of contract. For the purpose of the inspection, the report and this agreement, negligence and breach of contract is defined as failure to inspect items agreed to be inspected by both parties. No other interpretation shall apply.

**Distribution of Report: Texas Dependable Home Inspections, PLLC** and its associates are authorized to distribute copies of the Inspection Report to those directly involved in this transaction, unless otherwise instructed in writing by the client. The Inspection Report is to be prepared exclusively for the Client named and is **not transferable to anyone in any form.**

Before completion of any contractual agreements on the property inspected, Customer agrees to obtain second opinions on items where performance may be reported as questionable, and to hold **Texas Dependable Home Inspections, PLLC** and the Inspector free from any liability on those items.

Your inspector may have an affiliation with a third party service provider ("TPSP") in order to offer you additional value-added services. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to the TPSP, (b) waive and release any restrictions that may prevent the TPSP from contacting you (including by telephone), and (c) authorize the TPSP to contact you (including by telephone) regarding special home alarm system offers.

**DISCLAIMER OF WARRANTIES****TEXAS DEPENDABLE HOME INSPECTIONS MAKES NO GUARANTEE OR WARRANTY AS TO ANY OF THE FOLLOWING:**

1. That all defects have been found or that company will pay for repair of undisclosed defects.
2. That any of the items inspected are designed or constructed in good workmanlike manner.
3. That any of the items inspected will continue to perform in the future as they are performing at the time of the inspection.

The client agrees and understands that the maximum liability incurred by **Texas Dependable Home Inspections, PLLC** for errors and omissions in the inspection, including liability, of any inspector, owner, or employee of **Texas Dependable Home Inspections, PLLC** if any, to the customer shall be limited to two times the amount of the fee paid for the inspection, not to exceed \$1000.00. The customer further agrees to a one-year statute of limitations to make any and all claims. The Customer agrees to pay all legal expenses and reasonable compensation for loss of time that may be incurred by **Texas Dependable Home Inspections, PLLC**, any inspector, owner, or employee of **Texas Dependable Home Inspections, PLLC** as a result of any legal action by the customer where the customer does not prevail.

By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act (ADTPA) and agrees that no cause of action exists under the DTPA related to the services provided.

**DISPUTE RESOLUTION:** Any dispute, controversy or claim arising out of, or relating to, this agreement or the breach thereof shall be submitted to final and binding arbitration under the Expedited Arbitration Rules of the National Academy of Conciliators. The decision of the Arbitrator appointed there under shall be final and binding, and judgment on the award may be entered in to any court of competent jurisdiction. The arbitration panel must include at least one licensed home inspector.

**NOTICE:** YOU, THE CONSUMER, HAVE OTHER RIGHTS AND REMEDIES UNDER THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTIVE ACT WHICH IS IN ADDITION TO ANY REMEDIES WHICH MAY BE AVAILABLE UNDER ANY CONTRACT. FOR MORE INFORMATION CONCERNING YOUR RIGHTS, CONTACT THE CONSUMER PROTECTION DIVISION OF THE ATTORNEY GENERAL'S OFFICE, YOUR LOCAL DISTRICT OR COUNTY ATTORNEY, OR THE ATTORNEY OF YOUR CHOICE.

**ACKNOWLEDGMENT:** The undersigned have reviewed this document, understand its contents and

agree to the terms and conditions contained herein. In the absence of the Customer to sign this agreement prior to or at the time of the inspection, scheduling of the inspection, acceptance of the report, and/or payment for the inspection is an acknowledgment, acceptance, and agreement by the client to the terms of this agreement, and acknowledges that the inspection includes only those items listed, mentioned and specified in the report.

I am requesting the following inspection(s) and/or test(s):

Structural  Crawl/Space  Mechanical  Electrical  Pool/Spa  Sprinkler  Wood Destroying Organism /Termite  Separate Structure / Outbuilding

Inspection(s) and/or test(s) not marked are specifically declined.

**FEE:** (*payable prior to or at the time of the inspection*) **(TBD)** is for a limited visual inspection of the readily accessible areas of the structure. **The inspection is limited to what is visible at the time of the inspection.**

**Customer: X**

(If this is a joint purchase, signer represents actual authority to sign for all parties.)

**INSPECTOR:** J David Kile, 20729

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

    A. Foundations

Type of Foundation(s):

- Slab foundation

Comments:

• The opinions expressed are of apparent conditions based on limited visual observations of the readily accessible, unobstructed areas of the structure at the time of this inspection. No specialized tools or procedures were used. The opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspector is not a structural engineer and the inspection is not an engineering report and should not be considered one. This limited cursory inspection does not offer a guarantee or warranty for current or future life, performance or failure of the foundation.

- Some basic maintenance recommendations for foundations include, but are not limited to the following:

Maintain proper soil grade along the foundation beam and prevent excessive ponding or pooling along the foundation beams. Moisture content in the soil and yard drainage around the home foundation must be maintained and monitored throughout each year to insure proper soil arrangement to help prevent excessive movement.

- There are minor compression cracks or missing corner(s), at one or more foundation corners. This is typically caused when the masonry siding was not properly flashed prior to masonry installation and becomes bonded to the concrete foundation. At the surface, these are considered cosmetic. Repair as necessary.

- The inspector observed indications of possible foundation or structural movement, evident mainly by (and not limited to) one or more of the following  
EXAMPLES:

\*binding, out of square, non latching doors;

\*framing or frieze board separation(s);

\*sloping/uneven floors;

\*window, wall, floor, or ceiling cracks or separations;

\*rotating, buckling, cracking, or deflecting masonry cladding

\*excessive exterior gaps at window/door

\*excessive exterior gaps at joints/seams along the exterior siding

\*loose/damaged framing supports in the attic

\*visible shifting/damage to piers and/or beams

(Please refer to the appropriate sections of this report for more information)

AS A PRECAUTION, I recommend consulting a qualified foundation professional for repair recommendations. A structural engineer may be necessary.

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Movement



Movement



Cosmetic

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B. Grading and Drainage

Comments:

- Proper foundation performance demands that soil moisture be controlled and moisture equilibrium be maintained under and around not only slab-on-ground and pier-and-beam foundations, but also more sophisticated structurally supported (piered) slabs.
- The soil condition at the time of the inspection was dry.

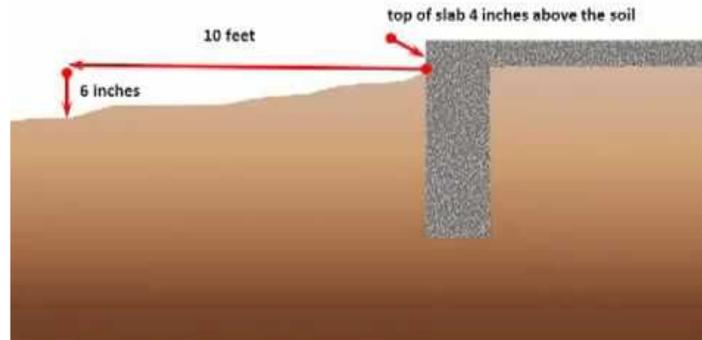
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C. Roof Covering Materials

Types of Roof Covering:

- Asphalt shingles

Viewed From:

- Drone

Comments:

- Inspection of the roof typically includes visual only evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations such as chimneys, attic ventilation devices and combustion and plumbing vents. The roof inspection does not include life expectancy, age of the roof covering, leak-testing and will not certify or warranty the roof against past or future leaks or damage. This inspection does not determine the insurability of the roof. Please consult with your preferred insurance carrier for insurance policy requirements.
- The use of a drone is an additional tool to provide a visual only advantage for areas that are not safe to access by walking the roof, safely accessible by ladder or otherwise hidden or inaccessible due to height or obstacles. A drone will not always reveal small or difficult to detect defects.
- The roof is covered with laminated fiberglass composition asphalt shingles. Laminated shingles are composed of multiple layers bonded together. Laminated shingles are also called "architectural" or "laminated" shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.
- Some areas of the roof are not accessible due to weather, traction, height and/or pitch. Walking a roof surface is considered highly dangerous and should not be performed by untrained or unqualified individuals. Extreme caution is encouraged.
- Some shingles are damaged at various locations.
- Recommend a qualified professional roofer be consulted for these and any other necessary repairs.

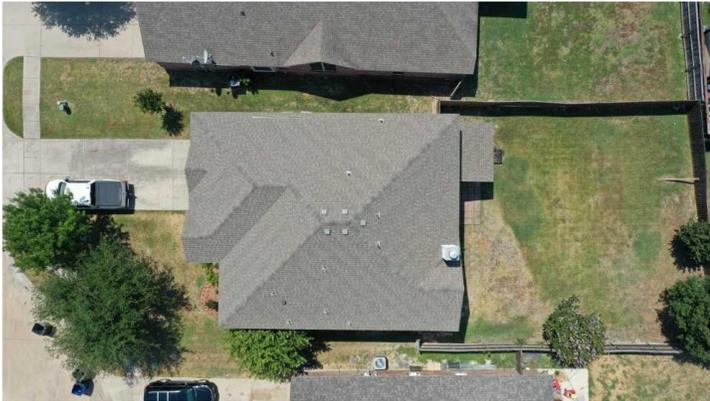
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D. Roof Structures & Attics

Approximate Average Depth of Insulation:

- 6 to 8 inches

Approximate Average Thickness of Vertical Insulation:

- 4 to 6 inches

Comments:

- The attic is inspected from the scuttle access view point or the accessible floored areas of the attic. Some areas of the attic are not readily accessible either physically or visibly. The inspector does not traverse the attic via joist to joist or areas that are not designed for normal access or considered unsafe access.
- The attic access scuttle is located at upstairs, hallway. Use extreme caution entering and exiting the attic space at all times.
- For information purposes: Insulation R-values refers to the thermal resistance, or how heat flows through the thickness of a material, such as the insulation made to keep heat out or hold heat in your home. Batting insulation, blown insulation and spray foam insulation have different R-value per inch due to materials and installation requirements.
- Some soffit vents are blocked or damaged. Vents should allow for free flow of air to the attic space. A minimum of 1" (inch) gap should be maintained between the insulation and roof decking, baffles are typically used in these areas.
- Recommend additional ventilation or improving current ventilation at the attic space.
- The attic access ladder does not seal when closed.
- Recommend consulting with a licensed/qualified contractor for these and any other repairs that may be needed at this time. There are instances when a structural engineer may be needed, a licensed/qualified contractor can help make the determination.



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Stains from overhead Refrigerant lines.



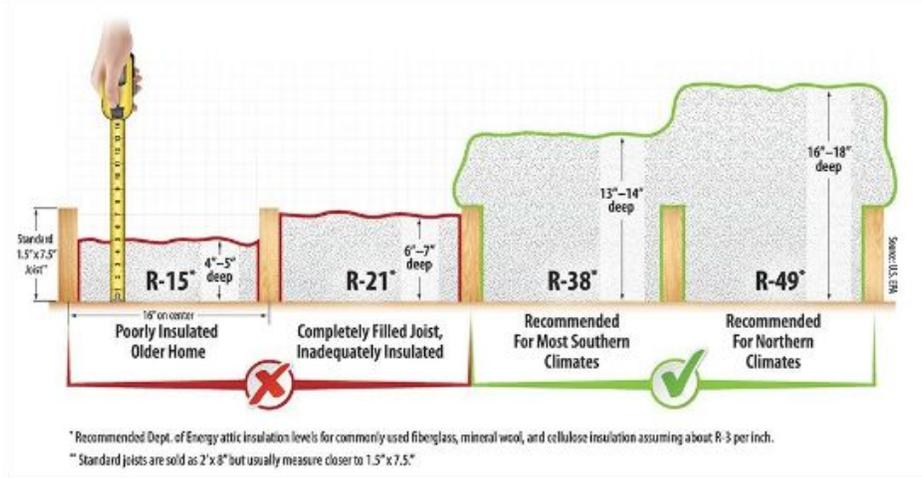
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Source: ENERGY STAR

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E. Walls (Interior and Exterior)

Wall Materials:

- Exterior wall siding is made of brick veneer, fiber cement board
- Interior walls are made of drywall

Comments:

- Not all areas of the interior walls are readily accessible due to wall paper/paneling, pictures, furniture, stored items...etc. The inspector is not required to: report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or counter tops; or provide an exhaustive list of locations of deficiencies and water penetrations.
- NOTE: There are indications of previous exterior masonry repairs at one or more locations.
- Recommend trimming the vegetation so that it is not in contact with the structure. Vegetation in contact with the structure can hold moisture. A 6" to 12" air gap between the vegetation and the structure is recommended.
- ALL exterior siding, trim, joints, seams, wall penetrations, gaps should be properly secured and sealed with an appropriate siding, trim material, caulk, mortar or approved sealant.
- There are excessive gaps along the frieze boards at the corners. These are typical indicators of potential movement at the foundation and/or exterior walls.
- The majority of the exterior siding and trim materials need routine painting or repairs.
- There are cracks at the exterior masonry walls at one or more locations. These may be indications of movement at the wall or foundation.
- There are minor interior drywall cracks at one or more locations.
- There are indications of possible wood destroying organism activity, mainly along the right exterior wall.
- Recommend consulting a qualified contractor/professional for these and any other necessary repairs.



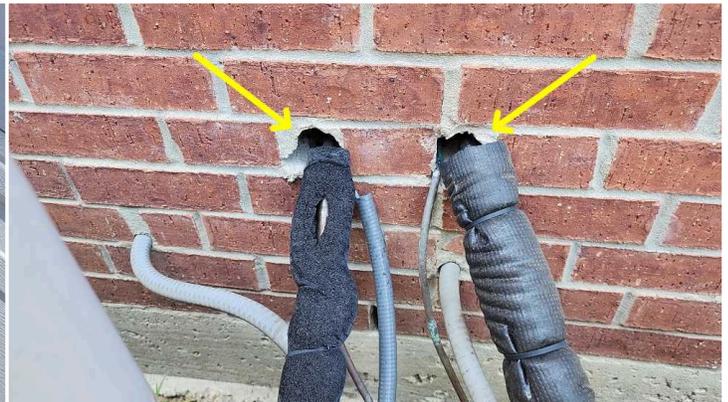
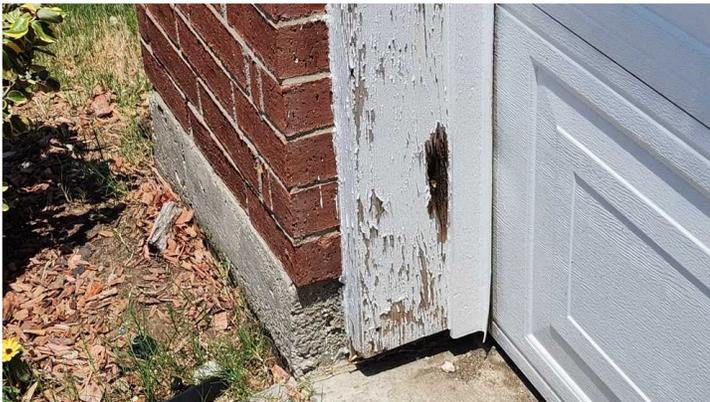
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Carpenter ants



Carpenter ants

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Carpenter ants



Damaged



F. Ceilings and Floors

Ceiling & Floor Materials:

- Ceiling is made of drywall
- Floors surfaces are wood laminate, carpet, tile

Comments:

- Not all areas of the interior floors are readily accessible in occupied homes due to floor coverings, furniture, stored items...etc.
- For information purposes: There are indications of past repairs at the ceiling at one or more locations. At the surface this is considered cosmetic.
- Interior ceiling cracks were noted. This was observed at the upstairs, secondary bedroom(s), closet.

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G. Doors (Interior and Exterior)

Comments:

- There is deterioration or damage at one or more doors. This was observed at the back.
- The pedestrian door between the garage and living space is not equipped with a self-closing or automatic closing device.
- The front entry door is loose at the seal.



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H. Windows

Window Types:

- Double pane metal

Comments:

• Note: Where multipaned windows are present, signs of lost seals in the thermal pane windows may appear and disappear with temperature and humidity changes. Some windows with lost seals may not be evident at the time of inspection. The windows are only checked for obvious fogging. If ANY deficiencies were noted, recommend ALL windows be checked by a qualified window professional.

Under TREC Rule 535.228, The inspector is not required to: exhaustively inspect insulated windows for evidence of broken seals; exhaustively inspect glazing for identifying labels; identify all specific locations of damage.

- Inspector was unable to access/inspect the operation of some windows due to window coverings, personal effects, furniture or fragile items obstructing access.
- Some of the windows are dirty or tinted causing reduced visibility. The inspector cannot confirm there is no fogging or de-laminated UV coating.
- There are torn window screens and/or damaged screen frames at one or more locations.
- Exterior caulk or approved sealant is needed between the window framing and exterior brick or siding to help prevent potential moisture penetration.
- There is damage at the exterior window spline(s) at various locations.
- Recommend that the metal window and door lintels be painted/sealed. When a lintel develops rust, the steel expands and pushes up on the masonry units of the wall. A rusting lintel can cause horizontal and step cracks in the masonry.
- Some windows did not operate smoothly. Routine maintenance is required.
- There are indications of active water penetration at the loft/bonus room, master bedroom interior window(s).
- Recommend consulting a qualified window repair/installation technician for these and any other repairs.



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Comments:

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J. Fireplaces and Chimneys

Locations:

- The fireplace is located at the living room

Types:

- The fire place is a factory built (premanufactured) type construction

Comments:

- Recommend ALL fuel-burning, fireplaces stoves and chimneys or vents be checked by a qualified fireplace or chimney professional prior to their first use and not less than annually. Some areas or components of the fireplace/chimney/flue are not always readily accessible for this limited visual inspection.



Combustion air intake



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K. Porches, Balconies, Decks, and Carports

Comments:

- There are indications of moisture intrusion at the porch, patio or deck cover or roofing.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	L. Other
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Materials:

- Concrete drive
- Concrete walk paths
- Prefab pad walk path

Comments:

- Walks, driveways, privacy fences, cabinets, counter tops, and cosmetic issues are not reported unless they are considered a hazard or are indicators of structural deficiencies or moisture penetration.
- There is visible evidence of shifting/movement at the driveway.
- There is significant deflection or unlevel surface(s) at the walk path(s). This is considered to be a potential trip or fall hazard(s).
- There is deterioration and/or damage at the fence.



Heaved



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## II. ELECTRICAL SYSTEMS

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Panel Locations:

- Garage

Materials & Amp Rating:

- Copper wiring
- 200 AMP

Comments:

- The main service meter is located at the .
- When homes are built on concrete slabs, it is common practice to bring one end of the rebar up out of the concrete at a convenient location inside a wall to make an easy connection point for the grounding electrode.
- The main service panel is a Square D QO
- The main service entrance/panel ground wire is disconnected from the ground rod.



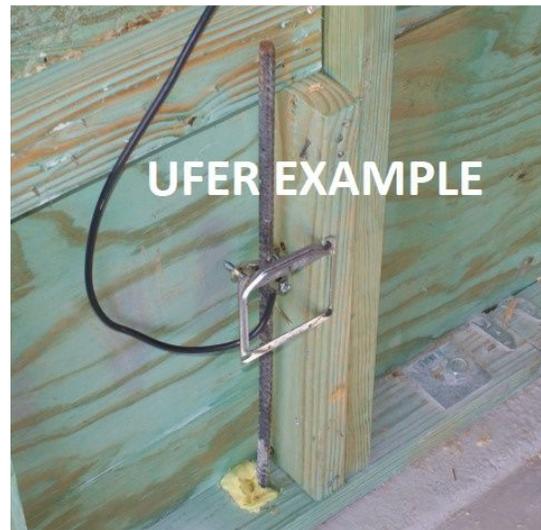
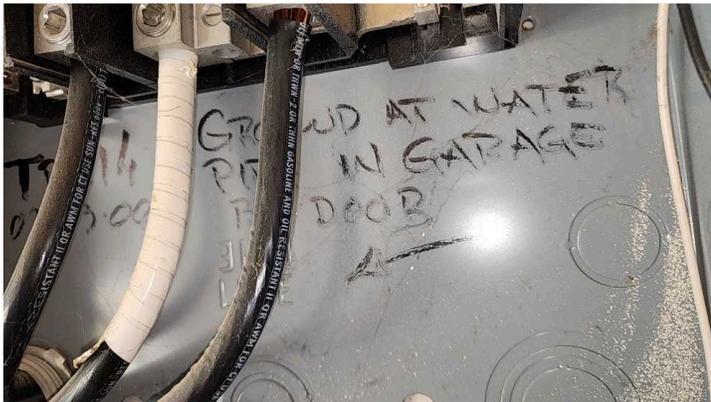
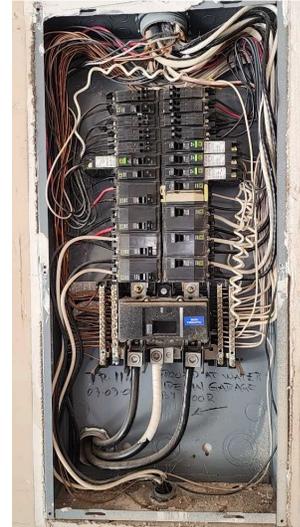
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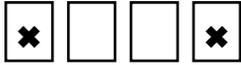
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

## Type of Wiring:

- Copper wiring

## Comments:

- Lights and other devices activated by photocell or motion detection switches, landscape lighting, low voltage interior/exterior lighting are not included in this inspection.
- Electrical switches/receptacles that are not accessible are not inspected. The inspector cannot move or disassemble personal property to gain access.
- NOTE: The home is equipped with a 4 prong dryer receptacle.
- The electrical system does not meet the current minimum standards for NEC Arc-Fault Circuit Interrupter (AFCI) breakers. The current minimum electrical standards recommend electrical receptacles with functioning AFCI protection for all receptacles that serve: kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and laundry areas. This may not have been required at the time of construction.
- Some receptacles are not (TR) Tamper Resistant type. As of February 01, 2022, all receptacles less than 5 1/2 (half) feet above the floor are required to be marked deficient if not (TR) Tamper Resistant type per the Texas Real Estate Commission (TREC) Standards Of Practice under rule 535.229.
- Recommend a weatherproof outlet cover be installed at all exterior electrical outlets.
- Recommend a licensed electrician be consulted for these and any other necessary repairs.



I=Inspected

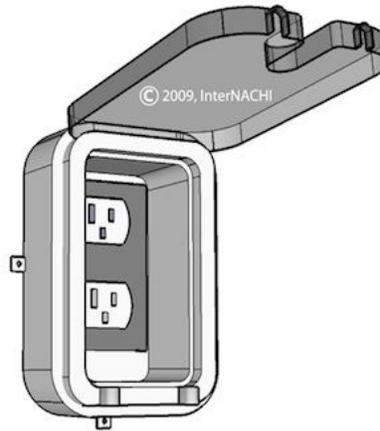
NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Weatherproof Receptacle Cover



HIP

✘	□	□	✘
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C. Other

Comments:

- Smoke detectors are not provided in all recommended locations. Smoke alarms shall be installed in the following locations:
  1. In each sleeping room.
  2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
  3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- Carbon Monoxide detectors are not provided in all recommended locations. Carbon Monoxide detectors are required when either of these conditions exist: fuel fired appliances are installed in the dwelling or there is an attached garage with an opening into the dwelling.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

I	NI	NP	D
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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Heating Equipment
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Type of Systems:

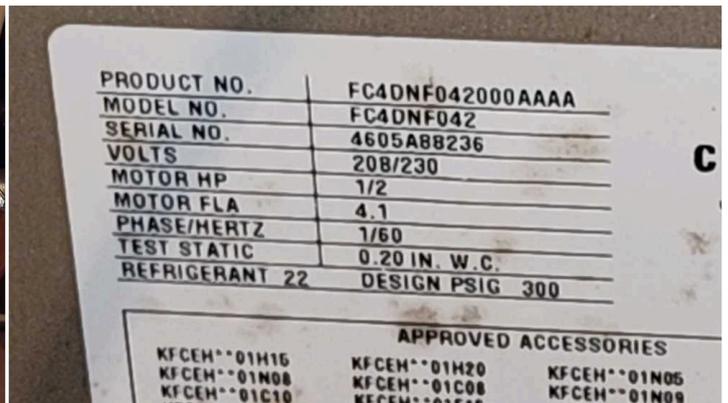
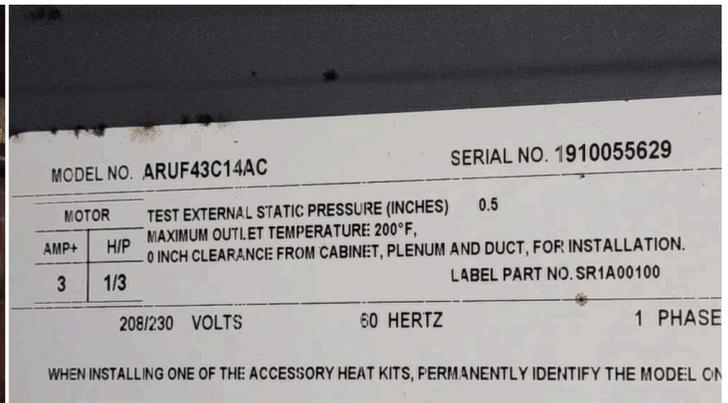
- Central/forced air x 2

Energy Sources:

- Electric

Comments:

- Recommend all HVAC heating systems be serviced annually to achieve proper performance.
- The HVAC heating unit(s) is functioning as designed, the temperature differential is at least 15+ degrees f.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

✘			✘	B. Cooling Equipment
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## Type of Systems:

- Central/forced air x 2

## Comments:

- For information purposes: (HVAC) Heating, ventilation, and air conditioning systems require proper and regular maintenance in order to work efficiently, but even in the best case scenarios most components of such systems only last 15 to 25 years. Furnaces on average last 15-20 years, heat pumps 16 years, and air conditioning units 10-15 years. We make no guarantee as to the life expectancy of the HVAC equipment.
- Recommend that central cooling systems be serviced annually to achieve proper performance. Inspector cannot determine the amount of freon in the unit or if a freon leak is present. We can only determine the approximate temperature differential at the time of the inspection.
- Note: Thermostats are checked in manual mode only.
- Note: Units are not inspected for proper sizing or efficiency.
- There are indications of possible clogged A/C condensate drain line evident mainly by water or rust in the secondary condensate pan or rust stains at the exterior secondary drain line. This is typically a maintenance item, however; if not addressed promptly mechanical damage/failure can occur.
- The cooling unit(s) is considered at or beyond the normal serviceable life.
- For information purposes: HCFC-22, commonly referred to as R-22, is used as a refrigerant in many applications, including residential air conditioning (AC) systems. Starting on January 1, 2020, U.S. production and import of HCFC-22 ended, but you may continue to use HCFC-22 in your existing system for as long as necessary. HCFC-22 that is recovered and reclaimed, along with HCFC-22 produced prior to 2020, will help meet the needs of owners of existing HCFC-22 systems. HCFC-22 supply will decline over time, and prices will rise. By asking your service technician to check for leaks and perform preventive maintenance, you can help keep your refrigerant emissions down and reduce the need to purchase additional HCFC-22. Recommend acquiring all available HVAC maintenance and repair documentation from the seller or current owner or have the HVAC system evaluated by a licensed HVAC service provider.
- Recommend consulting an A/C specialist for further evaluation/repair and to check for other repairs that may be needed at this time.

I=Inspected

NI=Not Inspected

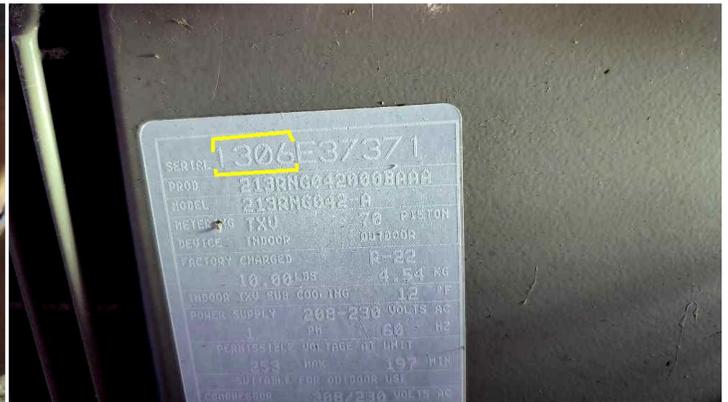
NP=Not Present

D=Deficient

I	NI	NP	D
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Small unit



Manufactured Week 13, 2006

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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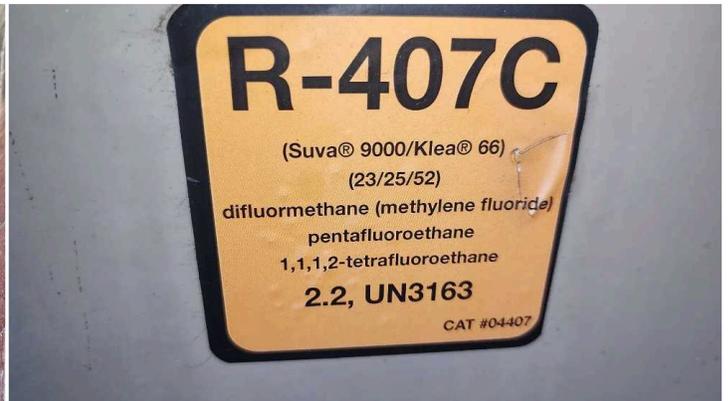
Original refrigerant HCFC-22 (R-22)



Also listed as a banned gas by the EPA



Large unit



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Actively discharging condensate



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**C. Duct System, Chases, and Vents**

Comments:

- The HVAC duct work is flex type duct work
- Some HVAC ductwork is not accessible due to limited clearances.
- The ductwork insulation is damaged or missing.



**D. Other**

Observations:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

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

Location of Water Meter:

- Street

Location of Main Water Supply Valve:

- Water meter

Comments:

- Type of Supply Piping Material: Copper
- Static water pressure reading is at least: 40 PSI.
- The main water shut off valve is located at the meter.
- For information purposes: Recommend routinely checking all hoses for brittleness/kinks and all connections for leaks/rust/corrosion at the clothes washing machine. Laundry equipment is not inspected or operated.
- The toilets were flushed numerous times during the course of the inspection simultaneously with at least two other fixtures running. The toilet valve functioned properly at time of inspection. Normal flow was noted. There were no cracks noted in the tank or bowl of the toilets at time of inspection.
- Replace the damaged anti-siphon device(s) at the exterior spigot. This was observed at the front, left exterior wall, right, rear exterior wall.
- Recommend ALL plumbing penetrations be properly sealed with an appropriate screen, caulk, or sealant to help prevent potential deterioration.
- There is at least 1 leaking interior faucet(s), mainly at the hall bathroom.
- There is an indication of a past water leak at the kitchen.
- Recommend a licensed plumbing contractor be consulted for these and any other repairs that may be necessary at this time.



Water meter



Replace with new

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Drains, Wastes, and Vents

Comments:

- Type of Drain Piping Material: PVC
- The sewer clean out is located at the front flowerbed.



Sewer clenout

C. Water Heating Equipment

Energy Sources:

- Electric x 1

Capacity:

- Unit(s) capacity is 50 gallons and is located in the garage

Comments:

• There are many factors that affect a water heater's life expectancy. In addition to its age and whether it receives regular maintenance, the quality of the water and the levels of regular usage also affect the water heater lifespan. A traditional tank-type water heater lasts an average of 8 to 12 years, while a tankless water heater can last up to 20 years. Follow manufacturers recommended maintenance procedures for maximum life of the water heater.

• Safety and energy conservation are key factors to be considered when selecting the water temperature setting of the water heater's thermostat. The lower the temperature, the greater the safety and savings in energy cost. To achieve this, we recommend a temperature setting of 120°F or less. Water temperatures over 125°F can cause severe burns instantly or death from scalds.

Note: Households with small children or invalids may require a 120°F or lower temperature setting to prevent accidental contact with HOT water.

- The water heater has corrosion on the pipes or valves.
- The water temperature is considered excessively hot.
- Recommend a licensed plumbing contractor be consulted for these and any other repairs that may be necessary at this time.

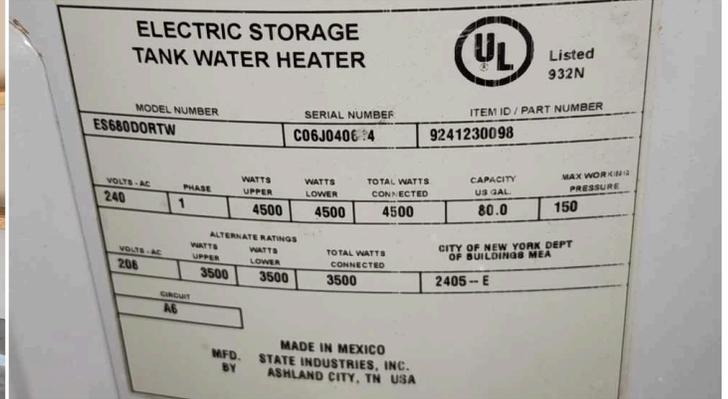
I=Inspected

NI=Not Inspected

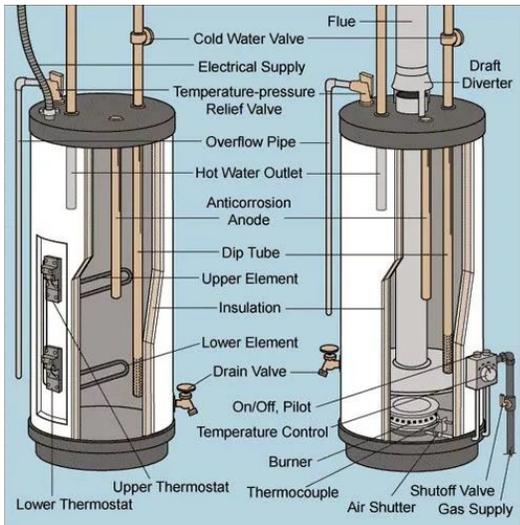
NP=Not Present

D=Deficient

I	NI	NP	D
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123° f



TEMP (°F)	Approx TIME for 1st Deg Burn	Approx TIME for 3rd Deg Burn
100	Safe for bathing	Safe for bathing
120	8 min	10 min
125	2 min	4 min
130	17 sec	30 sec
140	3 sec	5 sec
155	Instant	1 sec
160	Instant	0.5 sec
180	Instant	Instant

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**D. Hydro-Massage Therapy Equipment**

Comments:

- There is no readily accessible access panel provided at the master bathroom whirlpool tub. Unable to determine the condition of the underlying materials or to determine if the water supply lines, drain lines, or tub/jets are leaking at this time.



GFCI reset

**E. Gas Distribution and Gas Appliances**

Location of Gas Meter:  
 Type of Gas Distribution Piping Material:  
 Comments:

**F. Other**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A. Dishwashers
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Comments:

- Note: The dishwasher lower panel is not removed for inspection. We make no guarantee as to the life span of the unit or that it will continue to function.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	B. Food Waste Disposers
-------------------------------------	--------------------------	--------------------------	-------------------------------------	-------------------------

Comments:

- We make no guarantee as to the life span of the unit or that it will continue to function. When an air switch is present in the kitchen counter, the inspector does not verify the integrity of the installation. Air switches are commonly installed incorrectly and sometimes fall through the counter top when operated.
- The disposal makes unusual noise when operating.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

- The range hood vent configured to recirculate the air back into the kitchen. We recommend properly maintained filters according to the manufacturers recommendations.



D. Ranges, Cooktops, and Ovens

Comments:

- The oven did not respond to the control. There appears to be an electrical failure with the stove unit. The power cord is removed from the receptacle.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

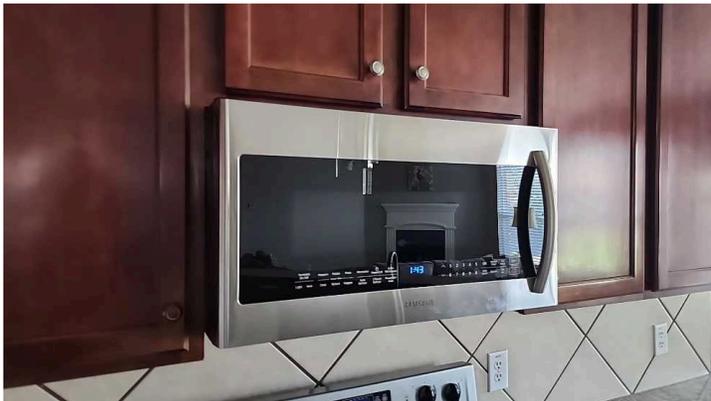
I	NI	NP	D
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E. Microwave Ovens

Comments:

- Note: Microwave oven is not inspected for radiation leaks.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- Exhaust fans are typically visually inaccessible in the attic due to location and/or attic insulation.

I=Inspected

NI=Not Inspected

NP=Not Present

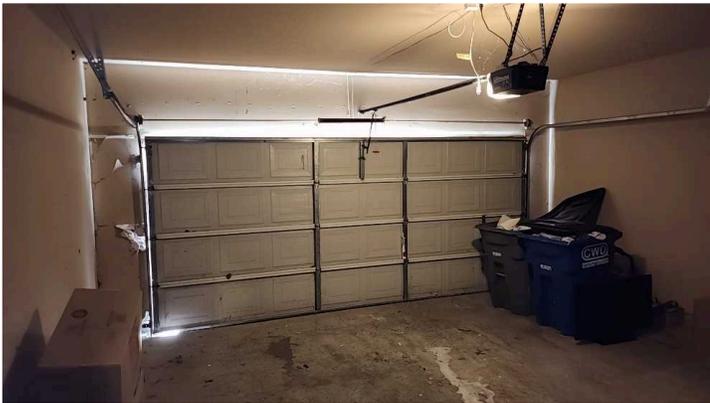
D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	G. Garage Door Operators
-------------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Door Type: Metal  
Comments:

- The automatic garage door motor does not properly close as designed.
- The garage door track(s) is not properly secured or aligned.
- The garage door weather stripping is damaged.



Disabled for safety



<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	H. Dryer Exhaust Systems
-------------------------------------	--------------------------	--------------------------	--------------------------	--------------------------

Comments:

- Recommend that the dryer vent system be checked and cleaned periodically for lint buildup.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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I. Other

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Note: Sprinkler controls are operated in the manual mode only. An inspection of the sprinkler system should be performed at least twice a year to determine if zones are functioning properly and if heads are improperly discharging/broken or if leaks have occurred that will provide uneven watering.
- The system is a with 9 zones and the controls are located at the garage. Watering along foundation perimeters should be on a maintenance basis in corroboration with seasonal needs. This should be in conjunction with plant and tree requirements so that added water will not be siphoned from under the foundation. Over watering can be just as damaging to the foundation as under watering. Research recommended watering plans for your area.
- There is no power present at the sprinkler system control box in the garage. Unable to test the system for function.
- Recommend consulting a licensed sprinkler contractor for these and any other repairs that may be necessary at this time.



Backflow preventer

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

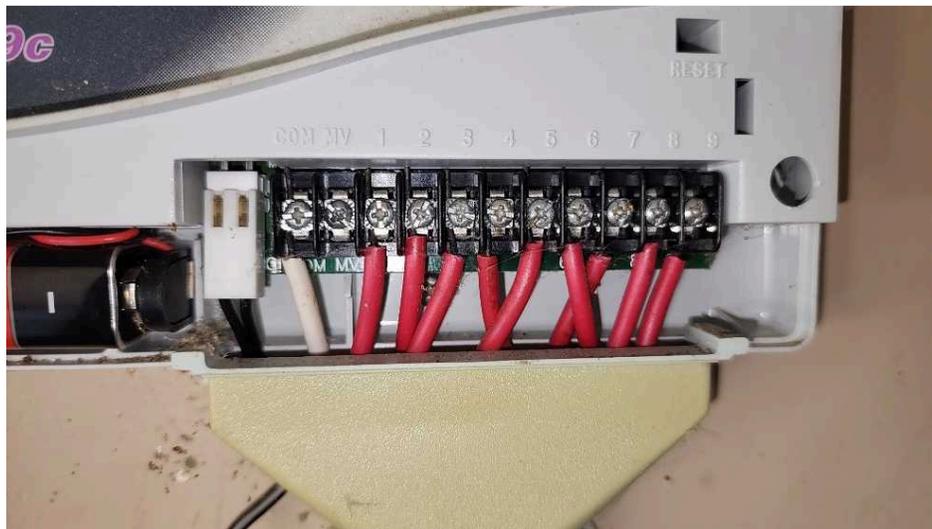
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No power



Cut



<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B. Swimming Pools, Spas, Hot Tubs, and Equipment
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Type of Construction:  
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
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Materials:  
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
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Type of Pump:  
Type of Storage Equipment:  
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal Systems
--------------------------	--------------------------	-------------------------------------	--------------------------	------------------------------------

Type of System:  
Location of Drain Field:  
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other Built-In Appliances
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Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	G. Other
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Observations:

## Report Summary

STRUCTURAL SYSTEMS		
Page 7 Item: A	Foundations	<ul style="list-style-type: none"> <li>• The inspector observed indications of possible foundation or structural movement, evident mainly by (and not limited to) one or more of the following EXAMPLES:</li> <li>*binding, out of square, non latching doors;</li> <li>*framing or frieze board separation(s);</li> <li>*sloping/uneven floors;</li> <li>*window, wall, floor, or ceiling cracks or separations;</li> <li>*rotating, buckling, cracking, or deflecting masonry cladding</li> <li>*excessive exterior gaps at window/door</li> <li>*excessive exterior gaps at joints/seams along the exterior siding</li> <li>*loose/damaged framing supports in the attic</li> <li>*visible shifting/damage to piers and/or beams</li> </ul> <p>(Please refer to the appropriate sections of this report for more information)</p> <p>AS A PRECAUTION, I recommend consulting a qualified foundation professional for repair recommendations. A structural engineer may be necessary.</p>
Page 10 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> <li>• Some shingles are damaged at various locations.</li> <li>• Recommend a qualified professional roofer be consulted for these and any other necessary repairs.</li> </ul>
Page 14 Item: D	Roof Structures & Attics	<ul style="list-style-type: none"> <li>• Some soffit vents are blocked or damaged. Vents should allow for free flow of air to the attic space. A minimum of 1" (inch) gap should be maintained between the insulation and roof decking, baffles are typically used in these areas.</li> <li>• Recommend additional ventilation or improving current ventilation at the attic space.</li> <li>• The attic access ladder does not seal when closed.</li> <li>• Recommend consulting with a licensed/qualified contractor for these and any other repairs that may be needed at this time. There are instances when a structural engineer may be needed, a licensed/qualified contractor can help make the determination.</li> </ul>

Page 17 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Recommend trimming the vegetation so that it is not in contact with the structure. Vegetation in contact with the structure can hold moisture. A 6" to 12" air gap between the vegetation and the structure is recommended.</li> <li>• ALL exterior siding, trim, joints, seams, wall penetrations, gaps should be properly secured and sealed with an appropriate siding, trim material, caulk, mortar or approved sealant.</li> <li>• There are excessive gaps along the frieze boards at the corners. These are typical indicators of potential movement at the foundation and/or exterior walls.</li> <li>• The majority of the exterior siding and trim materials need routine painting or repairs.</li> <li>• There are cracks at the exterior masonry walls at one or more locations. These may be indications of movement at the wall or foundation.</li> <li>• There are minor interior drywall cracks at one or more locations.</li> <li>• There are indications of possible wood destroying organism activity, mainly along the right exterior wall.</li> <li>• Recommend consulting a qualified contractor/professional for these and any other necessary repairs.</li> </ul>
Page 20 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> <li>• Interior ceiling cracks were noted. This was observed at the upstairs, secondary bedroom(s), closet.</li> </ul>
Page 21 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• There is deterioration or damage at one or more doors. This was observed at the back.</li> <li>• The pedestrian door between the garage and living space is not equipped with a self-closing or automatic closing device.</li> <li>• The front entry door is loose at the seal.</li> </ul>
Page 22 Item: H	Windows	<ul style="list-style-type: none"> <li>• There are torn window screens and/or damaged screen frames at one or more locations.</li> <li>• Exterior caulk or approved sealant is needed between the window framing and exterior brick or siding to help prevent potential moisture penetration.</li> <li>• There is damage at the exterior window spline(s) at various locations.</li> <li>• Recommend that the metal window and door lintels be painted/sealed. When a lintel develops rust, the steel expands and pushes up on the masonry units of the wall. A rusting lintel can cause horizontal and step cracks in the masonry.</li> <li>• Some windows did not operate smoothly. Routine maintenance is required.</li> <li>• There are indications of active water penetration at the loft/bonus room, master bedroom interior window(s).</li> <li>• Recommend consulting a qualified window repair/installation technician for these and any other repairs.</li> </ul>
Page 25 Item: K	Porches, Balconies, Decks, and Carports	<ul style="list-style-type: none"> <li>• There are indications of moisture intrusion at the porch, patio or deck cover or roofing.</li> </ul>

Page 26 Item: L	Other	<ul style="list-style-type: none"> <li>• There is visible evidence of shifting/movement at the driveway.</li> <li>• There is significant deflection or unlevel surface(s) at the walk path(s). This is considered to be a potential trip or fall hazard(s).</li> <li>• There is deterioration and/or damage at the fence.</li> </ul>
<b>ELECTRICAL SYSTEMS</b>		
Page 28 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> <li>• The main service entrance/panel ground wire is disconnected from the ground rod.</li> </ul>
Page 30 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• The electrical system does not meet the current minimum standards for NEC Arc-Fault Circuit Interrupter (AFCI) breakers. The current minimum electrical standards recommend electrical receptacles with functioning AFCI protection for all receptacles that serve: kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and laundry areas. This may not have been required at the time of construction.</li> <li>• Some receptacles are not (TR) Tamper Resistant type. As of February 01, 2022, all receptacles less than 5 1/2 (half) feet above the floor are required to be marked deficient if not (TR) Tamper Resistant type per the Texas Real Estate Commission (TREC) Standards Of Practice under rule 535.229.</li> <li>• Recommend a weatherproof outlet cover be installed at all exterior electrical outlets.</li> <li>• Recommend a licensed electrician be consulted for these and any other necessary repairs.</li> </ul>
Page 31 Item: C	Other	<ul style="list-style-type: none"> <li>• Smoke detectors are not provided in all recommended locations. Smoke alarms shall be installed in the following locations: <ol style="list-style-type: none"> <li>1. In each sleeping room.</li> <li>2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.</li> <li>3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.</li> </ol> </li> <li>• Carbon Monoxide detectors are not provided in all recommended locations. Carbon Monoxide detectors are required when either of these conditions exist: fuel fired appliances are installed in the dwelling or there is an attached garage with an opening into the dwelling.</li> </ul>

## HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 34 Item: B	Cooling Equipment	<ul style="list-style-type: none"> <li>• There are indications of possible clogged A/C condensate drain line evident mainly by water or rust in the secondary condensate pan or rust stains at the exterior secondary drain line. This is typically a maintenance item, however; if not addressed promptly mechanical damage/failure can occur.</li> <li>• The cooling unit(s) is considered at or beyond the normal serviceable life.</li> <li>• For information purposes: HCFC-22, commonly referred to as R-22, is used as a refrigerant in many applications, including residential air conditioning (AC) systems. Starting on January 1, 2020, U.S. production and import of HCFC-22 ended, but you may continue to use HCFC-22 in your existing system for as long as necessary. HCFC-22 that is recovered and reclaimed, along with HCFC-22 produced prior to 2020, will help meet the needs of owners of existing HCFC-22 systems. HCFC-22 supply will decline over time, and prices will rise. By asking your service technician to check for leaks and perform preventive maintenance, you can help keep your refrigerant emissions down and reduce the need to purchase additional HCFC-22. Recommend acquiring all available HVAC maintenance and repair documentation from the seller or current owner or have the HVAC system evaluated by a licensed HVAC service provider.</li> <li>• Recommend consulting an A/C specialist for further evaluation/repair and to check for other repairs that may be needed at this time.</li> </ul>
Page 38 Item: C	Duct System, Chases, and Vents	<ul style="list-style-type: none"> <li>• The ductwork insulation is damaged or missing.</li> </ul>

## PLUMBING SYSTEMS

Page 39 Item: A	Plumbing Supply, Distribution Systems and Fixtures	<ul style="list-style-type: none"> <li>• Replace the damaged anti-siphon device(s) at the exterior spigot. This was observed at the front, left exterior wall, right, rear exterior wall.</li> <li>• Recommend ALL plumbing penetrations be properly sealed with an appropriate screen, caulk, or sealant to help prevent potential deterioration.</li> <li>• There is at least 1 leaking interior faucet(s), mainly at the hall bathroom.</li> <li>• There is an indication of a past water leak at the kitchen.</li> <li>• Recommend a licensed plumbing contractor be consulted for these and any other repairs that may be necessary at this time.</li> </ul>
Page 42 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> <li>• The water heater has corrosion on the pipes or valves.</li> <li>• The water temperature is considered excessively hot.</li> <li>• Recommend a licensed plumbing contractor be consulted for these and any other repairs that may be necessary at this time.</li> </ul>
Page 44 Item: D	Hydro-Massage Therapy Equipment	<ul style="list-style-type: none"> <li>• There is no readily accessible access panel provided at the master bathroom whirlpool tub. Unable to determine the condition of the underlying materials or to determine if the water supply lines, drain lines, or tub/jets are leaking at this time.</li> </ul>

APPLIANCES		
Page 45 Item: B	Food Waste Disposers	<ul style="list-style-type: none"> <li>• The disposal makes unusual noise when operating.</li> </ul>
Page 46 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> <li>• The oven did not respond to the control. There appears to be an electrical failure with the stove unit. The power cord is removed from the receptacle.</li> </ul>
Page 48 Item: G	Garage Door Operators	<ul style="list-style-type: none"> <li>• The automatic garage door motor does not properly close as designed.</li> <li>• The garage door track(s) is not properly secured or aligned.</li> <li>• The garage door weather stripping is damaged.</li> </ul>
OPTIONAL SYSTEMS		
Page 50 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none"> <li>• There is no power present at the sprinkler system control box in the garage. Unable to test the system for function.</li> <li>• Recommend consulting a licensed sprinkler contractor for these and any other repairs that may be necessary at this time.</li> </ul>