



PROPERTY INSPECTION REPORT

09/25/18

123 Old Coyote Trail
Skyfaller, TX 75757

Prepared exclusively for
Harrison Rex

This is a sample report designed to show you our report features. Whenever you see a red box and/or red text, it's a comment which points out a special report feature!

We love your home.

TABLE OF CONTENTS

Purpose, Limitations and Inspector/Client Responsibilities	02
Texas Real Estate Consumer Notice Concerning Hazards or Deficiencies	03
Additional Information Provided By Inspector	04
General Information	06
Definition of Terms	07
Property Photos	08
I. Structural Systems	09
II. Electrical Systems	15
III. Heating, Ventilation and Air Conditioning Systems	17
IV. Plumbing Systems	20
V. Appliances	22
VI. Optional Systems	
A. Landscape Irrigation (Sprinkler) Systems	26
Graphical Summary	27
Summary of Issues	28

Navigate quickly with clickable links to pages

Graphical and narrative summaries
help you and your Realtor to
quickly assess the status
of each component

PURPOSE, LIMITATIONS AND INSPECTOR/CLIENT RESPONSIBILITIES

Prepared For **Harrison Rex**
Concerning **123 Old Coyote Trail, Skyfaller, TX 75757**
By **Brad Bartko; 20270**

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

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

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

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

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

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to any time limitations such as option periods. Evaluations by qualified tradesmen may lead to further damage of the structure or systems and add to the cost of the follow-up services to verify that proper repairs have been made. Property conditions change with time and seals may crack if the appliance or plumbing occur at any time regardless of the apparent condition of the roof, and the performance of the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

**At-a-glance reference to important
disclosures required by the
Texas Real Estate Commission**

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

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.

1. This Property Inspection Report reflects the observations and opinions reported by the inspector in the performance of an impartial, non-invasive evaluation of readily accessible, permanently installed systems and components located at the property at a specific date and time. Consistent with the Texas Real Estate Commission ("TREC") Standards of Practice, the inspection findings are limited in scope and based upon the visible and apparent condition of systems and components as they exist at the time of the inspection. TREC Standards of Practice are available for review at <https://www.trec.texas.gov/sites/default/files/pdf-forms/SOP-pocket.pdf>.

2. Client understands that US Inspect is releasing this Property Inspection Report to client on the basis that client agrees to and accepts the following terms, conditions and limitations:

a. Except where expressly and absolutely prohibited under the laws of the State of Texas, the liability of US Inspect and/or the inspector under any theory of liability (e.g., negligence, breach of contract, consumer protection, etc.) shall be limited to the fee(s) paid to US Inspect by, or on behalf of, client.

b. In the event client has concerns about the inspection services conducted by the inspector, client agrees to contact US Inspect immediately and in advance of commencing any repairs or renovations at the property. Client also agrees to give US Inspect an opportunity to revisit the property so that US Inspect may evaluate and respond to client's concerns. Client further agrees to hold US Inspect harmless and to release US Inspect from any claims for damages and/or any repair or replacement costs incurred by client if client fails to notify US Inspect in advance of commencing repairs or renovations.

c. In the event any dispute or claim arises out of or relates to this Property Inspection Report or the inspection services conducted by the inspector, and the dispute cannot be settled between client and US Inspect, client agrees to submit the dispute to arbitration administered by the National Arbitration Forum (<http://www.adrforum.com>) under its Code of Procedure then in effect. In the event client initiates a claim against US Inspect and/or the inspector in arbitration, litigation or other dispute resolution proceeding, and client is not awarded damages in an amount greater than the highest amount US Inspect offered to client in writing, client agrees to reimburse US Inspect and/or the Inspector for costs and fees, including reasonable attorney's fees, incurred by US Inspect and/or the Inspector in defense of such proceeding.

d. Unless otherwise prohibited under the laws of the State of Texas, any dispute or claim initiated against US Inspect and/or the inspector must be made within one year of the date inspection services were conducted.

e. Client is advised that mold, mildew, fungi and bacteria are biological contaminants that are often found in areas of a home that have high humidity levels, such as bathrooms, kitchens, laundry rooms, basements or attics. Biological contaminants like mold will grow and reproduce in indoor environments where organic materials such as wood and drywall are present, and where sufficient moisture is available. It is not unusual for biological contaminants like mold to be present underneath or behind walls, floors, ceilings and other areas of a home where visible access is typically limited or impractical without the use of invasive and exhaustive inspection techniques. Therefore, client is advised to have mold screening services conducted prior to closing for the purpose of evaluating indoor air quality and to assess potential health effects from the possible presence of biological contaminants.

In the event client objects to or is not comfortable with the terms, conditions and limitations cited above, client agrees to return this Property Inspection Report to US Inspect within five days of the date inspection services were conducted. US Inspect shall refund the fee(s) paid by, or on behalf of, client, and client agrees that the inspection engagement shall be void. Accordingly, US Inspect shall be released from any and all claims, demands, liabilities, rights and/or causes of action that client or any other party may perceive in connection with the services conducted by US Inspect.

3. Clients who wish to have a more extensive and technically-oriented inspection than that which was conducted to prepare this Property Inspection Report may contact US Inspect to purchase a Technical Property Inspection. Technical Property Inspections involve multiple service providers (e.g., Professional Engineers, Master Electricians, Master Plumbers, Roofing Specialists, HVAC Specialists, etc.) and take a minimum of five (5) days to complete. US Inspect charges a minimum base fee of \$2,500 plus any required laboratory analysis and specialized testing fees to complete a Technical Property Inspection; findings are issued with a two-year written guarantee. Clients who wish to have a Technical Property Inspection will need to obtain written permission from the property owner as invasive inspection techniques will be utilized.

4. Any system or component identified in this Property Inspection Report as Deficient should be evaluated prior to closing by a qualified service professional. It is the client's responsibility to find and make arrangements for qualified professionals, tradesmen or service technicians to further evaluate a system or component. Furthermore, it is the client's responsibility to properly instruct any qualified professionals, tradesmen or service technicians who evaluate a system or

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

component for the purpose of preparing a repair/replacement proposal to take into account not only the problem, concern and/or issue identified by the Inspector, but also any adjacent, collateral or contiguous, intersecting and/or hidden/obstructed systems or components that may require repair, replacement or upgrading. Clients are advised that repairs, replacement, upgrading or maintenance of problems, concerns and/or issues identified by the Inspector may be more difficult to correct and/or more costly than anticipated.

5. At the request of client, US Inspect will make arrangements to have the Inspector return to the property at a later date to evaluate any systems and/or components which were not inspected during the original inspection because of unforeseen circumstances or on account of compromised or limited access. The price for a return inspection visit to the property shall be negotiated at the time of the request by the client.

GENERAL INFORMATION

CLIENT

Name Harrison Rex
E-mail harrison_rex@gmail.com

INSPECTOR

Name Brad Bartko
E-mail BBartko@usinspect.com
License # 20270

INSPECTION DETAILS

Property type Single Family
Year built 2013
Approximate square feet 1525
Inspection date 09/25/18
Inspection start time 9:00AM
Temperature (F) 82
Weather (today) Partly cloudy
Weather (yesterday) Partly cloudy
Direction home faces West
Parties present at time of inspection Buyer
Buyer's Realtor
Owner
Occupied Occupied

Contact details for our
inspector and property
and inspection info

Directions referred to in this report (i.e. left side, rear, etc.) assume you are facing the home from the front.
Please note that this inspection does not include any research on the property's permit history.

LIMITATION

Storage/personal items restrict access to various interior components; therefore, the inspection of such components is limited.
Storage/personal items restrict access to various exterior components; therefore, the inspection of such components is limited.

INFORMATION

The inspector scanned the interior floors, walls, and ceilings of the home with an infrared camera. The infrared scan did not detect any significant defects at the time of the inspection. When systems are functional, and prior to conducting the scan, the HVAC system(s) are operated to increase the temperature differential between the interior and exterior of the home. This aids in the detection of reportable defects such as roof leaks, plumbing leaks, exterior water intrusion, etc.

We use infrared cameras to scan
the interior of every property to identify
identify issues that otherwise wouldn't
be discovered with a visual inspection

DEFINITION OF TERMS



Inspected

The visible and accessible portions of the component or system are viewed, examined, or operated in normal ranges using ordinary controls at typical settings.



Not Inspected

The component or system is not viewed, examined, or operated.



Not Present

The component or system does not exist on the property.



Deficient

A condition that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. This includes deficiencies wherein accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.



PHOTOS



Photos of each side of the house
provide panoramic view and capture
condition of exterior at inspection date/time

I. STRUCTURAL SYSTEMS

i I = Inspected

— NI = Not Inspected

X NP = Not Present

! D = Deficient

I NI NP D

i ☐ ☐ ☐ A. FOUNDATIONS

Type of foundation(s):

Slab on Grade

Comments

The foundation is performing its function as intended and no repairs are required at the date and time of the inspection. As with any foundation, normal maintenance must be performed to help prevent any future problems from developing.

☐ ☐ ☐ **!** B. GRADING AND DRAINAGE

Comments

The grading is eroded next to the structure. This permits water to collect and penetrate the foundation. The cause of the erosion should be identified. Location: Right Side.

Regrade to divert surface water away from the foundation. The grade should be sloped at 1" per foot for up to 6' from the dwelling.



☐ ☐ ☐ **!** C. ROOF COVERING MATERIALS

Type(s) of roof covering:

Fiberglass/Asphalt 3-Tab Shingle

Viewed from:

Walked accessible areas

Descriptions of each type of component for easy reference when you own the home

I. STRUCTURAL SYSTEMS

i I = Inspected

— NI = Not Inspected

X NP = Not Present

! D = Deficient

I NI NP D



Comments

There are exposed nail heads. These are prone to rusting and permit water penetration. Location: Right and left.
Repair the roofing to eliminate the exposed nail heads.



I. STRUCTURAL SYSTEMS

i I = Inspected

— NI = Not Inspected

X NP = Not Present

! D = Deficient

I NI NP D

i ☐ ☐ ☐ D. ROOF STRUCTURES AND ATTICS

Type of attic access:

Pull-down Stairs

Location of attic access:

Garage

Viewed from:

Entered

Approximate average depth of insulation: 15

Type of ventilation:

Roof Vent
Soffit Vent

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.



Limitations

Some areas are inaccessible and/or not visible due to height, design and materials. Therefore, the inspection is limited.

☐ ☐ ☐ **!** E. WALLS (EXTERIOR) 1

Type(s) of exterior wall covering:

Brick
Stone
Composition Board/Hard Board

Comments

Caulking at garage trim boards. Location: Front.
Repair caulking



We inspect and rate
over 100 components

I. STRUCTURAL SYSTEMS

i I = Inspected

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X NP = Not Present

! D = Deficient

I NI NP D

No caulking around exterior light fixtures Location: Front.
Install caulking to properly seal light fixtures



Rusting and steel lintels above windows and doors Location: Front.
Remove rust and paint to seal steel lintels



Information

The cracks in the wall surfaces are typical of normal settlement. Make cosmetic repairs.

We capture and publish high-resolution photos for superior photographic details

i ☐ ☐ ☐ **F. WALLS (INTERIOR)**

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.

i ☐ ☐ ☐ **G. CEILINGS AND FLOORS**

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.

Limitations

Finished areas limit the inspection. The inspector does not inspect behind walls, above ceilings, or other obstructions which obstruct the inspector's view.
The floors cannot be properly inspected because a covering material (e.g., carpet, rug or other material) prevents unobstructed access. Therefore, the inspection is limited.

I. STRUCTURAL SYSTEMS

☒ I = Inspected

☐ NI = Not Inspected

☒ NP = Not Present

☐ D = Deficient

I NI NP D

Information

The cracks in the ceiling surfaces are typical. These are generally due to the shrinkage of lumber and/or normal settlement. Make cosmetic repairs before painting.

☒ ☐ ☐ ☐ H. DOORS (INTERIOR AND EXTERIOR)

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.

☒ ☐ ☐ ☐ I. WINDOWS

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.

☐ ☐ ☒ ☐ J. STAIRWAYS (INTERIOR AND EXTERIOR)

☒ ☐ ☐ ☒ K. FIREPLACE 1

Type of fireplace:

Insert Vented

Fireplace material:

Metal

Type of ventilation:

Comments

There is creosote accumulation in the fireplace and flue. This is a fire hazard. Location: Living Room.

Hire a contractor to clean the chimney and conduct a detailed inspection.



When we report an issue, we state the issue, implication, location, and recommendation.
Easy for all parties to understand.

☒ ☐ ☐ ☐ L. CHIMNEY 1

Chimney material:

Metal

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.

I. STRUCTURAL SYSTEMS

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

I NI NP D



☒ ☐ ☐ ☐ M. PORCHES, BALCONIES, DECKS AND CARPORTS

Comments
The component is performing and is in satisfactory condition at the date and time of the inspection.

II. ELECTRICAL SYSTEMS

i I = Inspected

— NI = Not Inspected

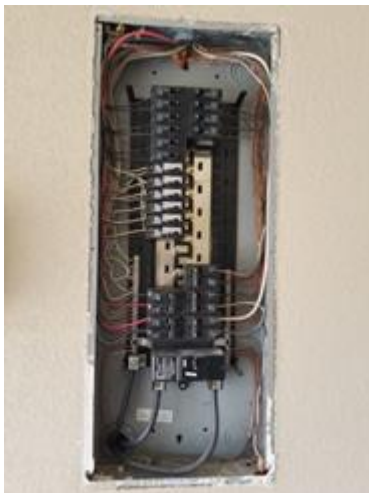
X NP = Not Present

! D = Deficient

I NI NP D

☐ ☐ ☐ ☐ A. SERVICE ENTRANCE AND PANELS

Service type:	Underground
Service material:	Copper
Type of ground:	Concrete-Encased Ground Driven Rod
Disconnect type:	Circuit breaker
Disconnect location:	Garage
Main panel location:	Garage
Main panel type:	Circuit Breaker
Main panel amperage:	200
Main panel voltage:	120/240



☐ ☐ ☐ **!** B. BRANCH CIRCUITS, CONNECTED DEVICES AND FIXTURES





Type of wiring: Non-metallic Sheathed Cable (Romex)

Comments

There is a standard receptacle installed in a location that currently mandates a GFCI device. While this may not have been required at installation, it is a safety hazard. Location: Laundry Room.
Hire an electrician to replace the receptacle.



II. ELECTRICAL SYSTEMS

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

Limitations

Smoke alarm(s) appears to be operational, i.e., the test button(s) works when pushed. However, clients should note that this action only tests the battery of the unit(s). Testing of the actual smoke detector mechanism requires the use of smoke, which is outside the scope of this inspection. Smoke alarms which utilize batteries as either a primary or secondary power source should have the batteries replaced twice per year. The smoke detector mechanism of these alarms only has a life span of 10 years, requiring replacement of the entire smoke alarm after this time. When replaced, combination photo-electric and ionization units should be used to protect against smoldering fires and flaming fires, respectively. Alarms presently are being manufactured with enclosed 10 year batteries. This prevents frequent battery replacement and acts a reminder to replace the entire alarm when the battery dies.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

i I = Inspected

— NI = Not Inspected

X NP = Not Present

! D = Deficient

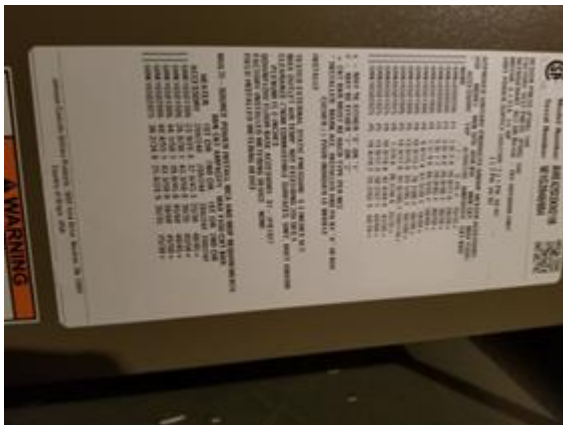
I NI NP D

i ☐ ☐ ☐ **A. HEATING EQUIPMENT - First Floor**

Type of system(s): Heat Pump Dual Fuel
Energy source(s): Electric
Age: 2013

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.



Limitations

The inspector tests thermostat in manual mode only. Internet-capable, automatic and timed features are not tested.

The inspector operates the heat pump in the cooling mode only. The heat pump is not tested for heating due to the high outside temperature and the manufacturer's guidelines. If the compressor, the heart of the system, operates in one mode it is the same as operating in the opposite mode.

i ☐ ☐ **! B. COOLING EQUIPMENT - First Floor**

Type of system(s): Central Split
Age: 2013
Temperature at supply: 55
Temperature at return: 69

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

i I = Inspected

— NI = Not Inspected

X NP = Not Present

! D = Deficient

I NI NP D



We publish photos of all system and appliance data tags to help you to quickly identify make/model



Comments

The compressor coils are dirty. This can affect efficiency. Location: First Floor.
Hire an HVAC contractor to clean the coils.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

i I = Inspected

— NI = Not Inspected

X NP = Not Present

! D = Deficient

I NI NP D

The air filter is dirty Location: First Floor.
Replace the air filter



Limitations

The inspector tests thermostat in manual mode only. Internet-capable, automatic and timed features are not tested.

i ☐ ☐ ☐ C. DUCT SYSTEMS, CHASES AND VENTS

Type of distribution: Ductwork

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.

IV. PLUMBING SYSTEMS

i I = Inspected **—** NI = Not Inspected **X** NP = Not Present **!** D = Deficient

I NI NP D

i ☐ ☐ **!** **A. SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES**

Location of water meter:	Front of House
Location of main water supply valve:	Unable to Locate
Static water pressure reading (#psi):	70
Service type:	Public
Service material:	PEX
Supply pipe material:	



Comments
Caulk or grout is deteriorated or missing at the tub/shower area. This permits water penetration and damage. Location: Master Bathroom.
RegROUT and recaulk as needed.



IV. PLUMBING SYSTEMS

☒ I = Inspected

☐ NI = Not Inspected

☒ NP = Not Present

☒ D = Deficient

I NI NP D

The tub/shower water pressure is too low. This affects proper function. Location: Hall bath.
Hire a plumber to evaluate the system and to make required repairs.



☒ ☐ ☐ ☐ B. DRAINS, WASTES, AND VENTS

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.

☒ ☐ ☐ ☐ C. WATER HEATING EQUIPMENT

Energy source(s): Electric
Capacity: 50
Location: Garage
Type: Conventional Tank
Age: 2013

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.



☐ ☐ ☒ ☐ D. HYDRO-MASSAGE THERAPY EQUIPMENT

V. APPLIANCES

i I = Inspected

— NI = Not Inspected

X NP = Not Present

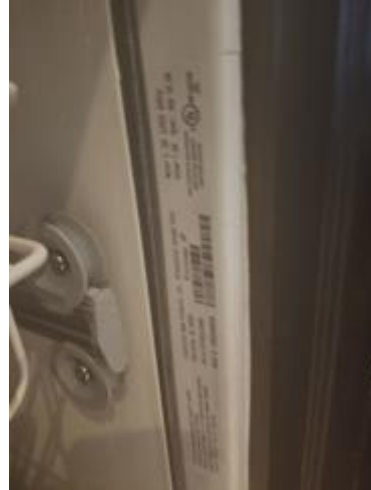
! D = Deficient

I NI NP D

i ☐ ☐ ☐ **A. DISHWASHER**

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.



i ☐ ☐ ☐ **B. FOOD WASTE DISPOSERS**

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.



i ☐ ☐ ☐ **C. RANGE HOOD AND EXHAUST SYSTEMS**

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.

V. APPLIANCES

i I = Inspected

— NI = Not Inspected

X NP = Not Present

! D = Deficient

I NI NP D



Information

The exhaust fan is a recirculating type, i.e., the fan does not vent to the exterior. Clean the filter at regular intervals.

i ☐ ☐ ☐ D. RANGES, COOKTOPS, AND OVENS

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.



i ☐ ☐ ☐ E. MICROWAVE OVENS

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.

V. APPLIANCES

☒ I = Inspected

☐ NI = Not Inspected

☐ NP = Not Present

☐ D = Deficient

I NI NP D



☒ ☐ ☐ F. MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.

☐ ☐ ☒ G. GARAGE DOOR OPERATORS

Comments

There is a manual lock bar installed Location: Garage.

Remove or disable manual lock bar



☐ ☐ ☒ H. DRYER EXHAUST SYSTEMS

V. APPLIANCES

i I = Inspected

— NI = Not Inspected

X NP = Not Present

! D = Deficient

I NI NP D

Comments

The dryer's vent exterior hood is screened. This is improper as it can cause lint build-up and create a fire hazard. Location: On the left side of the roof.
Replace with the proper type of vent for a dryer.



The dryer's vent pipe has excessive lint buildup. This is a fire hazard. Location: Laundry Room.
Clean the vent pipe.

VI. OPTIONAL SYSTEMS

i I = Inspected

— NI = Not Inspected

X NP = Not Present

! D = Deficient

I NI NP D

i ☐ ☐ ☐ A. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

Comments

The component is performing and is in satisfactory condition at the date and time of the inspection.
















Limitations



Control panels are operated in the Manual mode only by cycling through each zone. The proper function of any automatic zone and timing programs is not inspected and is outside of the scope of this inspection.

GRAPHICAL SUMMARY




STRUCTURAL SYSTEMS

-  A. Foundations
-  B. Grading and Drainage
-  C. Roof Covering Materials
-  D. Roof Structures and Attics
-  E. Walls Exterior 1
-  F. Walls (Interior)
-  G. Ceiling and Floors
-  H. Doors (Interior and Exterior)
-  I. Windows
-  J. Stairways (Interior and Exterior)
-  K. Fireplace 1
-  L. Chimney 1
-  M. Porches, Balconies, Decks and Carports





ELECTRICAL SYSTEMS

-  A. Service Entrance and Panels
-  B. Branch Cicuits, Connected Devices and Fixtures









HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-  A. Heating System 1
-  B. Cooling System 1
-  C. Dust Systems, Chases and Vents

PLUMBING SYSTEMS

-  A. Supply, Distribution Systems and Fixtures
-  B. Drains, Wastes, Vents
-  C. Water Heating Equipment 1
-  D. Hydro-Massage Therapy Equipment

APPLIANCES

-  A. Dishwasher
-  B. Food Waste Disposers
-  C. Range Hood and Exhaust Systems
-  D. Ranges, Cooktops and Ovens
-  E. Microwave Ovens
-  F. Mechanical Exhaust Vents and Bathroom Heaters
-  G. Garage Door Operators
-  H. Dryer Exhaust Systems

OPTIONAL SYSTEMS

-  A. Landscape Irrigation (Sprinkler) Systems

Graphical summary helps you
and your Realtor to quickly assess
the status of each component

SUMMARY OF ISSUES

COMPONENTS RATED DEFICIENT

Grading and Drainage

- 01 The grading is eroded next to the structure. This permits water to collect and penetrate the foundation. The cause of the erosion should be identified. Location: Right Side. *Regrade to divert surface water away from the foundation. The grade should be sloped at 1" per foot for up to 6' from the dwelling.*

Roof Covering Materials

- 02 There are exposed nail heads. These are prone to rusting and permit water penetration. Location: Right and left. *Repair the roofing to eliminate the exposed nail heads.*

Walls (Exterior) 1

- 03 Caulking at garage trim boards. Location: Front. *Repair caulking*
04 No caulking around exterior light fixtures Location: Front. *Install caulking to properly seal light fixtures*
05 Rusting and steel lintels above windows and doors Location: Front. *Remove rust and paint to seal steel lintels*

Fireplace 1

- 06 There is creosote accumulation in the fireplace and flue. This is a fire hazard. Location: Living Room. *Hire a contractor to clean the chimney and conduct a detailed inspection.*

Branch Circuits, Connected Devices, and Fixtures

- 07 There is a standard receptacle installed in a location that currently mandates a GFCI device. While this may not have been required at installation, it is a safety hazard. Location: Laundry Room. *Hire an electrician to replace the receptacle.*

Cooling System 1

- 08 The compressor coils are dirty. This can affect efficiency. Location: First Floor. *Hire an HVAC contractor to clean the coils.*
09 The air filter is dirty Location: First Floor. *Replace the air filter*

Fixtures

- 10 Caulk or grout is deteriorated or missing at the tub/shower area. This permits water penetration and damage. Location: Master Bathroom. *RegROUT and recaulk as needed.*
11 The tub/shower water pressure is too low. This affects proper function. Location: Hall bath. *Hire a plumber to evaluate the system and to make required repairs.*

Garage Door Operators

- 12 There is a manual lock bar installed. Location: Garage. *Remove or disable manual lock bar*

Dryer Exhaust Systems

- 13 The dryer's vent exterior hood is screened. This is in
Location: On the left side of the roof. *Replace with*
14 The dryer's vent pipe has excessive lint buildup. This

Issues are listed by component for you
and your Realtor to quickly understand
and assess important issues