



INTEGRITY EXPERT
—INSPECTIONS LLC—

Inspection Report

Sally Homebuyer

Property Address:
123 Htown Avenue
Houston TX 77004



Integrity Expert Inspections LLC

Andrew Evans TREC License #25797

713.261.0491 / 713.494.7211

Internachi Certified Professional Inspector

Certified Pool / Spa Inspector

Complimentary Thermal Imaging

PROPERTY INSPECTION REPORT FORM

Sally Homebuyer,	12/17/2025
<i>Name of Client</i>	<i>Date of Inspection</i>
123 Htown Avenue, Houston, TX 77004	
<i>Address of Inspected Property</i>	
Andrew Evans	TREC License #25797
<i>Name of Inspector</i>	<i>TREC License #</i>
<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 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:

Age of Home: 2024	Style of Home: Single Family, Two Story	Home Faces: North
Vacant or Occupied: Vacant	Utilities Active: All	Client(s) Present: No
Weather: Cloudy	Temperature: Over 70 (F)	Rain in last 3 days: No
Ancillary Services: Wood Destroying Insect, Sprinkler System	Ground/Soil Condition: Damp	Recommended Professionals: Licensed Electrician, Roofer, Licensed HVAC, Licensed Plumber, General Contractor, Door, Window, Licensed Irrigator

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

I	NI	NP	D
I. Structural Systems			

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Slab On Grade
Foundation Method of Inspection: Visual Inspection of Exterior
Foundation Performance Opinion: Performing as Intended. No Significant Deficiencies Observed.
Comments:
(1) **The Foundation Inspection Is Limited.** The inspector does not pull up floor coverings, move furniture, measure elevations, or propose major repairs. The inspector does not enter crawl space areas less than 18 inches in height. The client must understand that inspectors are not professional engineers. This inspection is neither an engineering report nor evaluation, nor should it be considered one. This inspection is based on a general observation of the foundation. A qualified Structural Engineer must be contacted if there is any cause for concern that is documented in this report.
(2) **Foundation Performance Note:** Expansive clay soils are common in central Texas. The soil can expand in volume (swell) when wet and can decrease in volume (shrink) when dry. This change in volume in the supporting soil can cause a corresponding reaction to a homes foundation. Ensuring a consistent moisture level in the soil should help in maintaining stability of the foundation. In addition, weather conditions, drainage, underground leaks, erosion, trees/vegetation, and other adverse factors can affect the structure allowing differential movement to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of inspection. Future performance of the structure cannot be predicted or warranted. This was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. In the event that structural movement is observed, the client is advised to consult with a qualified Structural Engineer or Foundation Specialist who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or reduce structural movement.
(3) **Suggested Foundation Maintenance & Care:** Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils is mandatory. Drainage must be directed away from all sides of the foundation with grade slopes.

Note: Portions of the dwelling slab were not visually accessible due to high soils, patio decking and flatwork covering the slab. The visual inspection of the exterior of the slab was obstructed at several locations.
(4) **Foundation Performance Opinion:** On the basis of observations at the time of inspection, it is the Inspector's opinion that the foundation appeared to provide adequate support for the structure and is functioning as intended. There was no readily apparent evidence that would indicate adverse performance or significant deficiencies. No significant unlevel conditions were observed when walking on the ground floor. However, if indicators of abnormal movement are observed, including but not limited to; larger than normal cracks in the brick and mortar, foundation and/or unusual movements in the home, out of square doors, windows that won't open, diagonal cracks above windows and doors, stair step pattern cracking at the exterior wall, cracks in the foundation, then a qualified Structural Engineer needs to be contacted for evaluation.

☐ ☐ ☐ ☒ B. Grading and Drainage

Comments:
(1) **Note:** It is advisable to maintain at least 6 inches minimum of clear area between the ground and

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I	NI	NP	D
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siding. Proper drainage is critical to the performance of the foundation. All grades must drop away from the structure at a rate of 6 inches for every 10 feet. Visual inspection does not warrant or guarantee that this property or structure will not flood or suffer water penetration from rising water and high water conditions. This inspection is designed to determine if water from the roof and atmosphere appears to be adequately directed away from the foundation and structure.

(2) **Note:** Gutters need to be cleaned frequently to prevent the accumulation of leaves and debris. Improperly secured gutters as a result of weight from this accumulation may cause potential damage to the adjacent exterior / soffits / fascia or roof. Proper care of the soil under and around the home's foundation is very important to preserving the integrity of the structure. Implementing drainage provisions and a watering program around the perimeter of the dwelling will help to stabilize soil conditions and reduce the risk of abnormal differential movement.

❌ (3) Gutter downspouts must discharge water at least 36 inches away from the foundation. Discharging roof water next to the home has the potential of causing foundation movement. Concrete Splash Blocks and/or extensions need be installed to achieve proper water run-off.



B. Item 1 (Picture)

☐ ☐ ☐ ☒ C. Roof Covering Materials

Evidence of Water Penetration Roof: No
Evidence of Previous Roof Repairs: No
Types of Roof Covering: Dimensional / Architectural, Metal
Approximate Age of Roof: Estimated, 1-5 Years Old
Roof Viewed From: Telescopic (Eye Stick)

Comments:
(1) **Note:** It is not within the scope of this inspection to determine the remaining life expectancy of the roof covering, age of the roof covering, identify latent hail damage, determine the number of layers of roof covering material, exhaustively examine all fasteners and adhesions, or provide an exhaustive list of previous repairs and locations of water penetrations. If the roof is not safely accessible to walk on, (steep slope, rain, or possible damage to roof) then inspecting the roof by other means may be used, ie: telescopic or binoculars. Inspection of the fastening system at shingle tabs is not performed. Lifting shingles or tiles could damage the roof covering. Inspection of the roof surface, attic, and interior spaces should not be interpreted as a certification that this roof is, or will be free of leaks, or of its insurability.

Note: The inspection of this roof may show it to be functioning as intended or deficient. This inspection does not determine the insurability of the roof. Having an insurance company physically inspect the roof prior to closing to fully evaluate the insurability of the roof is strongly advised.
(2) Roof Covering appeared in good condition at the time of inspection. No leaks were active or apparent

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and shingles appeared to be properly fastened. It is always advised that a qualified Roofer perform a complete inspection for verification of the roof's condition.



C. Item 1 (Picture)



C. Item 2 (Picture)



C. Item 3 (Picture)



C. Item 4 (Picture)



C. Item 5 (Picture)



C. Item 6 (Picture)



C. Item 7 (Picture)



C. Item 8 (Picture)

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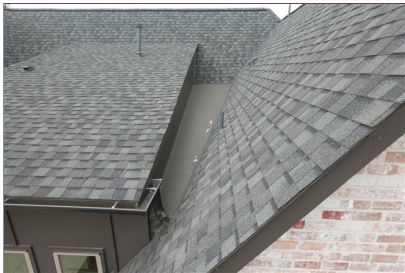
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C. Item 9 (Picture)



C. Item 10 (Picture)



C. Item 11 (Picture)



C. Item 12 (Picture)



C. Item 13 (Picture)



C. Item 14 (Picture)



C. Item 15 (Picture)



C. Item 16 (Picture)



C. Item 17 (Picture)



C. Item 18 (Picture)



(3) Paint application needs to be applied on bare metal flashing by a qualified Roofer. This will prevent rust and UV damage. Painting aluminum flashing and vents will protect the integrity and ensure water

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tightness. Not adequately painting aluminum flashing can lead to moisture infiltration into the building envelope.



C. Item 19 (Picture)



C. Item 20 (Picture)

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

Evidence of Water Penetration Attic: No
Method Used To Observe Attic: Entered Attic and Performed a Visual Inspection
Attic Roof Structure Type: 2 X 6 Rafters
Roof Ventilation: Ridge Vents, Soffit Vents
Attic Access Info: Pull Down Stairs
Attic Insulation: Approximate, 14-16 Inches Blown Fiberglass

Comments:
(1) **Note:** Only areas of the Attic determined to be safely accessible by the inspector are inspected. Some areas of the attic were not accessible.
(2) **Note:** The attic of this home has a Radiant Barrier installed, no concerns with installation. The Radiant Barrier sheathing prevents up to 97% of radiant heat from the sun from entering the attic. Attic temperatures can be reduced by as much as 30 degrees Fahrenheit.



D. Item 1 (Picture)

(3) Attic Structure was in good condition; however, the following exceptions were observed.

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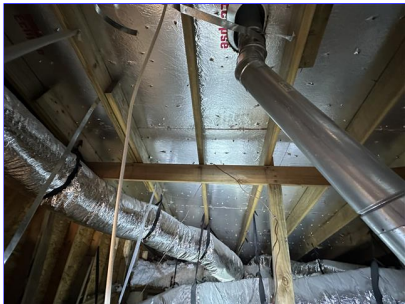
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D. Item 2 (Picture)



D. Item 3 (Picture)



D. Item 4 (Picture)



D. Item 5 (Picture)



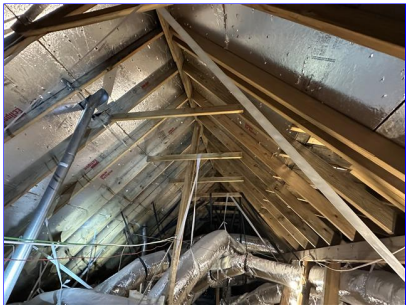
D. Item 6 (Picture)



D. Item 7 (Picture)



D. Item 8 (Picture)



D. Item 9 (Picture)

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D. Item 10 (Picture)



D. Item 11 (Picture)



D. Item 12 (Picture)



(4) The Attic Door does not close fully. A qualified Contractor needs to evaluate and make all necessary repairs to allow the door to fully close.



D. Item 13 (Picture)

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

Exterior Wall Covering / Siding Type: Brick Veneer, Cement Fiber Board

Comments:

(1) **Note:** Only readily accessible areas that are clear of furniture and owner belongings are inspected. Observations are related to structural performance and water penetration only. It is strongly advised that all surfaces be kept well sealed. This inspection does not cover any issues that are environmental. This includes lead-based paint, asbestos, radon, mold, mildew, fungus, etc.

Note: It is not within the scope of this inspection to report cosmetic damage or the condition of the wall coverings, paints, stains, or other surface coatings, ie: cabinets or countertops. It is not within the scope of this inspection to report the condition or presence of awnings, or provide an exhaustive list of locations of water penetrations.

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❌ (2) Damaged quarter round trim was observed at upper run of stairs. A qualified Contractor needs to evaluate and complete all necessary repairs.



E. Item 1 (Picture)

❌ (3) Front right bedroom quarter round trim does not match. A qualified Contractor needs to evaluate and complete all necessary repairs / replacement.



E. Item 2 (Picture)

❌ (4) All holes, gaps, protrusions, and fixtures mounted on the exterior wall must be properly sealed. A quality exterior caulk needs to be used to seal around pipes, wires, light fixtures, holes, etc. This will prevent moisture related failure of electrical components, siding materials, and prevent moisture / insect intrusion into the wall cavity. A qualified Contractor needs to evaluate and complete all necessary corrections.



E. Item 3 (Picture)

❌ (5) A qualified Contractor needs to seal around all faucets, tub and shower surrounds, wet areas at

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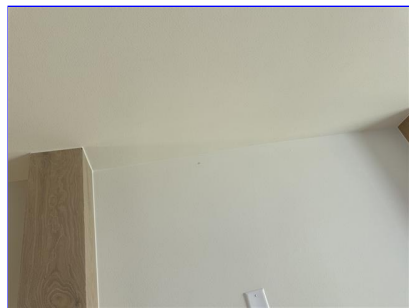
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sinks, bases of toilets, wall trim, and baseboards with caulk rated for "wet" areas. These are high moisture areas and need to be properly sealed by a qualified Contractor.

☐ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

❌ (1) There are some nail heads "popping" through the ceiling / wall surface. Nail pops are typically cosmetic and not of any structural significance. A qualified Contractor needs to repair all affected areas and paint to match.



F. Item 1 (Picture)

❌ (2) Excess paint at the top of the stairs needs removal by a qualified Painter.



F. Item 2 (Picture)



F. Item 3 (Picture)

❌ (3) Exposed nails need to be properly sealed at the rear porch ceiling to prevent rust formation.



F. Item 4 (Picture)



F. Item 5 (Picture)

⬆️ (4) It is advised to consult with a qualified Contractor to seal the wood plank "tongue & groove" exterior ceilings.

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I	NI	NP	D
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F. Item 6 (Picture)



F. Item 7 (Picture)

 (5) There is evidence of previous repairs on the ceiling in the primary bedroom. Recommend asking the Seller(s) for the history of the repairs.



F. Item 8 (Picture)



F. Item 9 (Picture)

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

Comments:

- (1) **Note:** Cosmetic items and obvious holes are not included in this report. It is common during climate change that doors may bind slightly, or latches may need adjustment.
-  (2) Observed small chip at top of office door. A qualified Contractor needs to evaluate and complete all necessary repairs.



G. Item 1 (Picture)



G. Item 2 (Picture)

 (3) Front right bedroom closet door strikes the frame and does not close properly. A qualified Contractor needs to evaluate and complete all necessary repairs.

☐ ☐ ☐ ☒ **H. Windows**

Window Types: Vinyl / Fiberglass Frame, Double-Pane

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I	NI	NP	D

Comments:

(1) **Note:** All accessible windows are operated normally to determine functionality. Windows that are blocked by the owner’s belongings / storage items are not operated. Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces, or rain at the time of inspection.

Note: It is not within the scope of this inspection to report the condition of awnings, blinds, shutters, security devices, or other non-structural systems. This inspection does not include an exhaustive examination of insulated windows for broken seals, identifying labels, or identifying specific locations of damage.

(2) **Note:** Be advised that Casement Windows tend to operate inconsistently and tend to stick depending upon the type of hardware, sash/frame design, paint thickness, and humidity level. The window jamb and the bottom areas of the window well need to be kept well sealed to prevent wood rot. Also, the bottom edge and hinge areas of the windows can become water damaged. This can be difficult to see due to screens blocking the view of the area. Keep the bottom window wedges well painted and sealed.

(3) **Note:** Only one window in each bedroom is openable. Most of the bedroom windows are fixed.



H. Item 1 (Picture)

⊗ (4) Primary bedroom window frame is cracked and does not close and latch properly. A qualified Window Technician needs to evaluate and complete all necessary repairs.

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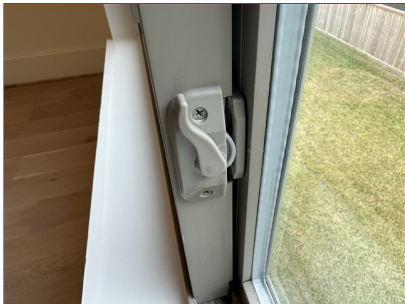
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H. Item 2 (Picture)



H. Item 3 (Picture)



H. Item 4 (Picture)

❌ (5) Window above A/C Condenser does not appear to be installed properly and the frame is protruding from the wall. A qualified Window Technician needs to evaluate and complete all necessary repairs.



H. Item 5 (Picture)



H. Item 6 (Picture)



H. Item 7 (Picture)



H. Item 8 (Picture)

❌ (6) Some windows at the exterior have deteriorated caulking. All affected windows need to be properly

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I	NI	NP	D
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sealed with Exterior Rated Sealant by a qualified Contractor to prevent moisture intrusion into wall cavity. It is important to check all four sides of window framing to make sure all are properly sealed.



H. Item 9 (Picture)

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

Comments:

(1) **Note:** It is not within the scope of this inspection to exhaustively measure every stairway component.

❌ (2) Nail holes at stairs need to be properly sealed and stained to match stairs. A qualified Contractor needs to evaluate and complete all necessary repairs.

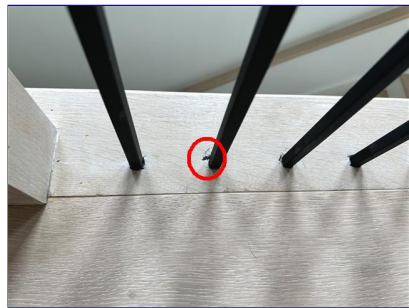


I. Item 1 (Picture)



I. Item 2 (Picture)

❌ (3) Excess stain needs to be removed from stairs by a qualified Contractor.



I. Item 3 (Picture)

☒ ☐ ☐ ☐ J. Fireplaces and Chimneys

Operable Fireplaces: One

Types of Fireplaces: Vented Gas Logs, Prefabricated

Comments:

(1) **Note:** This inspection does not include the adequacy of draft or condition of flue tiles. Fireplaces are

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I	NI	NP	D
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only operated if there is an electronic ignition source, with no open flame being applied to the gas source. It is not within the scope of this inspection to verify the integrity of the flue or perform a chimney smoke leakage test. Therefore, the services of a professional chimney sweep are needed for these type of inspections and other services related to the fireplace and / or chimney. Not all areas of the flue were visible and it is advised that a Level II Chimney Inspection is performed that includes video scanning of the flue condition, material, sizing, and clearances.

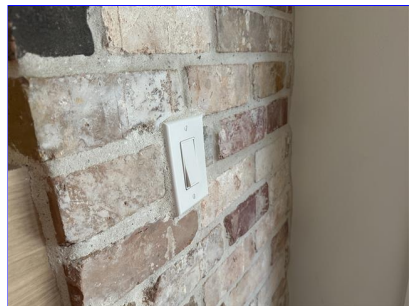
(2) Fireplace was functional from the wall switch at the time of inspection.



J. Item 1 (Picture)



J. Item 2 (Picture)



J. Item 3 (Picture)



J. Item 4 (Picture)

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

Comments:

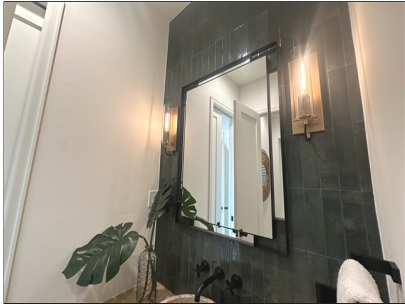
☐ ☐ ☐ ☒ L. Other

Comments:

- (1) **Note:** Fences are not inspected unless a swimming pool is present. Retaining walls are only inspected if failure will compromise the home's structural integrity.
- (2) **Note:** An Infrared Camera was utilized during this inspection. The camera analyzes surface temperature differentials which would not ordinarily be visible. The camera aids in the identification of moisture intrusion, electrical system defects, missing insulation, plumbing leaks, and other abnormalities in the home. This camera does not change the scope of the inspection as defined by the Standards of Practice nor does it definitively identify conditions behind finished surfaces. The camera is a tool, much like a receptacle tester or flashlight that allows an inspector to make better recommendations regarding current conditions. Any number of factors can negatively affect the inspector's ability to identify thermal abnormalities including atmospheric conditions such as wind, humidity, cloud cover, surface moisture, debris, etc.
-  (3) Mirrors in bathrooms have been hung like a picture. Normal use of bathroom vanities require secure attachment to prevent human injury. A qualified Contractor needs to properly secure all bathroom vanity mirrors.

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I	NI	NP	D
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L. Item 1 (Picture)

❌ (4) A qualified Contractor needs to remove the unknown substance that is stuck on the interior of the primary bathroom cabinet drawer.



L. Item 2 (Picture)

❌ (5) Observed damaged finish at the cabinetry in the primary bedroom closet. A qualified Contractor needs to evaluate and complete all necessary repairs.



L. Item 3 (Picture)

❌ (6) Detached cabinetry knob was observed in the utility room. A qualified Contractor needs to properly attach it.

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I	NI	NP	D
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L. Item 4 (Picture)

❌ (7) Right side gate improperly strikes the gate. A qualified Contractor needs to evaluate and complete all necessary repairs so the gate is fully functional.



L. Item 5 (Picture)



L. Item 6 (Picture)

❌ (8) It is advised to have the Seller(s) demonstrate proper operation of the automatic gate and provide remotes / access codes.



L. Item 7 (Picture)



L. Item 8 (Picture)

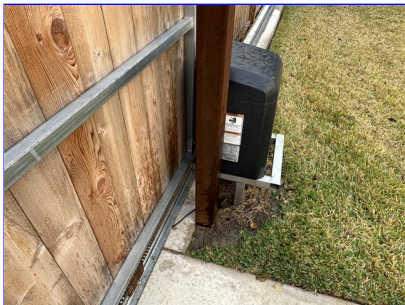


L. Item 9 (Picture)

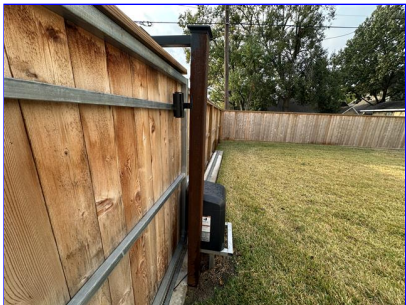
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I	NI	NP	D
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 (9) A qualified Contractor to remediate rust at gate posts.



L. Item 10 (Picture)



L. Item 11 (Picture)



L. Item 12 (Picture)



L. Item 13 (Picture)

 (10) Rear porch columns do not have the required full end bearing and support on the concrete slab. A qualified Contractor needs to evaluate and complete all necessary repairs so proper support is present at the rear porch columns. Damaged and cracked concrete underneath the columns need repair and it is likely that concrete will continue to exhibit failure due to the excess weight of the column overhang putting pressure on the concrete.

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I	NI	NP	D
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L. Item 14 (Picture)



L. Item 15 (Picture)



L. Item 16 (Picture)



L. Item 17 (Picture)



L. Item 18 (Picture)



L. Item 19 (Picture)

- ⬆️ (11) Annual Home Inspections are strongly advised to help identify safety concerns and home maintenance items that need attention.
- ⬆️ (12) Annual WDI Inspections (which includes Termite) can ensure an infestation is caught and eliminated early and before it causes major damage to your home. Prevention methods to keep wood-loving pests away can also be implemented. The best time to book a WDI (Termite) Inspection is in the early spring. Please contact us for scheduling.

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I	NI	NP	D
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II. Electrical Systems

- ☐ ☐ ☐ ☒ A. Service Entrance and Panels
- Electric Panel Manufacturer: SQUARE D
- Electrical Service: Below Ground (Lateral) Service
- Main Breaker / Service Size: 200 Amp (2)
- Sub-Panel Capacity: (2) 200 Amp Sub Panels

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I	NI	NP	D
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Panel Type: Circuit Breakers
Ground System: Driven Ground Rod
Comments:

(1) **Note:** Ancillary wiring items NOT inspected include the following, but are not limited to; telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting, and intercom systems.

Note: It is beyond the scope of this inspection to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. ARC fault circuit interrupter devices are not tested when the property is occupied, since damage to personal property may result. It not within the scope of this inspection to conduct voltage drop calculations, determine the accuracy of over-current device labeling, remove covers where judged hazardous by the inspector, or operate over-current devices.
(2) Main Electrical Panels & Electric Meter are located at the rear of the home and the Sub Panels are located in the garage. The Legends were properly labeled. The thermal image scan of the panels did not reveal any abnormal heat signatures.



A. Item 1 (Picture)



A. Item 2 (Picture)



A. Item 3 (Picture)



A. Item 4 (Picture)



A. Item 5 (Picture)



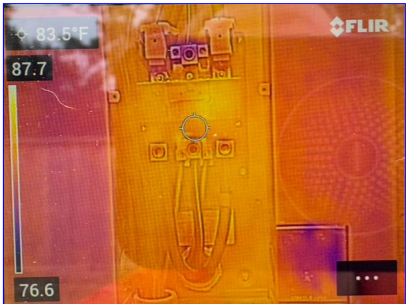
A. Item 6 (Picture)

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A. Item 7 (Picture)



A. Item 8 (Picture)



A. Item 9 (Picture)



A. Item 10 (Picture)



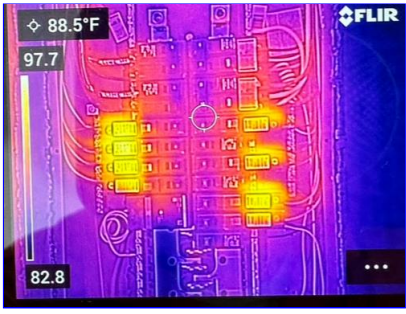
A. Item 11 (Picture)



A. Item 12 (Picture)



A. Item 13 (Picture)

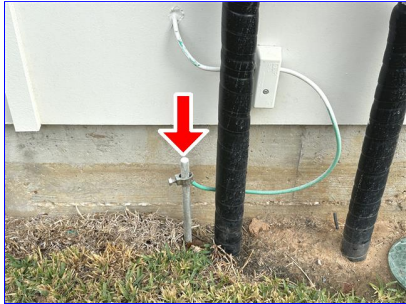


A. Item 14 (Picture)

⊗ (3) Ground Electrode (Ground Rod) needs to be driven to be flush with grade by a qualified Electrical Contractor. This will ensure its proper burial depth of 8 feet.

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

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A. Item 15 (Picture)

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

Type of Wiring: NM (Non-Metallic Sheathed)

Type of Branch Circuit Wiring: Copper

Comments:

- (1) **Note:** This inspection does not include testing 220-volt outlets. In an occupied home, only receptacles that are safely accessible are tested. Not all outlets may have been tested. In the event aluminum wiring is reported, it should be evaluated by a qualified licensed Electrician. Copper clad aluminum wiring is not reported unless it is clearly labeled at the electrical panel. Light fixtures with daylight sensors or that are on timers cannot be tested for proper operation.
- (2) **Note:** Equipment bonding could not be verified at all key points (examples: interior water piping, water heaters, around water meters or gas lines, electrical enclosures, electrical raceways, electrical outlets, junction boxes, and CSST piping). Proper bonding conductors must be installed to equalize electrical potentials. The lack of proper bonding creates a fire or shock hazard. It is advised that the presence of proper bonding of all components be verified and all necessary corrections completed by a qualified licensed Electrician. Proper bonding cannot be fully evaluated within the scope and limitations of a visual inspection.
- (3) **Note:** It is strongly advised that Smoke Detector batteries are replaced semi-annually. Smoke detectors need to be replaced every 10 years. Initiate and practice plans for escape from fire periodically. Failure to repair defective alarms or install absent alarms, detectors, and other safety devices can result in serious injury or death. For further information about fire safety and carbon monoxide poisoning, consult with the local fire department and read the following links: www.cpsc.gov and www.nfpa.org.
- (4) **Note:** Carbon Monoxide Detectors must be installed in all proper locations for any home with gas fired appliances or an attached garage.
- (5) **Note:** Floor receptacle outlets were functional at the time of inspection.



B. Item 1 (Picture)

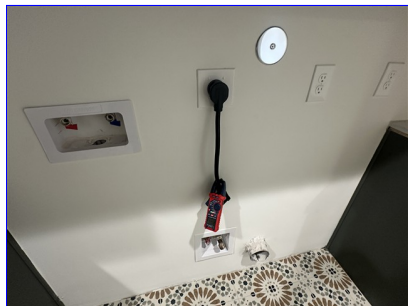


B. Item 2 (Picture)

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

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(6) **Note:** Power to the 4-Prong Dryer Receptacle Outlet was verified at the time of inspection.

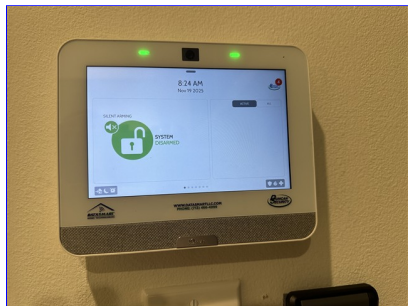


B. Item 3 (Picture)



B. Item 4 (Picture)

(7) Smoke / Carbon Monoxide Detectors appear to be part of a monitored security system, therefore were not tested.



B. Item 5 (Picture)

⊗ (8) Receptacles are improperly protruding from outlet boxes. A qualified Licensed Electrician needs to adjust all affected receptacles so they are completely flush at the wall to prevent access to live electrical components.

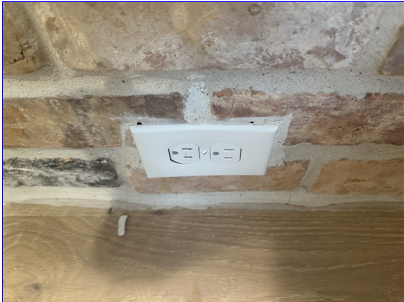


B. Item 6 (Picture)

⊗ (9) Receptacle outlets on right side of fireplace and in the garage are not installed flush at the wall. A qualified Licensed Electrician needs to evaluate and complete all necessary repairs.

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

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B. Item 7 (Picture)

❌ (10) Receptacle outlets in room near entry with glass doors are partially obstructed and the top outlet cannot be accessed for use and was not tested for proper operation. A qualified Contractor needs to evaluate and complete all necessary repairs.



B. Item 8 (Picture)



B. Item 9 (Picture)

❌ (11) Some lights appear they may be loose and not properly attached at the ceiling. A qualified Licensed Electrician needs to evaluate and complete all necessary repairs.



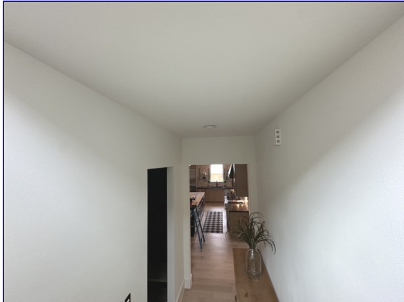
B. Item 10 (Picture)



B. Item 11 (Picture)



B. Item 12 (Picture)



B. Item 13 (Picture)

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

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❌ (12) Right side middle secondary bathroom receptacle is very loose at the wall. A qualified licensed Electrician must evaluate and complete all necessary repairs and corrections to electrical receptacles in the home by properly securing all receptacles. Some Receptacles were loose and / or recessed into the wall when tested with a Plug Tester. Loose Receptacles will allow wires to loosen over time and fail. A loose electrical outlet may seem like a minor inconvenience but in fact, it is a serious safety concern. The loosening of the outlet can expose you to sparks, high voltage, and other electrical hazards, all of which pose a risk of electric shock or, even worse, a fire. Although this is a safety concern, a qualified licensed Electrician can complete simple repairs to fix the problem by adding shims, installing box extenders, replacing the receptacles, or by adding a metal wall plate spacer. These repairs must be completed to ensure the safety of all occupants.



B. Item 14 (Picture)

❌ (13) There is no GFCI (Ground Fault Circuit Interrupter) protection at the rear porch 120V receptacle outlet. This outlet need to be replaced and / or wired to a correct, existing GFCI Circuit by a qualified licensed Electrician with receptacles that provide the required GFCI Protection.



B. Item 15 (Picture)



B. Item 16 (Picture)

❌ (14) Attic Lights need plastic mesh globe guards installed to prevent accidental breakage and contact with combustibles.

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

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B. Item 17 (Picture)

 (15) It was undetermined if the camera system was functional at the time of inspection. Recommend having the Seller(s) demonstrate proper operation.



B. Item 18 (Picture)

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

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III. Heating, Ventilation and Air Conditioning Systems

☒☐☐☐

A. Heating Equipment

Heat System Manufacturer:

TRANE

Type of System (Heating):

Forced Warm-Air Heating System

Heating Energy Source:

Natural Gas

Number of Heat Systems:

Two

Furnace / Air Handler Age:

2024

Comments:

(1) **Note:** The visual inspection of the heating equipment does not include internal parts that require disassembling of the unit to visually inspect. The condition of the heating equipment is based on the performance of the system when tested and those components that are visually accessible at the time of inspection. Full evaluation of the integrity of components such as a heat exchanger, require dismantling of the furnace and is beyond the scope of a visual inspection. The inspector is not required to program digital thermostats or controls, operate setback features on thermostats or controls, verify the accuracy of thermostats, inspect winterized or decommissioned equipment. The inspector is not required to inspect radiant heaters, steam heat systems, un-vented gas fired heating appliances, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, or de-icing provisions. It is not the responsibility of the inspector to determine the integrity of the heat exchanger, compatibility of components,

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

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and the sizing, efficiency or adequacy of the systems. Heat pump systems are not tested in heat mode when ambient temperatures are above 80 degrees Fahrenheit, or in cooling mode when below 60 degrees to avoid damage to the systems.

(2) Heating Units were functional at the time of inspection. Proper heating operation is determined by a minimum of 100 degrees measured from the supply vents.



A. Item 1 (Picture)



A. Item 2 (Picture)



A. Item 3 (Picture)



A. Item 4 (Picture)



A. Item 5 (Picture)



A. Item 6 (Picture)

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A. Item 7 (Picture)



A. Item 8 (Picture)



A. Item 9 (Picture)



A. Item 10 (Picture)

☐ ☐ ☐ ☒ B. Cooling Equipment

Central Air Manufacturer: TRANE

A/C Age: 2024

Type of Systems (Cooling): Central Air Conditioner Unit

Number of Cooling Systems: Two

Coolant Type: R-410A

Secondary Drain Line Termination Point: Right Side (Facing Front)

Primary Drain Line Termination Point: Secondary Bath Sink Drain, Drain in Utility Room

Temperature Differential: 16 Degrees Downstairs, 17 Degrees Upstairs

Comments:

- (1) **Note:** The American Society of Heating, Refrigeration, & Air Conditioning Engineers advises to keep a home's relative humidity between 40-60 percent. Outside of this range, the air and body are more susceptible to airborne pollutants such as allergens, mold, mildew, and viruses.
- (2) **Note:** It is advised that a licensed HVAC Technician perform a full-service tune-up on the HVAC system to ensure it is in peak performance state. Thereafter, it is advised that homeowners perform a bi-annual inspection on the system to ensure the most longevity of the system and to protect this major system of the home.
- (3) **Maintenance Recommendation:** To prevent blockages in the Primary Condensation Drain Line, pour a mixture of 1 cup warm water and 2 capfuls of bleach into the condensate drain every 8 weeks during the hot months. This will prevent bio-growth in drain lines and prevent blockages.

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

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B. Item 1 (Picture)

(4) **Note:** Secondary Drain Line Termination Points for the A/C units are located on the right side of the home. If these drains are seen leaking then it means the Primary Drain Lines are clogged and the units needs service by a licensed HVAC Technician.



B. Item 2 (Picture)

(5) **Note:** Cartridge Filters for the A/C unit are located in the Return Vents. It is advised that Filters be changed frequently or per the manufacturers instructions. Dirty Air Filters cause premature wear on A/C systems and decrease indoor air quality.



B. Item 3 (Picture)

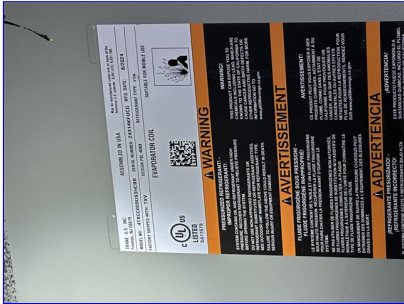
(6) Central Cooling Systems were functional at the time of inspection. Target temperature drops between 15-22 degrees were obtained for both units.

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

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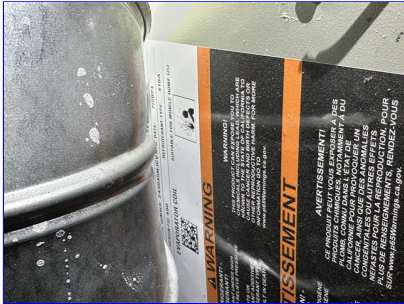
B. Item 4 (Picture)



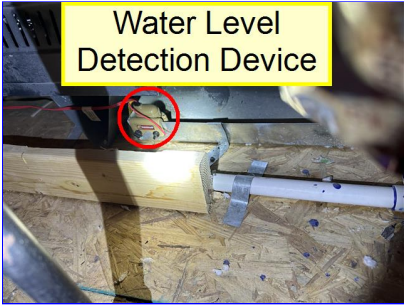
B. Item 5 (Picture)



B. Item 6 (Picture)



B. Item 7 (Picture)



B. Item 8 (Picture)



B. Item 9 (Picture)



B. Item 10 (Picture)



B. Item 11 (Picture)

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B. Item 12 (Picture)



B. Item 13 (Picture)



B. Item 14 (Picture)



B. Item 15 (Picture)



B. Item 16 (Picture)



B. Item 17 (Picture)



B. Item 18 (Picture)



B. Item 19 (Picture)

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

I	NI	NP	D
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B. Item 20 (Picture)



B. Item 21 (Picture)



B. Item 22 (Picture)



B. Item 23 (Picture)

❌ (7) A qualified Licensed HVAC Technician needs to replace the missing cap at the refrigerant line service valve near the condenser.



B. Item 24 (Picture)

❌ (8) Observed improper splicing at thermostat wiring outside of the condenser cabinets. A qualified Licensed HVAC Technician needs to properly conceal the spliced wires inside the condensers cabinets to prevent mechanical damage. If these wires are damaged it could cause system shutdown.



B. Item 25 (Picture)



B. Item 26 (Picture)

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

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 (9) A/C Air Filters are dirty and need replacement. Proper maintenance of the air filters is important for the efficiency of the HVAC unit. A dirty or clogged air filter restricts the air flow through the system and can cause premature damage to the system. Air Filters need to be checked monthly and changed every 3-6 months or per manufacturers instructions.



B. Item 27 (Picture)

 (10) Air flow is not being delivered from the A/C supply vent in kitchen. It could be that the builder installed this vent as a mistake and now it is abandoned. A qualified Licensed HVAC Technician needs to evaluate and complete all necessary repairs and corrections.



B. Item 28 (Picture)

☒ ☐ ☐ ☐ C. Duct Systems, Chases and Vents

Ductwork: Insulated Flex Ducts

Filter Type: Catridge In Return Vent

Comments:

- (1) **Note:** Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection. In general, there needs to be a supply and return duct for each bedroom and each common living area. Duct runs need to be as short and straight as possible. A correctly sized duct is necessary to minimize pressure drops in the system and thus improve performance. Insulate ducts located in unheated spaces and seal all joints with duct mastic. Despite its name, never use ordinary duct tape on ducts.
- (2) Ducts and Ventilation system appeared serviceable. The seals at the plenums appeared sufficient with clamps and mastic sealant applied. Only ducts that are visible and accessible can be inspected.

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

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C. Item 1 (Picture)



C. Item 2 (Picture)



C. Item 3 (Picture)



C. Item 4 (Picture)



C. Item 5 (Picture)



C. Item 6 (Picture)

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

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IV. Plumbing System

☐ ☐ ☐ ☒ A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter: Left Side (Facing Front) Street

Location of Main Water Supply Valve: Rear

Static Water Pressure Reading: 45 PSI

Water Source: Public

Plumbing Water Supply (Into Home): PVC

Plumbing Water Distribution (Inside Home): PEX

Comments:

(1) **Note:** This inspection does not include gas lines or the condition of plumbing lines in walls, floors, attic, ground, or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of the water supply are excluded from inspection. Washing machines and

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

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Icemaker hose bibb drains are not tested. It is not within the scope of this inspection to operate any main water, branch or shutoff valves, operate or inspect sump pumps or waste ejector pumps, verify the performance of the bath tub overflow, clothes washing machines or hose bibbs, floor drains, any system that has been winterized or decommissioned, circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, and fire sprinkler systems. It is also not within scope to inspect inaccessible gas supply system components for leaks, sewer cleanouts, or the presence and performance of private sewage disposal systems. The determination of the quality, volume of the water supply, or effectiveness of backflow or anti-siphon devices is not within scope.

(2) The home was vacant. Water was run for minimum 15-20 minutes in an attempt to have leaks present themselves. Not all leaks may be detected until the home is under normal usage.

(3) Fixtures functional. Flow/Volume acceptable. The toilets flushed properly. Static Water Pressure measured from the hose bibb was 45 PSI. The acceptable range per industry standards is 40 – 80 PSI.



A. Item 1 (Picture)

(4) **Note:** Pot filler was functional at the time of inspection.



A. Item 2 (Picture)

(5) Main Water Shut-Off Valve is located at the rear of the home. If there is ever a plumbing leak in the home, turn this valve off first to shut the water off to the whole house.

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

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A. Item 3 (Picture)

❌ (6) Hot / Cold controls are reversed at the kitchen sink, and utility room sink. Industry standards dictate that hot-water controls are always located on the left and cold-water controls are always located on the right. With single handle faucets, turning the handle to the left needs to increase the flow of hot water, while turning the handle to the right needs to increase the flow of cold water. Fore and aft (front to back) fixtures need to have the hot to the rear. A qualified licensed Plumber needs to evaluate and complete all necessary repairs and corrections.



A. Item 4 (Picture)



A. Item 5 (Picture)

❌ (7) Toilet seat is out of alignment in the front left bathroom and the seat hangs off the edge over an inch on the right side. It does not appear easily adjusted. A qualified Plumbing Contractor needs to evaluate and complete all necessary repairs. If seat cannot be adjusted, a qualified Licensed Plumber needs to evaluate and complete all necessary repairs.

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

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A. Item 6 (Picture)

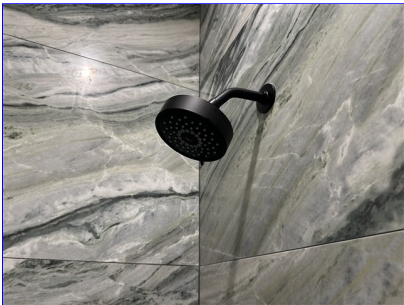


A. Item 7 (Picture)



A. Item 8 (Picture)

 (8) Piping dedicated for the secondary bathroom showerhead is loose in the wall and needs to be properly secured by a qualified Licensed Plumber.



A. Item 9 (Picture)

 (9) Right middle secondary bathroom showerhead has an active leak. A qualified Licensed Plumber needs to evaluate and complete all necessary repairs.

 (10) Handheld sprayer in the primary bathroom shower is partially clogged. A qualified Contractor needs to properly clean the sprayer ports. If that does not resolve the issue then a qualified Licensed Plumber needs to evaluate and complete all necessary repairs.

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

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A. Item 10 (Picture)

☐ ☐ ☐ ☒ B. Drains, Waste and Vents

Location of Main Drain Clean Out: Back Right

Plumbing Waste: PVC

Washer Drain Size: 1.5 Inch Diameter (Undersized)

Comments:

- (1) **Note:** Waste lines and fittings dry out while a house is vacant and, in some cases, the inspection does not reveal all leaks. Sometimes leaks only present themselves after the house has been in full use. Such leaks sometimes self-heal, but often repairs are necessary. For example, a drain leak may not become apparent in a wall / ceiling surface until several hours after the inspection. Items solidify in inactive waste lines and require clean-out after use. Expect this possibility. Inspection of the below surface sewer components is beyond the scope of this visual inspection. Scanning of the lines is the only way to ensure there are no broken or clogged components. It is highly advised that all sewer lines that are 20 years or older be scanned before closing. If there are damaged sewer lines, correcting these problems can be very expensive. Some communities have self-insurance programs in place to help with the cost of these repairs. Please contact your local officials for additional information.
- (2) Drains and vents functioned normally. All sinks were filled to perform a leak test of the P-Traps with no concerns noted.

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

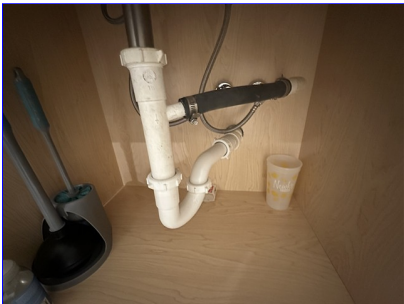
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B. Item 1 (Picture)



B. Item 2 (Picture)



B. Item 3 (Picture)



B. Item 4 (Picture)



B. Item 5 (Picture)



B. Item 6 (Picture)

(3) Main Drain Sewer Clean-Out is located at the rear of the home. Do not bury this important component.



B. Item 7 (Picture)

⊗ (4) Observed washer drain size is 1.5 inches in diameter. The washer drain line size needs to be at least 2 inches in diameter to accommodate drainage needs for modern washers. A qualified licensed Plumber needs to evaluate and complete all necessary repairs.

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

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B. Item 8 (Picture)



B. Item 9 (Picture)

 (5) Trap arm near the p-trap in the front left bathroom is loose at the wall and needs to be properly secured by a qualified Licensed Plumber.

☐ ☐ ☐ ☒ C. Water Heating Equipment

Water Heater Manufacturer: STATE
Water Heater Energy Source: Natural Gas
Water Heater Capacity: 50 Gallon
Water Heater Age: 2023
Water Heater Location: Attic

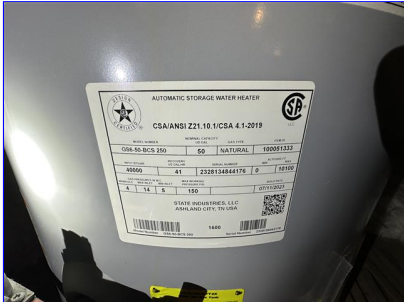
Comments:
(1) **Note:** The Temperature and Pressure Relief Valve (TPR) was not operated during this inspection due to the possibility of the valve not re-seating and water damage resulting. Manufacturers advise that valves older than three years be removed, cleaned and inspected, or replaced. Water recirculation pumps and electric timers are not tested as they are not part of a standard home system. Replacement of water heaters may require a permit by local municipalities. The inspector is not required to verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes or determine the efficiency or adequacy of the unit.
(2) Water Heater was functional at the time of inspection.

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

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C. Item 1 (Picture)



C. Item 2 (Picture)



C. Item 3 (Picture)

❌ (3) Discolored and cloudy water was delivered from the hot water side of all plumbing fixtures. This is indicative that the water heater may need to be flushed or some other issue resolved. A qualified Licensed Plumber needs to evaluate and complete all necessary repairs.



C. Item 4 (Picture)

❌ (4) Observed a significant dent in the water heater tank. Further evaluation is needed by a qualified licensed Plumber to ensure the damage does not affect the performance of the water heater and tank needs replacement as needed.

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

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C. Item 5 (Picture)

☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment

Comments:

☒ ☐ ☐ ☐ E. Gas Distribution Systems and Gas Appliances

Gas Distribution Piping Material: Black Steel

Gas Meter Location: Rear

Comments:

Gas Meter and Main Gas Shutoff Valve are located at the rear of the home. Visible Bonding was identified at the gas pipe.



E. Item 1 (Picture)



E. Item 2 (Picture)

☐ ☒ ☐ ☐ F. Other

Comments:

ⓘ Water Softener Systems are not part of a standard Home Inspection. Recommend having a company that specializes in Water Softeners fully evaluate the system for proper operation and educate the homeowner on system functions and maintenance.



F. Item 1 (Picture)

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

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V. Appliances

☒ ☐ ☐ ☐ A. Dishwasher

Dishwasher Manufacturer: FISHER AND PAYKEL

Comments:

(1) Dishwasher was functional when tested on a normal cycle and fully drained. The spray bars activated as well as the detergent dispenser. The Inspector is not required to operate and determine the condition of other auxiliary components of inspected items.



A. Item 1 (Picture)



A. Item 2 (Picture)



A. Item 3 (Picture)

☒ ☐ ☐ ☐ (2) Temporary clamp at dishwasher drain line needs to be replaced with permanent securement by a qualified Licensed Plumber.



A. Item 4 (Picture)

☒ ☐ ☐ ☐ B. Range Hood and Exhaust System

Exhaust / Range Hood Manufacturer: UNKNOWN (NOT LABELED)

Comments:

(1) **Note:** Range Exhaust Vent is operated in normal mode. The inspector is not required to determine the

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

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adequacy of venting systems or determine proper routing and lengths of duct systems.
(2) Range Hood was functional and vented to the exterior with no concerns noted.



B. Item 1 (Picture)



B. Item 2 (Picture)

☐ ☐ ☐ ☒ C. Food Waste Disposers

Food Waste Disposer Manufacturer: UNKNOWN (Data Tag Not Visible)

Comments:

 Food Waste Disposer made a loud, rattling, grinding noise when operated. This is commonly caused by an object obstructing the grinding blades. Repair is needed by a qualified Appliance Technician.



C. Item 1 (Picture)

☐ ☐ ☐ ☒ D. Ranges, Cooktops and Ovens

Range / Oven Manufacturer: FISHER AND PAYKEL

Comments:

- (1) **Note:** The Inspector does not test self-cleaning, self-bake, or broiler functions on ovens.
- (2) Cooktop and Oven were both functional at the time of inspection. Oven was set to bake at 350 degrees and the IR Thermometer registered a temperature within the acceptable 25 degree range.

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

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D. Item 1 (Picture)



D. Item 2 (Picture)



D. Item 3 (Picture)



D. Item 4 (Picture)



D. Item 5 (Picture)



D. Item 6 (Picture)



D. Item 7 (Picture)



D. Item 8 (Picture)

 (3) There was no readily accessible gas service shut-off valve for unit. A qualified Licensed Plumber needs to install an accessible gas shut-off valve.

☒ ☐ ☐ ☐ E. Microwave Ovens

Built-In Microwave Manufacturer: SHARP

Comments:

(1) **Note:** Tests for radiation leaks of microwaves from the appliance door or housing are not included in

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

I	NI	NP	D
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this inspection. When the microwave was tested, it was to simply determine if it will heat water/moisture placed into the unit. It cannot be determined if the various cycles of the device function as designed. Because of the potential for microwave leakage, it is advised to have the appliance periodically tested and serviced by a qualified appliance service technician.

(2) Microwave functioned properly at the time of inspection.



E. Item 1 (Picture)



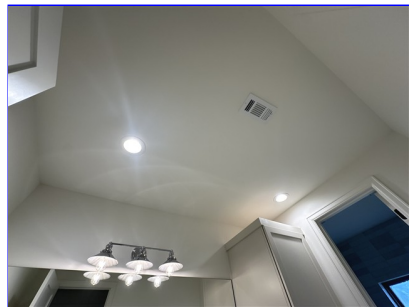
E. Item 2 (Picture)

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

Comments:

(1) **Note:** Mechanical exhaust ventilation systems must be present in all bathrooms. This includes bathrooms that have windows since the windows will not be opened during the winter. Vents need to be cleaned regularly to remove all lint and debris. Lint is highly flammable and can easily ignite.

❌ (2) There is no bathroom exhaust fan installed in the right side middle secondary bathroom vanity area. A qualified Licensed Electrician / qualified Licensed Plumber needs to replace the missing exhaust fan that properly vents to the exterior.



F. Item 1 (Picture)

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

Garage Door Opener Manufacturer: LIFT-MASTER

Comments:

(1) Garage Door Operator functioned properly from the wall mounted switch. The door auto-reversed when the IR beams were obstructed. The downward pressure safety reverse was not tested; check it periodically to ensure it reverses properly.

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

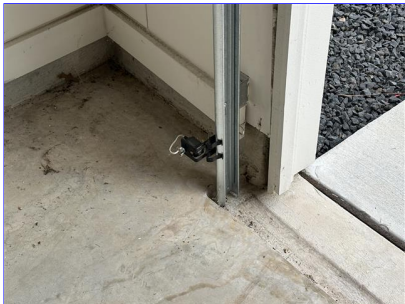
I	NI	NP	D
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G. Item 1 (Picture)



G. Item 2 (Picture)



G. Item 3 (Picture)



G. Item 4 (Picture)



(2) Recommend obtaining two garage remote door openers from the builder.

☒ ☐ ☐ ☐ H. **Dryer Exhaust System**

Comments:

- (1) **Note:** Dryer vents need to be cleaned every six months to prevent lint build-up, improve efficiency, and reduce possible fire hazards. The dryer vent system is visually inspected where accessible.
- (2) No Deficiencies were observed regarding the Dryer Vent.



H. Item 1 (Picture)



H. Item 2 (Picture)

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**

Sprinkler Number of Zones: 7

Sprinkler Backflow Check Valve Location: Rear

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

I	NI	NP	D
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Sprinkler Rain Sensor: Yes, Observed

Isolation Valve Located: Yes, Observed

Comments:

(1) **Note:** Sprinkler System is tested in manual mode only. Searching for underground water leaks is not part of this inspection. Obvious leaks that present themselves will be reported.

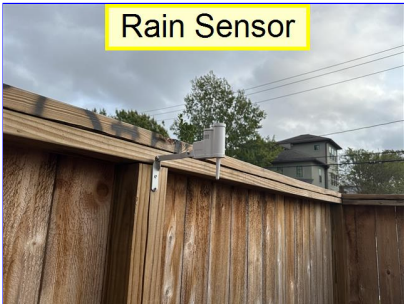
(2) Tested and operated all 7 zones of the sprinkler system. System operated from the controller in the garage. The pressure vacuum breaker (backflow device) is located at the rear of the home and the rain sensor was located on the left side fence. The isolation valve was located in the yard, just upstream of the pressure vacuum breaker.



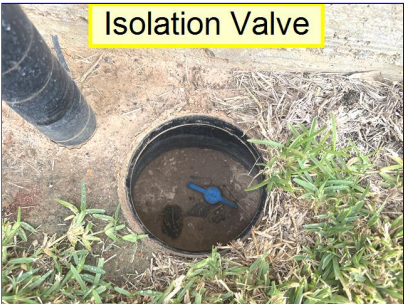
A. Item 1 (Picture)



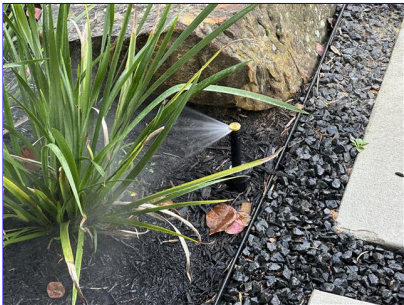
A. Item 2 (Picture)



A. Item 3 (Picture)



A. Item 4 (Picture)



A. Item 5 (Picture)



A. Item 6 (Picture)

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

I	NI	NP	D
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A. Item 7 (Picture)



A. Item 8 (Picture)

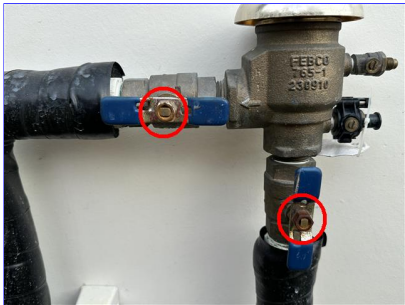


A. Item 9 (Picture)



A. Item 10 (Picture)

❌ (3) Rusted hexagonal nuts at the valve handles near the pressure vacuum breaker need replacement by a qualified Licensed Irrigator.



A. Item 11 (Picture)

❌ (4) Piping Dedicated for the Pressure Vacuum Breaker needs securement to the exterior wall by a qualified Contractor to prevent mechanical damage.



A. Item 12 (Picture)

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

I	NI	NP	D
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 (5) Zone 1 - Observed a sprayer head that is not vertically plumb. A qualified licensed Irrigator needs to properly straighten all tilted Sprayer Heads so water coverage is achieved at all areas.



A. Item 13 (Picture)

 (6) Zone 2 - Riser head needs adjustment so it does not spray directly onto the home.



A. Item 14 (Picture)

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

[Comments:](#)

☐ ☐ ☒ ☐ **C. Out Buildings**

[Comments:](#)

☐ ☐ ☒ ☐ **D. Private Water Wells (A Coliform Analysis Is Needed)**

[Comments:](#)

☐ ☐ ☒ ☐ **E. Private Sewage Disposal Systems**

[Comments:](#)

☐ ☐ ☒ ☐ **F. Other Built-in Appliances**

[Comments:](#)

☐ ☒ ☐ ☐ **G. Sewer Scope**

[Comments:](#)

Note: A Sewer Camera Inspection is an attempt to gain a better understanding of the general condition and integrity of the main drain laterals: from the home or septic system to the street and directly under the house. It is not an exhaustive inspection to pinpoint every drain line deficiency. The sewer camera inspection looks for visible defects, including obstructions, offsets, bellies, breaks, rust, scaling, clogs, grease build-up, and other visible conditions. Future performance cannot be predicted or guaranteed.

I = Inspected NI = Not Inspected NP = Not Present D = Deficient			
I	NI	NP	D
Further investigation and testing by a licensed plumber may be necessary to identify the presence and / or severity of certain conditions.			
I = Inspected NI = Not Inspected NP = Not Present D = Deficient			
I	NI	NP	D
VIII. Other			