



HTX HOME INSPECTIONS

(281) 816-7007

info@htxhomeinspections.com

<http://www.htxhomeinspections.com>



TREC REI 7-6

1814 Wagon Gap Trail
Houston, TX 77090



Inspector

Andrew Hardy

TREC License # 25375-PI

(281) 816-7007

info@htxhomeinspections.com



Agent

Travis Millard

832-228-8728

travis@legendhtx.com



PROPERTY INSPECTION REPORT FORM

Tiana Martin

Name of Client

02/24/2026 8:30 am

Date of Inspection

1814 Wagon Gap Trail, Houston, TX 77090

Address of Inspected Property

Andrew Hardy

Name of Inspector

TREC License # 25375-PI

TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Access Provided By:: Supra or Combo Code

In Attendance: Buyer

Inspection Report:

It is of the opinion of the inspector that all recommended contractors be contacted if the inspector recommends to do so prior to closing on your home. We also recommend that the inspection report, in its entirety, be fully read and understood before closing. It is up to you "the client" to be fully aware of the recommendations in the report and to make a decision that will suit your needs and meet the goals you have set for your potential new home. Your inspection company is not responsible for things that may occur after closing on your home when it was recommended at the time of inspection. When the home inspection is performed, it is based on "the condition of the home at the time of inspection". The home inspection is not a home warranty or an inclination that the home will not need future repairs and maintenance.

Scope of Inspection:

Per TREC SOP 535.227 (a)(3):

For the purposes of these standards of practice a real estate inspection:

(A) is a limited visual survey and basic performance evaluation of the systems and components of a building using normal controls that provides information regarding the general condition of a residence at the time of inspection;

(B) is not intended to be a comprehensive investigation or exploratory probe to determine the cause or effect of deficiencies noted by the inspector; and

(C) requires the use of reasonable and appropriate tools to satisfy the requirements of the standards of practice. However an inspection does not require the use of:

(i) specialized equipment, including but not limited to:

- (I) thermal imaging equipment;
- (II) moisture meters;
- (III) gas or carbon monoxide detection equipment;
- (IV) environmental testing equipment and devices;
- (V) elevation determination devices;
- (VI) ladders capable of reaching surfaces over one story above ground surfaces;
- (VII) cameras or other tools used to inspect the interior of a drain or sewer line; or
- (VIII) drones; or

(ii) specialized procedures, including but not limited to:

- (I) environmental testing;
- (II) elevation measurement;
- (III) calculations; or
- (IV) any method employing destructive testing that damages otherwise sound materials or finishes.

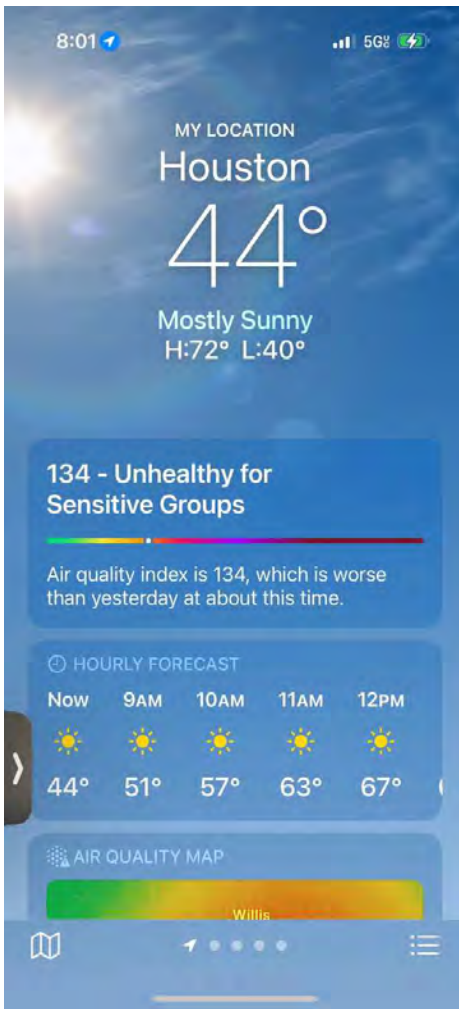
Note- Cosmetic Issues:

Cosmetic recommendations are not part of the home inspection, unless it's a 1yr. builder warranty inspection, therefore they are not considered deficiencies. When noticed the inspector may include example photos of cosmetic findings to further assist when the client or the clients agent are not available to attend the inspection. The photos represented in this section doesn't mean that they are the only cosmetic issues the inspector has identified; they are just a representation of what was seen in one or more locations of the home.

Occupancy: Vacant

Style: Traditional

Temperature (approximate): 44 Fahrenheit (F)



Child Proofed Homes:

Homes that have been "child proofed" will impede the inspector and the inspection process. If a home is "child proofed" the inspector will make an attempt to test outlets, look under sinks and test any other device that may have been included in the child proofing. The inspector will not remove every outlet cover to test every outlet. Devices that are needed to open cabinets and turn on items should be readily accessible so inspector can fully perform the inspection.

Type of Building: Single Family

Weather Conditions: Clear

Patchwork/Seller's Repair:

When the inspector notices areas that appear to have been repaired it will be considered "patchwork repair". Although it is unknown to the inspector why the repair was/is necessary, there are a number of reasons why it could have been done. If the repairs appear to have an impact on the structure it will be identified in the inspection report as a "deficiency". In the case of an event where the seller points out that repairs were done, the inspector, whom is bound by TREC and the standards of practice set forth, will not be coerced and will use his best judgement as to whether there is a deficiency or not. If a deficiency isn't identified the repairs will be considered patchwork repair. For further information we recommend contacting the seller to verify the cause of the repairs.

Failure of Equipment Under Normal Testing:

During an inspection, all equipment or devices will be operated using normal controls and standard procedures to verify basic function. In the instance where something breaks or doesn't function as it may have prior to inspection, the inspector will not be at fault. This is typically a sign that a defect, wear, or malfunction was already present prior to the inspection.

The inspector does not cause such failures through standard operation and will not be responsible for the cost of any repair or replacement needed as a result.

When this occurs, the inspector will notify both the listing agent and the buyer's agent of the issue and ensure that the defect is clearly documented in the inspection report provided to the buyer. If safe and practical, the inspector will also attempt to clean up or secure the affected area to help prevent any additional concern.

535.227(d) General Limitations :

TREC SOP states the following:

The inspector is not required to:

(1) inspect:

(A) items other than those listed within these standards of practice;

(B) elevators;

(C) detached buildings, decks, docks, fences, waterfront structures, or related equipment;

(D) anything buried, hidden, latent, or concealed;

(E) sub-surface drainage systems;

(F) automated or programmable control systems, automatic shutoff, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or

(G) concrete flatwork such as driveways, sidewalks, walkways, paving stones or patios;

(2) report:

(A) past repairs that appear to be effective and workmanlike except as specifically required by these standards;

(B) cosmetic or aesthetic conditions; or

(C) wear and tear from ordinary use;

(3) determine:

(A) the presence or absence of pests, termites, or other wood-destroying insects or organisms;

(B) the presence, absence, or risk of:

(i) asbestos;

(ii) lead-based paint;

(iii) mold, mildew;

(iv) corrosive or contaminated drywall "Chinese Drywall"; or

(v) any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;

(C) types of wood or preservative treatment and fastener compatibility;

(D) the cause or source of a condition;

(E) the cause or effect of deficiencies; or

(F) any of the following issues concerning a system or component:

(i) insurability or warrantability;

(ii) suitability, adequacy, compatibility, capacity, reliability, marketability, or operating costs;

(iii) recalls, counterfeit products, or product lawsuits;

(iv) life expectancy or age;

(v) energy efficiency, vapor barriers, or thermostatic performance;

- (vi) compliance with any code, listing, testing or protocol authority;
- (vii) utility sources; or
- (viii) manufacturer or regulatory requirements, except as specifically required by these standards;
- (4) anticipate future events or conditions, including but not limited to:
 - (A) decay, deterioration, or damage that may occur after the inspection;
 - (B) deficiencies from abuse, misuse or lack of use;
 - (C) changes in performance of any component or system due to changes in use or occupancy;
 - (D) the consequences of the inspection or its effects on current or future buyers and sellers;
 - (E) common household accidents, personal injury, or death;
 - (F) the presence of water penetrations; or
 - (G) future performance of any item;
- (5) operate shutoff, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (6) designate conditions as safe;
- (7) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (8) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (9) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (10) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (11) operate recirculation or sump pumps;
- (12) remedy conditions preventing inspection of any item;
- (13) apply open flame or light a pilot to operate any appliance;
- (14) turn on decommissioned equipment, systems or utility services; or
- (15) provide repair cost estimates, recommendations, or re-inspection services.

Fence Condition :

Exposed openings, damage and corrosion, leaning, gate openings or loosely fastened fence at time of inspection. The fence is not part of the home inspection. This is just a note to make you aware of the condition.



Rear



Rear

Personal Installations/Upgrades:

In new construction or resale homes there may be equipment that the buyer has installed that is *"beyond the scope of this inspection"*. **To name a few, but not limited to equipment such as generators (portable or stationary), whole home vacuum systems, hot tubs (not connected to pool equipment), solar panel systems, water filtration systems and above ground pools will not be tested, examined or inspected for proper functionality and installation.** If you, as the buyer, decides or wants to have this equipment or any other item that may not be listed and considered a "personal upgrade" inspected we recommend you contact the qualified personnel to have the inspection performed.

Utilities:

At time of inspection if all utilities are not provided certain equipment will not be tested for proper functionality due to lack of. Gas, electrical and water all need to be available to the home in order for the inspector to provide a full inspection of the property and the equipment that need those utilities. It is the responsibility of the seller, listing agent and buyers agent to ensure that the property has all utilities available prior to the actual inspection date. A return visit to check the items that were not fully inspected due to lack of certain utilities will incur a fee. The buyer will be responsible for all return fees.



Gas off and locked at meter

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Comments:

The foundation inspection will be performed based on the Texas Standards of Practice required by TREC which states:

The inspector shall: (A) render a written opinion as to the performance of the foundation; and (B) report: (i) the type of foundations; (ii) the vantage point from which the crawl space was inspected; (C) report present and visible indications of adverse performance of the foundation.

The inspector is not required to: (A) enter a crawl space or any area where headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high; (B) provide an exhaustive list of indicators of possible adverse performance; or (C) inspect retaining walls not related to foundation performance.

Type of Foundation(s): Slab on Grade

Non-Performing Foundation:

(An opinion on performance is mandatory): This inspector is not a structural engineer. The client should have an engineer or foundation repair professional give an evaluation about any concerns that exist about the potential for future movement or existing concerns about the structural integrity of the foundation or pier and beam construction. **At the time of inspection there was evidence of one or more of the following; excessive movement, previous foundation repairs, structural failure, inability to properly inspect foundation for being at or below grade, digital measurements that went beyond +/- 2", crawl space inaccessible or not fully inspected, buckling/unlevel floor surface inside home, cracks in foundation side wall, extensive vertical or horizontal cracks in walls, ceilings or doors and windows not functioning as intended or sloping of floor in one or more areas.**

Note:

Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

Crawl Space Viewed From: N/A

Hairline Cracks:

Hairline cracking occurs when shrinkage forces become greater than the strength of the concrete. When surface moisture of recently placed concrete evaporates faster than it can be replaced by water in the concrete mix that is pushed upwards, causing the surface concrete to shrink more than the interior concrete. Concrete shrinkage is common; as long as cracks don't exceed 1/8" in width. Cracks that exceed 1/8" in width can be a sign that the foundation, walking surface, garage or patio floor has been structurally compromised. We recommend monitoring cracks and if they appear to be widening over time contact a foundation/concrete repair professional.

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

I	NI	NP	D
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1: Concrete Slab Cracks/Chipping

 Maintenance Item

Multiple locations

Observed damaged or cracked driveway, patio or other slab at time of inspection. Driveway and patio concrete slabs are not connected to homes foundation and is not as thick as the foundation slab. Cracks that are in close proximity to the foundation can allow moisture intrusion in impacted area and cause the soil to erode. Tree roots, heavy equipment, wear and tear, settlement and grading erosion all or individually contribute to causing concrete to crack.

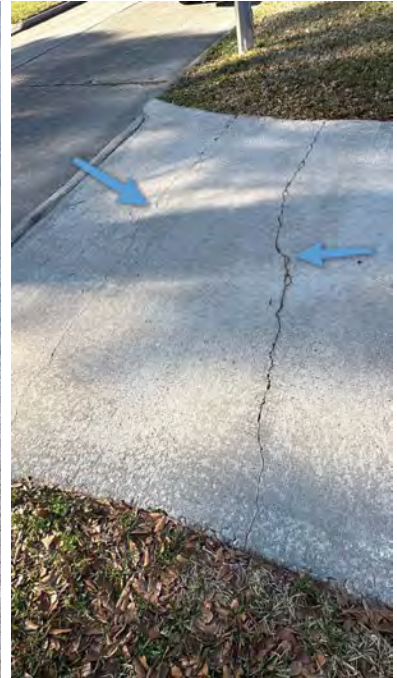
Recommendation: Contact a qualified professional.



Front walkway



Driveway



Driveway

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

I	NI	NP	D
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Front curb



Driveway



Driveway

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

I	NI	NP	D
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2: Foundation Cracks/Chipping

🔴Recommendation

Multiple locations

Observed cracked or chipping in foundation at time of inspection. Vertical cracking in foundation sidewall is the most common and least severe type of foundation cracks. Foundation cracks occur for a multitude of reasons, from poor foundation construction, standing water, inadequate drainage system, type of soil, flooding, plumbing leaks, evaporation, soil condition, large trees and improper soil compaction. If cracks appear to be widening over time we recommend contacting a qualified professional or structural engineer for further evaluation. Cracks that exceed 1/8" in width can be a sign that the concrete slab has been structurally compromised. Chipping in foundation walls typically occur during the initial pour of the foundation. From removal of foundation form boards to impact from tools or equipment chipping of the foundation wall, in most cases, doesn't impact the structural integrity of the foundation.

[Here is an informational article](#) on foundation cracks.

Recommendation: Contact a foundation contractor.



Right Side- chipped



Left Side- chipped



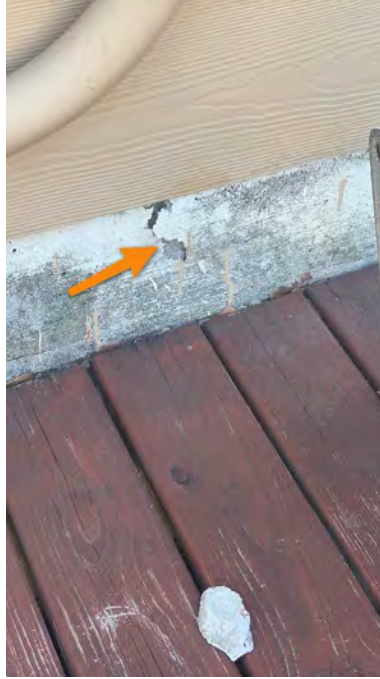
Left Side

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

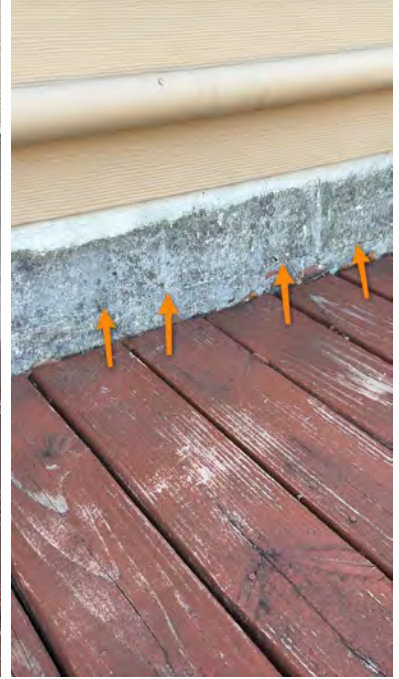
I	NI	NP	D
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Left Side



Rear Right



Rear Right



Rear



Rear- chipped

3: Foundation Cracks- Corner

Recommendation

Foundation corner crack(s) observed. Corner cracks are a common occurrence with foundations, in some cases its due to the changes in temperature between the foundation and the brick veneer. They can also occur from normal settlement of the home.

[Here is an informational article about corner cracks](#)

Recommendation: Recommend monitoring.



Left Side/rear right corner

4: Spalling

👉Recommendation

Observed spalling in one or more areas of foundation or concrete slab. Spalling occurs when water enters concrete and it forces the surface of a foundation wall or slab wall to pop off or flake exposing the gravel or pebbles in the concrete.

[Click this link for an informational article](#)

Recommendation: Contact a qualified professional.



Right Side

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

I	NI	NP	D
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5: Concrete Expansion/Joint Seal

 Maintenance Item

Observed missing, deteriorated, insufficient or lifted joint seal(s) at time of inspection. The key purpose of an expansion seal or joint is to provide a flexible connection point between two concrete, cement or similar structures and to help prevent moisture intrusion between two concrete slabs. Moisture intrusion between two slabs will cause the soil beneath the slabs to erode, which will increase the chance of excessive movement. Expansion seals and joints also allow two concrete slabs to expand during the drying period and help minimize moisture from entering under slab potentially undermining structure. Expansion joints that are not level with the walking surface become a trip hazard and will not function as they are intended.

Recommendation: Contact a qualified professional.



Front walkway



Driveway



Driveway

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

I	NI	NP	D
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Driveway

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

I	NI	NP	D
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6: Foundation Inspection

👉Recommendation

Foundation could not be completely inspected due to low siding, stored items, high soil or vegetation, inaccessibility, concrete patio, equipment, and/or a wrap around deck. With siding installed on exterior walls it is recommended that 3-4" of the foundation wall be visible; with brick at least 1-2". Foundation walls should be visible when inspecting for cracks and pest. Due to the inability to fully inspect the exterior foundation wall we recommend a foundation contractor if any concerns arise or if further information is needed.

Recommendation: Contact a qualified professional.



Right Side



Front



Front Left

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

I	NI	NP	D
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Left Side

7: Post-Tension Cables/Caps- Exposed

👉Recommendation

Multiple locations

Post-tensioned cable or cap exposed due to missing mortar. As cables are exposed to moisture they will rust which causes expansion and eventual corrosion to the cable or cracking in foundation. Recommend the cable ends be cleaned (clear any rust or dirt) and re-covered with a non-shrink grout.

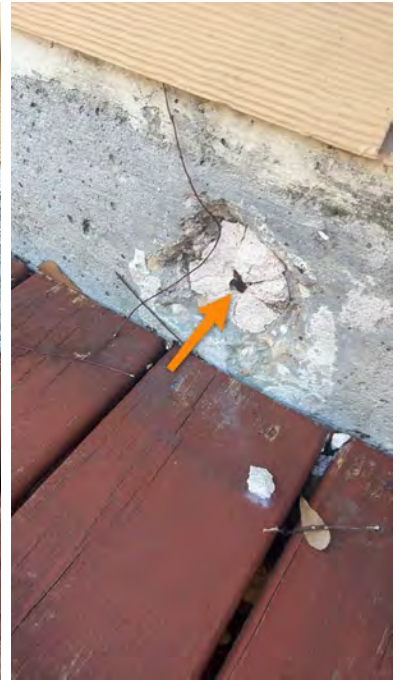
Recommendation: Contact a qualified professional.



Left Side



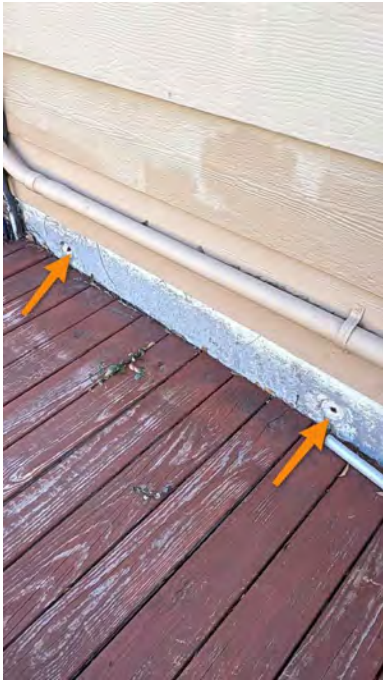
Rear Right



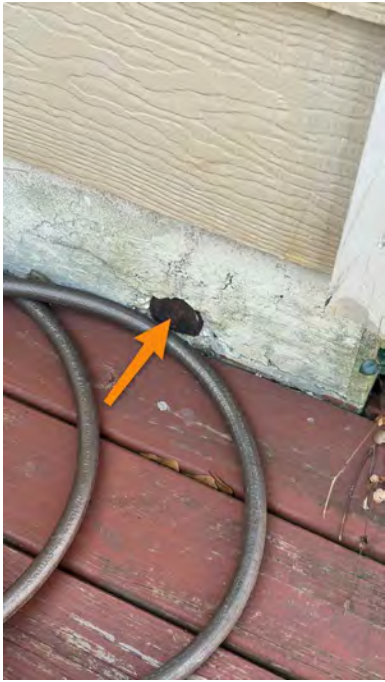
Rear

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

I	NI	NP	D
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Rear



Rear

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

I	NI	NP	D
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8: Pest Observation

🔴Recommendation

Observed signs of pest intrusion at time of inspection. Pest identifiers such as chewing/tearing on fiberglass insulation or foam pipe coverings, rodent droppings, rodent traps, drill holes in slabs, mud tubes on exterior foundation walls, actual sightings of pest during inspection and nest are an indication that there has been previous pest control attempts or current pest activity. Pest such as ants and wood destroying insects build nest utilizing the soil and can go undetected if soil level or grass is not kept at a proper height around foundation wall. Pest intrusion that has caused damage to structure could be an indication that wood destroying insects or termites have been present or are currently present.

Recommendation: Contact a qualified pest control specialist.



Front walkway



Driveway

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

I	NI	NP	D
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9: Rock Pocket

Recommendation

Sections of the foundation wall contained rock pockets, where coarse aggregate was exposed and not fully encased in cement paste. This condition occurs when concrete is not properly consolidated during placement — often due to inadequate vibration, overly dry or segregated mix, or formwork issues that allow paste to leak out and leave voids. Rock pockets can create weak spots in the wall, allow moisture intrusion, and, if reinforcing steel is nearby, increase the risk of corrosion.

[Click this link for an informational article](#)

Recommendation: Contact a qualified professional.



Garage

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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10: Unlevel Driveway**🔴Recommendation**

The transition from the garage to the driveway, from the driveway to the street, or the driveway was observed to be uneven. This condition can occur due to soil settlement, erosion, tree root growth, or movement in the concrete or asphalt over time. An unlevel transition may create a tripping hazard, cause vehicle clearance issues, and allow water to pool or flow toward the structure, potentially leading to moisture intrusion or surface damage.

Recommendation: Contact a qualified professional.



Driveway

11: Non-Performing Foundation**🔴Recommendation**

Based on not being able to visibly see majority of foundation wall, damaged rafters, types of cracks seen in exterior and interior walls, self closing doors and cracks in visible portion of foundation wall

The foundation appeared to be not performing as intended at the time of inspection. Visible indications such as cracks in interior or exterior walls, uneven or sloping floors, separation at doors or windows, or gaps between finishes were observed. These conditions suggest movement or settlement beyond what is typical for this type of construction.

Per the TREC Standards of Practice §535.228(a)(1), inspectors are required to “render a written opinion as to the performance of the foundation” and “report as deficient indications of foundation movement that are present and visible at the time of the inspection.”

Further evaluation by a qualified structural engineer or foundation repair specialist is recommended to determine the extent of movement, potential causes, and appropriate corrective measures if needed.

Recommendation: Contact a foundation contractor.

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

I	NI	NP	D
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☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

Proper drainage is defined as grass and landscaping in place to move water away from foundation and have no low spots to allow pooling next to foundation.

Roof Drainage System:

It is not required or a deficiency that a gutter system is not installed during inspection. Gutter systems are a great way to direct water away from the foundation. It is the opinion of the inspector that a gutter system be installed to prevent water runoff directly along the sides of the foundation. Subsurface drains are not inspected.

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

I	NI	NP	D
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1: Grading Performance Condition

Recommendation

Multiple locations

Grading around the home is not performing as intended, one or more of the following is present, but not limited to; negative slope, standing water, improper drainage slope, obstructions at grade, and/or insufficient soil-to-foundation clearance were observed. These conditions do not promote proper drainage away from the structure as required by TREC SOP, and may contribute to foundation movement, moisture intrusion, or conducive conditions for wood-destroying insects. It is recommended that grading around the home be improved to provide a positive slope away from the foundation, with at least 6" of fall in the first 10' where possible. Remove or relocate objects that obstruct drainage, and maintain proper soil-to-foundation clearance. If standing water persists after rainfall events, evaluation by a drainage contractor may be necessary to design and install corrective measures such as surface drains, swales, or extensions of downspouts.

Recommendation: Contact a qualified landscaping contractor



Front right- unlevel



Right Side- unlevel



Right Side- grade to foundation clearance

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

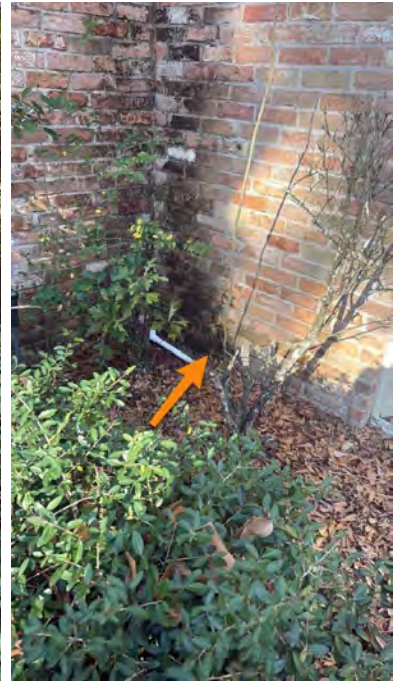
I	NI	NP	D
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Right Side- grade to foundation clearance



Front- grade to foundation clearance



Front- grade to foundation clearance



Front- unlevel



Front Left- grade to foundation clearance



Front- unlevel

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

I	NI	NP	D
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Left Side- unlevel



Left Side- unlevel

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

I	NI	NP	D
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2: Gutter System

🔴 Recommendation

The gutter system was observed with one or more potential deficiencies, but not limited to; damage, loose fastening, improper slope, leaking seams or joints, deterioration, missing components, improperly installed, debris accumulation, discharge at locations vulnerable to the foundation or exterior surfaces, or upper roof drainage systems were noted to discharge directly into lower roof gutters. This condition can overwhelm the lower gutters during heavy rainfall, leading to overflow, erosion, and increased risk of water intrusion. TREC Standards of Practice require inspectors to report deficiencies in roof drainage systems, as improper slope, condition, blockages, or concentrated discharge can prevent proper water flow. These issues may contribute to standing water, soil erosion, foundation stress, or damage to building materials.

Recommendation: Contact a qualified gutter contractor



Debris



Debris



Front- damaged



Above garage- damaged



Front- upper to lower discharge

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

I	NI	NP	D
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3: Trip Hazard

🔴Recommendation

Observed unlevel walking surface or protruding object in walking surface that poses a trip hazard at time of inspection. Unlevel surfaces that are unknown to others can cause potential injury due to tripping.

Recommendation: Contact a qualified professional.



Rear Right Corner



Rear

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

I	NI	NP	D
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4: Gutter Elbow/Downspout Extension

Recommendation

Gutter elbow was observed without a proper extension, or a downspout was not properly connected to its underground extension. This condition can allow roof runoff to discharge too close to the foundation, contributing to erosion, standing water, or negative drainage, which may impact foundation performance. The Texas Real Estate Commission (TREC) Standards of Practice require inspectors to report deficiencies in roof drainage systems that do not direct water away from the structure. It is recommended that the downspout be properly extended or securely connected to the underground drain line to ensure roof runoff is directed away from the foundation.

Recommendation: Contact a qualified landscaping contractor



Right Side- extension does not not extend far enough



Left Side- elbow should not discharge along foundation

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

I	NI	NP	D
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5: Tree Distance from Home

🔴Recommendation

Observed a tree that appears to be too close to the home at time of inspection. Generally, a tree should be planted at least fifteen feet away from the foundation of a home. For larger, overstory species (taller than sixty feet), that distance should be increased to at least twenty feet from foundations and landscape features.

Recommendation: Contact a qualified tree service company.



Front Right

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

I	NI	NP	D
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6: Exposed Pipe/Wiring

Recommendation

Exposed pipe or wiring observed at surface of grading. Pipes or wiring at the surface of a yard's grading is often a sign of improper installation. It may not have been buried to the correct depth or secured properly, causing it to shift or become exposed over time. This can result from poor planning, failure to account for soil settling, landscaping changes, or skipping proper trenching during installation.

Recommendation: Contact a qualified professional.



Front



Front Left



Front

☒ ☐ ☐ ☒ C. Roof Covering Materials

Comments:

This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential future problems, a roofing specialist should be consulted.

Types of Roof Covering: Asphalt

Viewed From: Drone, Ground

Roof Inspection:

Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, frost, etc.) affect all roofing materials day to day. It is also unknown to the inspector if proper procedures for installing all roof jacks and vents were followed during installation. All areas on the roof that have penetrations should be properly sealed and waterproofed by applying manufacturer-recommended material such as roofing cement to the underside of all vents and caulking on the sides. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

I	NI	NP	D
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1: Roof Flashing Condition

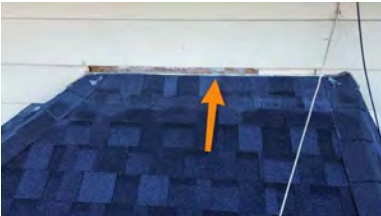
 Recommendation

One or more roof flashings may have visible deficiencies or installation concerns. Possible issues include one or more of the following: missing, loose, rusted, corroded, lifted, or improperly sealed flashing at valleys, sidewalls, headwalls, chimneys, skylights, and roof edges. Step or counter flashings may not be properly lapped or sealed, valley flashings may be worn or poorly aligned, and drip edge flashing may be missing, incorrectly installed over the underlayment, or displaced along eaves or rakes. Kickout flashing may be missing or improperly installed where the roof terminates against a wall or gutter, which can allow water to run behind siding or trim. These conditions can increase the potential for water intrusion and deterioration of underlying materials if not corrected.

Recommendation: Contact a qualified roofing professional.



Rear- unpainted and rusted



Rear- head flashing missing

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

I	NI	NP	D
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2: Roof Covering Condition

🔴 Recommendation

The roof covering was observed to have visible deficiencies and conditions that may affect its performance or service life. Possible issues include one or more of the following: missing, damaged, loose, lifted, debris, curled, or deteriorated materials; exposed fasteners; improper nailing or fastening; tree limb distance from surface, poor adhesion, patchwork repair, mechanical damage; or inadequate sealing at joints and transitions. Granule loss, surface wear, multiple layers, discoloration, or cracking may be present on composition shingles, while metal roof coverings may show rust, loose panels, missing fasteners, oil-canning, or inadequate sealant at seams and penetrations. Tile or slate roofs may have broken, cracked, or displaced tiles, improper underlayment, or loose ridge and hip caps. Flat or low-slope coverings such as modified bitumen, rolled roofing, or TPO may exhibit open seams, punctures, blistering, ponding water, or deteriorated coatings. These conditions can allow water intrusion, accelerate aging, or reduce the roof's intended service life. A qualified roofing contractor should further evaluate and repair or replace all deficient materials as needed to restore proper function and weather protection. Inspection limited to visible and accessible roof surfaces only.

Recommendation: Contact a qualified roofing professional.



Tree overhang



Front- debris



Left Side- debris



Rear- debris



Ridge- buckled



Front left- lifted shingles



Above garage- lifted shingle

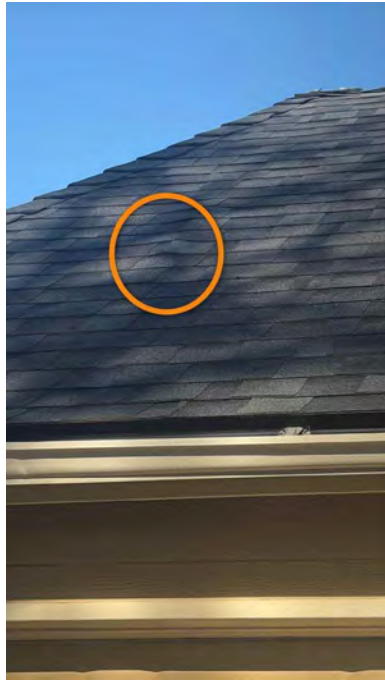
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Above garage- buckled



Above garage- lifted

3: Roof Vent(s) Condition

👉 Recommendation

One or more roof vents were observed with visible deficiencies or installation concerns. Possible issues include one or more of the following: damaged, missing, loose, improper use for application, improperly installed or sized, insufficient shingle overlap, or unsealed vent components; lifted or deteriorated base flashing; cracked or weathered rubber seals; corrosion; or exposed fasteners that may allow moisture intrusion. Some vents may be capped, missing caps, storm collars or have inadequate exhaust extension lengths that prevent proper airflow. Dryer or exhaust vents may lack proper screening, termination hoods, or backdraft dampers, while some vents may be installed too close to valleys, ridges, or vertical walls, increasing the risk of leakage or reduced ventilation. Turbine, ridge, or power vents may show damage, rust, or poor mechanical function. Unused, uninstalled, or improperly terminated vents were also noted in some areas. These conditions can contribute to water entry, poor attic ventilation, or reduced system efficiency if not corrected. A qualified roofing or mechanical contractor should evaluate and repair or replace all deficient vent components to ensure proper function, secure installation, and weather protection.

Recommendation: Contact a qualified roofing professional.



Rear- insufficient height and missing storm collar



Left Side- exposed fastener

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

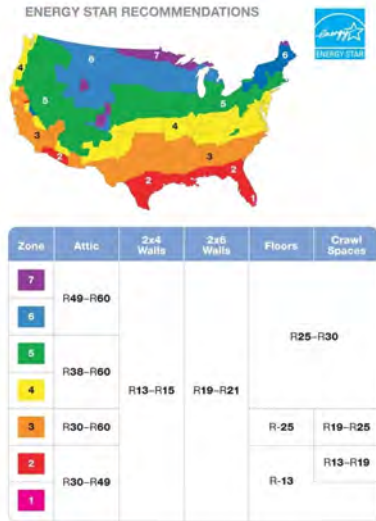
I	NI	NP	D
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☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: Attic

Approximate Average Depth of Insulation: 10 Inaccessible -

See chart below to determine R-Value of attic blown-in insulation or click the link for more details:



[Click here for more information on R-Value](#)

Comments:

This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

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

I	NI	NP	D
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Roof Decking Inspection:

When unobstructed, the roof decking will be observed from the underside of the roof while inspection is being conducted in the attic. Obstructed roof decking due to the following: attic foil being applied to roof rafters, fully encapsulated spray foam applications and confined space in the attic will impede in the inspectors ability to fully inspect the roof decking and observe the condition, of or around, all roof penetrations from the underside of the roof. Roof decking inspections will be conducted from a stable platform and it is possible that there will be areas that cannot be observed due to distance from platform. The inspector will not walk on ceiling joist to perform inspection due to possible injury or damage to property. If any of the aforementioned applications have been observed, and as the client you feel the need for further evaluation, we recommend contacting a qualified professional.



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

I	NI	NP	D
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1: Attic Insulation Condition

Recommendation

The attic insulation was observed to have one or more deficiencies including, but not limited to: areas of missing, displaced, or insufficient insulation coverage; insulation installed in the wrong location or improperly placed against framing members. Insulation installed along roof rafters instead of the attic floor, can suggest an attempt to create a conditioned attic space without proper air sealing, HVAC design, or vapor barrier installation. This configuration can trap moisture, reduce ventilation, and compromise overall energy efficiency.

For reference, a minimum of R-30 insulation is typically recommended for attic spaces in this region. This equates to approximately 10–12 inches of blown-in fiberglass, 8–9 inches of blown-in cellulose, or 9.5 inches of fiberglass batt insulation when properly installed and uniformly distributed. Areas with less depth may not meet energy efficiency standards. Recommend evaluation and correction by a qualified insulation or HVAC professional to ensure proper insulation type, depth, and installation in accordance with current energy and ventilation requirements.

Recommendation: Contact a qualified insulation contractor.



Improper install



Bedroom 3 scuttle door- improper install

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

I	NI	NP	D
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2: Attic Stairway Condition

👉Recommendation

The attic stairway was observed to have one or more deficiencies including, but not limited to: missing or insufficient insulation at the stair cover, improper or incomplete installation, inadequate clearance, or failure to open and close properly. The stairway assembly may also be loosely fastened, utilize improper fasteners, be of insufficient length, or be non-fire-rated where a fire separation is required. Damage or deterioration may also be present. These conditions can reduce energy efficiency, present safety concerns, or compromise the integrity of the ceiling assembly. Recommend repair or replacement as needed by a qualified contractor.

Recommendation: Contact a qualified professional.



Garage attic



Garage attic-missing insulation



Garage attic- moose hardware

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

I	NI	NP	D
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Main attic



Main attic- missing insulation

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

I	NI	NP	D
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3: Fascia Condition

Recommendation

The fascia board was observed to be in adverse condition in one or more areas of the structure. Conditions show signs of one or more of the following, but not limited to; deterioration, damage, rot, warping, separation from adjoining trim or roof components, improper installation, or complete absence in some locations. In some cases, wide gaps were observed between the fascia and soffit or roof covering, which can allow moisture intrusion, pest entry, and deterioration of underlying roof or framing components. Missing or improperly fastened sections may result in insufficient support for gutters and compromised roof edge protection. These conditions typically develop from prolonged moisture exposure, inadequate flashing or drip-edge installation, improper fastening, or deferred maintenance.

Recommendation: Contact a qualified professional.



Front- sealant



Front- sealant and damage

I	NI	NP	D
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4: Soffit Condition

Recommendation

The soffit was observed to be in adverse condition in one or more areas of the structure. Conditions show one or more of the following, but not limited to; deterioration, sagging, physical damage, separation from adjoining materials, missing or improperly installed panels, unsealed penetrations, blocked venting or evidence of prior repairs. Open gaps or unsealed openings may allow moisture, rodents, or insects to enter the attic or eave cavities. Sagging or detached soffit panels can indicate improper fastening, inadequate framing support, or previous water intrusion. Deterioration and staining may result from roof leaks, poor ventilation, or prolonged exposure to moisture and humidity.

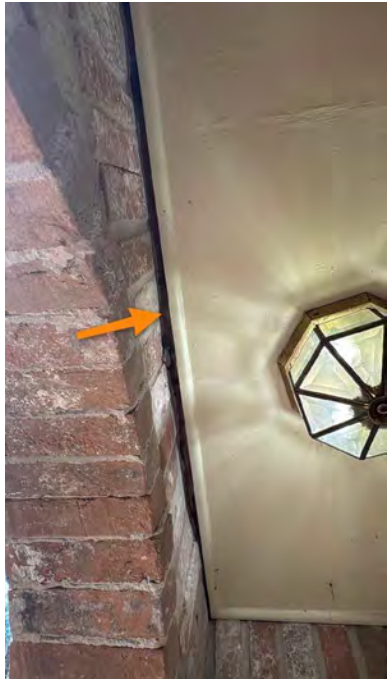
Recommendation: Contact a qualified professional.



Front- sealant



Front-opening and sealant



Front entry- large opening

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

I	NI	NP	D
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Rear- opening

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

I	NI	NP	D
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5: Rafter to Ridge- Fastening

🔴Recommendation

Observed what appears to insufficient/improper nailing or connecting of roof rafters at roof ridge board. Rafters should be long enough and cut at proper angles to butt flush against ridge board.

Recommendation: Contact a qualified professional.



Garage attic access



Garage attic access



Main attic

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

I	NI	NP	D
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6: Roof Decking Condition

👉Recommendation

Observed area(s) where the roof decking appears to have one or more of the following, but not limited to; damage, moisture has penetrated, insufficient fastening, organic substance, heat damage, previous repairs done, or showing signs of deterioration during inspection. Damage can happen during the installation and walking on roof. Deterioration of roof decking occurs from continued moisture intrusion, moisture penetration or moisture that has occurred at the time or prior to installation of materials. In either event and depending on the severity of the deterioration we recommend verifying that this will not prevent the decking from performing as intended. It is unknown to the inspector the cause of any previous repairs performed.

Recommendation: Contact a qualified professional.



Bedroom 3 scuttle door- damaged

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

I	NI	NP	D
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7: Rafter Condition

🔴Recommendation

Multiple locations

Observed damaged, cracked, notched, deteriorating, corrosion, inconsistent rafter size, or cut rafter(s) at time of inspection. This can be caused by settlement or repairs to the foundation, roof replacement, drying out of framing members, moisture contact, previous installation or defective framing member. Rafters are designed to support the roof deck, shingles, and everything else that goes with the roof.

Recommendation: Contact a qualified professional.



Garage attic access area



Garage attic



Main attic

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

I	NI	NP	D
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Main attic



Bedroom 3 scuttle door

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

Comments:

The inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Lead-Based Paint:

THE STATEMENT BELOW IS ONLY RELEVANT IF THE HOME WAS BUILT BEFORE 1978.

Homes that were built prior to 1978 could have been painted with a lead based paint. Lead-based paint was banned by the federal government for consumer use in 1978. Testing for lead based paint is outside the scope of a TREC standard of practice inspection.

TREC rule (535.227 (d) General Limitations) states: *"The inspector is not required to determine the presence, absence or risk of lead based paint"*

As the home buyer if your plans are to remodel we recommend consulting a certified lead professional or seek testing before beginning renovation, repair or painting projects. Renovation, repair or painting activities can create toxic lead dust when painted surfaces are disturbed or demolished. If the home has been remodeled and there is a need to verify if lead based paint is present we recommend contacting a qualified professional for testing and verification.

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

I	NI	NP	D
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*Stucco Exterior Walls:**The following statement only applies to homes with stucco exterior cladding:*

Stucco exterior walls, while durable, can be susceptible to various issues over time. Some common problems with stucco exterior walls include: cracking, water intrusion, efflorescence, blistering, staining, poor workmanship and trapped moisture behind walls. Regular maintenance for stucco walls depends on various factors such as the climate, location, quality of installation and overall condition of the stucco. It is recommended that stucco walls be inspected annually, repair minor damage promptly and regular cleaning. Repainting and re-sealing should be considered every 5-10 years. We recommend having a separate stucco inspection conducted in the event that there are issues identified during the initial non-invasive, visual inspection.

Your inspector will only provide a non-invasive, visual inspection of the stucco exterior and it's condition at the time of inspection. A more detailed and invasive inspection can be done by a licensed stucco professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

1: Exterior Wall Condition**Recommendation**

Multiple locations

Observed one or more of the following conditions, but not limited to; cracks, underdriven fasteners, deterioration, rust stains, patchwork repair, loose exterior wall covering, bubbling/peeling paint, wavy siding, insufficient or missing mortar, improperly installed flashing, incomplete or improper installation, vegetation, unpainted siding or flashing, caulk shrinkage, missing caulk, exposed openings or damage. Cracks occur from expansion and contraction of building materials, brick ties that have come loose from rust, settlement of foundation, defects in brick veneer or foundation cracking. Hairline cracks or a common occurrence usually seen in mortar joints. Cracks that appear through brick veneer walls that are 1/8" in width could be a sign that the foundation movement is beyond normal settlement. There are several factors that can cause paint to peel or bubble such as moisture, poor surface preparation, low quality paint, wear and tear, excessive humidity, structural movement and poor ventilation. **The photos in this section are a representation of the type of deficiencies identified by the inspector and can be located in one or more locations throughout the home.**

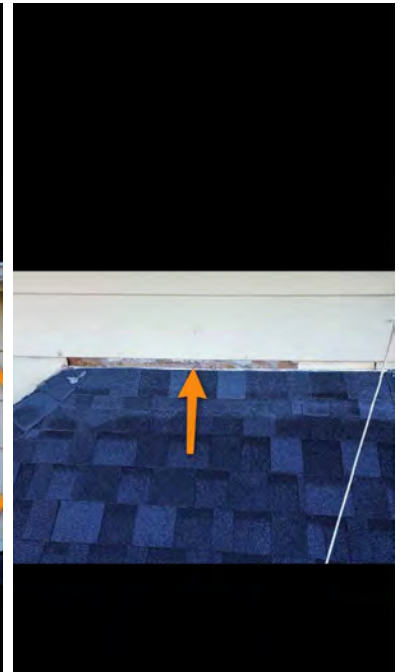
Recommendation: Contact a qualified professional.



Front- mortar cracks



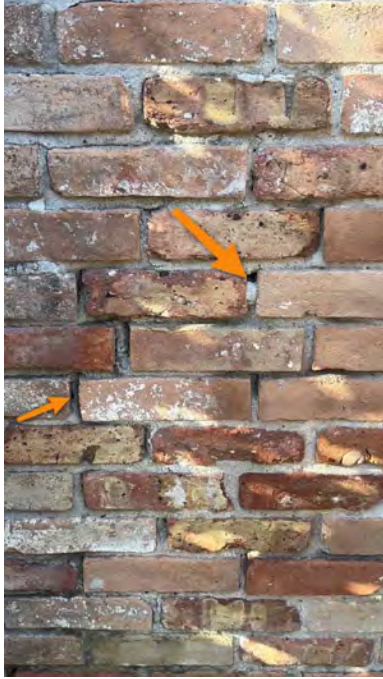
Rear- bubbling paint and missing sealant at joints



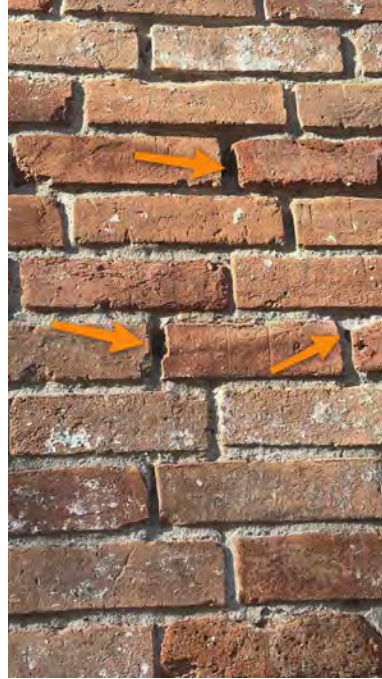
Rear- siding missing

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

I	NI	NP	D
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Right Side-mortar



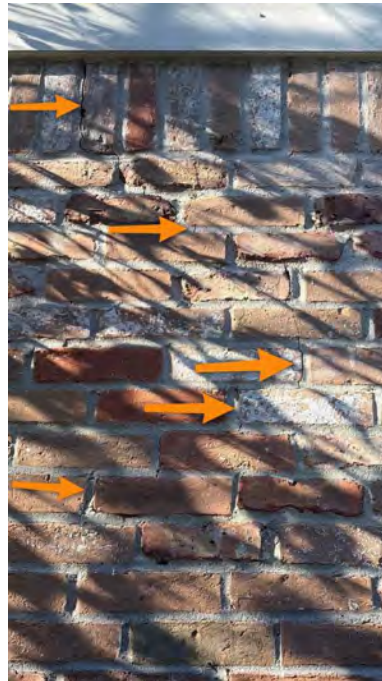
Right Side-mortar



Right Side- damage



Right Side- mortar, damage, caulk



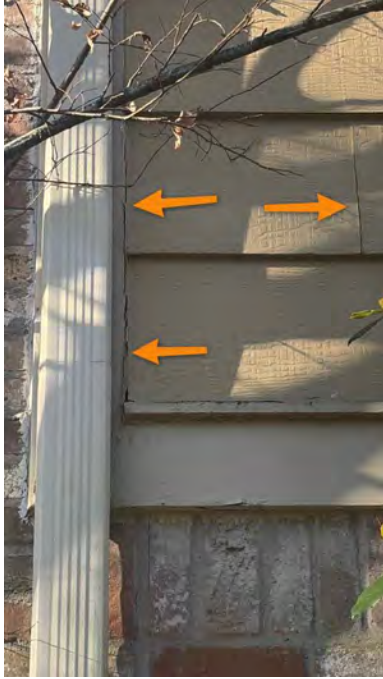
Right Side



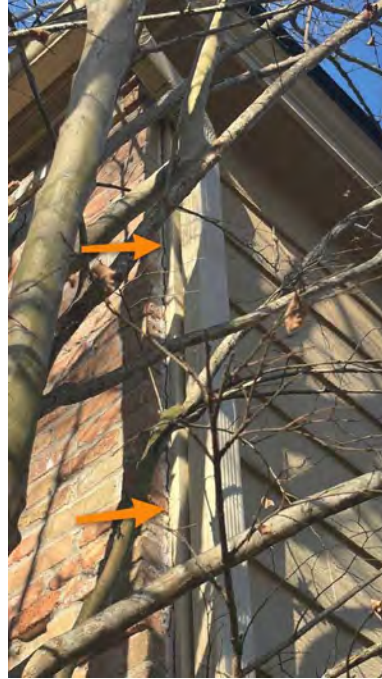
Right Side- vegetation

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

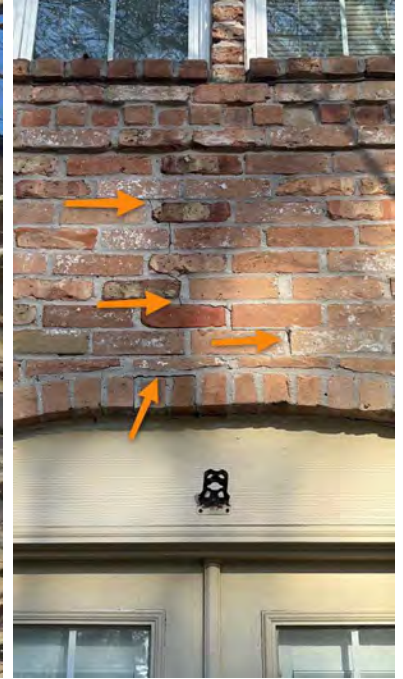
I	NI	NP	D
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Right Side- sealant



Front Right- sealant



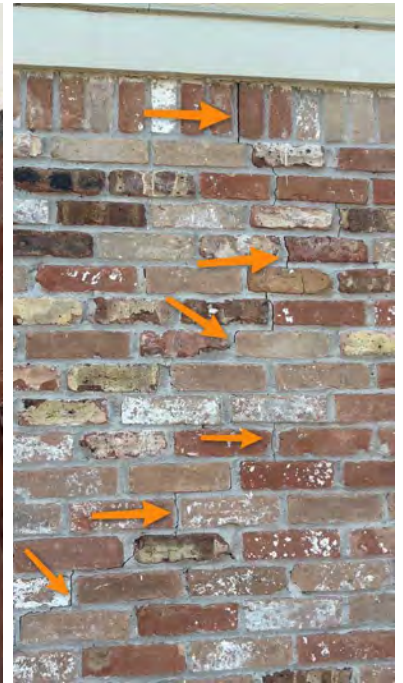
Front



Above front door-mortar cracks



Above front door- missing mortar/opening



Left Side

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

I	NI	NP	D
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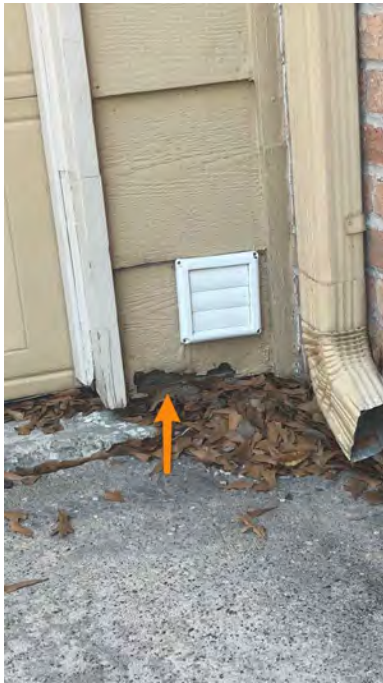
Left Side- damage and sealant



Left Side- sealant



Left Side



Right Side of garage-deterioration



Right Side of garage



Left Side of garage

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

I	NI	NP	D
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Left Side- damage



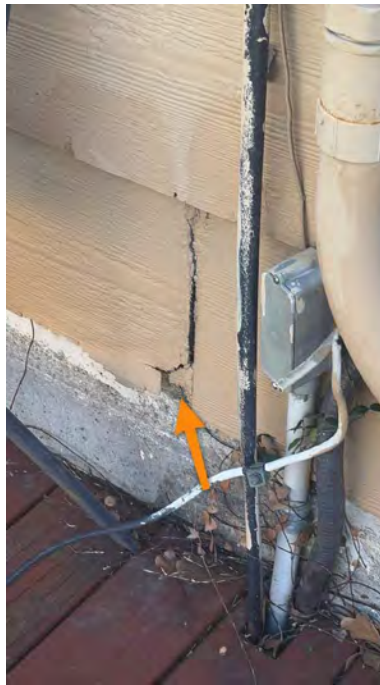
Left Side- deterioration



Left Side- deterioration



Left Side



Rear

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

2: Interior Wall Condition**Recommendation**

Multiple locations

Observed one or more of the following conditions, but not limited to; cracks, damage, caulk shrinkage or deteriorated, deteriorated or rotted wood, moisture penetration, grout cracks, missing caulk, bubbling paint, opening around electrical outlet(s), exposed openings, warped, loose wall covering/trim, previous patchwork repair, or nail pops on interior wall(s) in one or more locations at time of inspection. Drywall cracks and nail pops form primarily due to foundation settlement, foundation heave, fluctuations in temperature, humidity, improper installation, or seismic activity; all of which add undue pressure and stress on the drywall organic materials. Damage to interior walls can happen from forceful contact, wear and tear and other reasons unknown to the inspector. Recurring cracks or drywall cracks larger than 1/8" wide are usually signs of significant structural concerns that should be addressed as soon as possible. Vertical cracks in walls are the most common and happen mostly in corners and where panels are butted together. Horizontal cracks are more of a concern due to the fact they tend to be an indicator of foundational failure. Deterioration can be a sign of previous or current moisture penetration. Grout cracks in wet locations will allow moisture penetration in the area that is impacted. There are several factors that can cause paint to peel or bubble such as moisture, poor surface preparation, low quality paint, wear and tear, excessive humidity, structural movement and poor ventilation. **The photos in this section are a representation of the type of deficiencies identified by the inspector and can be located in one or more locations throughout the home.**

Recommendation: Contact a qualified professional.



Stairwell



Above primary bedroom door



Primary left window area

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

I	NI	NP	D
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Primary bathroom



Primary right closet



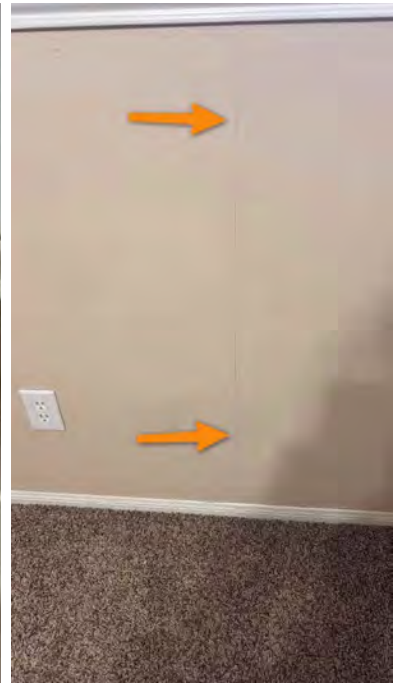
Priamry right closet



Priamry right closet- nail pop



Primary right closet



Bedroom 3

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

I	NI	NP	D
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Bedroom 4



Bedroom 4 closet



Half bath

3: Penetration Opening- Unsealed

Recommendation

Multiple locations

Observed unsealed penetration opening in one or more locations on exterior wall. The opening should be sealed to help prevent moisture and/or pest intrusion in that area.

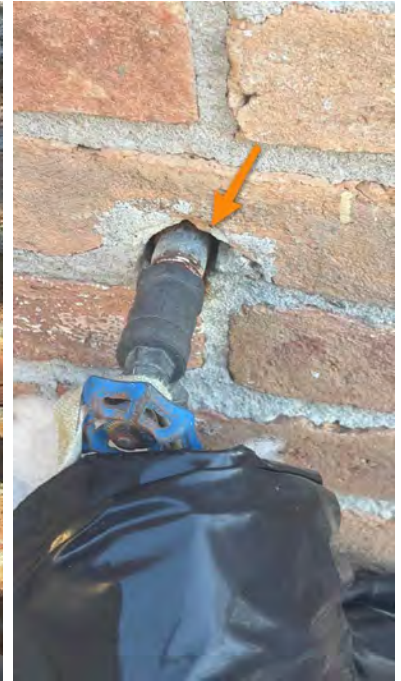
Recommendation: Contact a qualified professional.



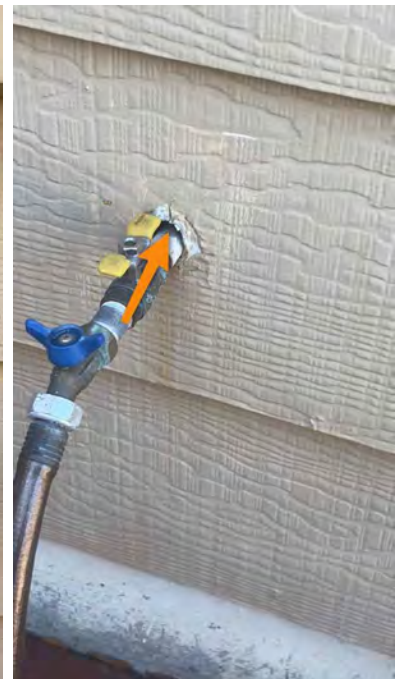
Right Side



Right Side



Left Side



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

I	NI	NP	D
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Left Side

Rear

Rear

4: Lintel Condition

🔴Recommendation

Observed lintel(s) that were one or more of the following; rust, unpainted, exposed or missing mortar. Rusting of lintels cause expansion and weakening of the steel which may cause further damage to exterior wall structure. We recommend that the lintels be primed sanded, primed and painted to prevent rust and corrosion from forming.

[Here is an informational article about repairing rusted lintels.](#)

Recommendation: Contact a handyman or DIY project



Front- rusted



Above front door- rust



Front Left- rust

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

I	NI	NP	D
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Left Side

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

I	NI	NP	D
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5: Organic Substance

👉Recommendation

Observed what appears to be an organic growth at time of inspection. Water on exterior walls happens all the time from precipitation like rain and snow. When gutters aren't installed and moving water away properly, the outside of the home can be exposed to water far more frequently and in far greater volume. Mold and mildew need water to grow, so exterior walls below a roof line without gutters see much more organic growth. This could also lead to moisture penetration on the interior wall of impacted areas. Mildew or mold formation on interior walls is primarily attributed to excess moisture and inadequate ventilation. When humidity levels rise, especially in enclosed spaces with poor air circulation, it creates an ideal environment for mold spores to thrive. Common contributors include water leaks, seepage, or condensation from activities like cooking or bathing and poor grading drainage. To identify if mold exist, testing of substance must be performed to verify "if" the substance is actually mold or mildew.

Recommendation: Contact a qualified professional.



Right Side



Front



Front

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

I	NI	NP	D
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Front Left



Front entry



Entry

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

I	NI	NP	D
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6: Grout/Caulk Wet Locations

Recommendation

Observed area with deteriorated, shrinking and/or missing grout at one or more wet locations (sinks, bathtub or shower). It is beyond the scope of this inspection to determine if moisture penetration has occurred and/or is present in non-visible areas, such as behind wall coverings. This should be sealed to help prevent moisture penetration in those areas.

Recommendation: Contact a qualified professional.



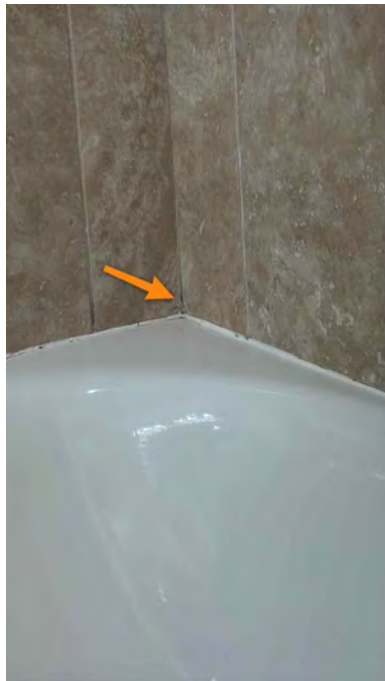
Primry Shower



Priamry shower



Primary shower



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

I	NI	NP	D
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Primary shower

Primary shower

2nd floor tub



2nd floor tub

7: Weep Holes Condition

🔴Recommendation

Observed one or more of the following: plugged, blocked, missing, wrong location, excessive or oversized weep holes at time of inspection. Weep holes are part of the wall drainage system and helps potential moisture that may enter wall cavity to drain. We recommend assessing the condition of the weep holes and make the necessary repairs to allow proper functionality of the whole wall drainage system.

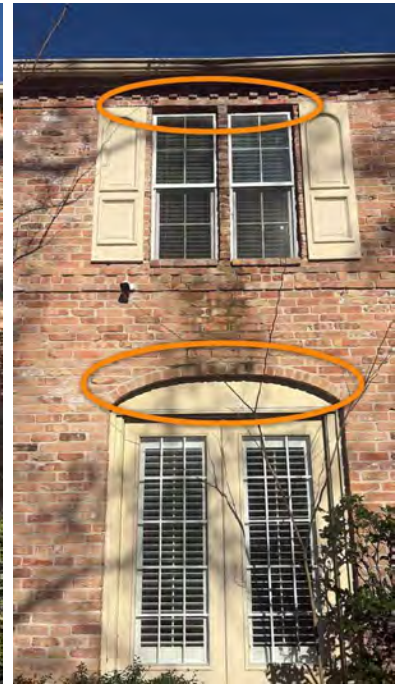
Recommendation: Contact a qualified professional.



Front- uninstalled



Uninstalled



Front Left- uninstalled

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

I	NI	NP	D
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8: Moisture Penetration

🔴Recommendation

Moisture stains were observed on the wall surface, indicating previous or possible ongoing moisture intrusion. This condition may be associated with plumbing leaks, roof or exterior wall penetration, window or flashing deficiencies, or condensation-related issues. Staining suggests that water intrusion has occurred and may result in material deterioration or concealed damage if not corrected. Further evaluation is recommended to identify and address the moisture source, with repairs made by a qualified contractor as needed.

Recommendation: Contact a qualified professional.



Coat closet 2- peeling paint indicates possible imposture penetration

Coat closet 2- bubbling paint indicates moisture penetration

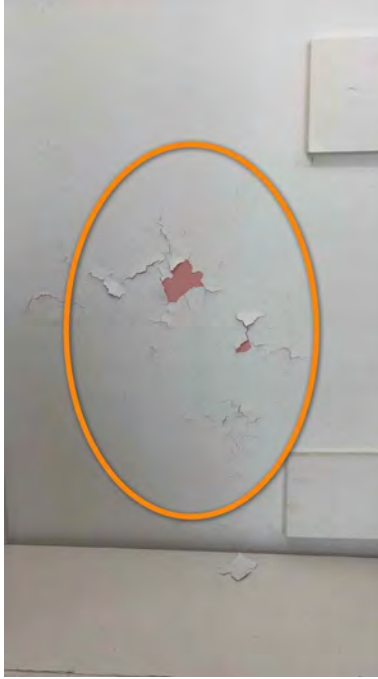
Dry

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

I	NI	NP	D
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Dry



Bedroom 4 closet



Bedroom 4 closet- Dry

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

I	NI	NP	D
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9: Underdriven Fasteners

Recommendation

Observed nails or screws that were not fully driven or should be removed at time of inspection. We recommend fully driving fastener to achieve what it's intended for or removing it to prevent possible injury depending on location.

Recommendation: Contact a handyman or DIY project



Left Side

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

I	NI	NP	D
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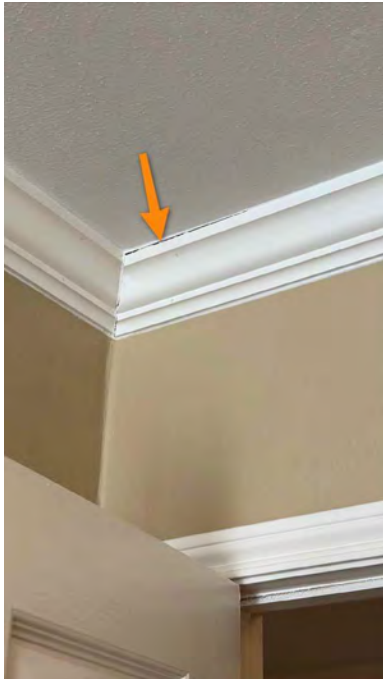
10: Baseboard/Moulding Condition

🔴Recommendation

Multiple locations

Observed separated, damaged, previous moisture penetration or missing baseboard/mouldings in one or more locations. This could occur from natural settlement of the foundation which would cause the caulk to crack, caulk shrinkage, wear and tear or previous moisture penetration.

Recommendation: Contact a qualified professional.



Primary bedroom



Bedroom 2



2nd floor bathroom

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

I	NI	NP	D
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2nd floor bathroom



Front entry



Living Room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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11: Missing Vent Cover**Recommendation**

Observed what appears to be a missing or damaged vent cover on exterior wall. Recommend replacing/installing cover to prevent pest and/or moisture intrusion in impacted area.

Recommendation: Contact a qualified professional.



Left Side

☒ ☐ ☐ ☒ **F. Ceilings and Floors**
Comments:

This inspection covers deficiencies of the ceiling and floors related to structural performance or water penetration.

"Popcorn" Ceilings:

THE STATEMENT BELOW IS ONLY RELEVANT IF THE HOME HAS "POPCORN CEILINGS".

Popcorn ceilings were popular from the 1950s to the 1980s and were made containing asbestos. Popcorn ceilings in your home are likely safe if left undisturbed. Testing and inspecting for asbestos is outside the scope of a TREC standard of practice inspection.

TREC rule (535.227 (d) General Limitations) states: *"The inspector is not required to determine the presence, absence or risk of asbestos"*

If you decide to have your asbestos popcorn ceiling removed, it is critical that you take the proper precautions and follow all guidelines set by the Environmental Protection Agency (EPA). Renovation, repair or painting activities can create toxic dust when surfaces are disturbed or demolished. If the home has been remodeled and there is a need to verify if asbestos is present we recommend contacting a qualified professional for testing and verification.

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

I	NI	NP	D
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1: Ceiling Condition

👉Recommendation

Multiple locations

Observed one or more of the following conditions, but not limited to; drywall cracking, nail-pops, peeling paint or patchwork repair in ceiling at time of inspection. Drywall cracking and nail pops can be a result of foundation settlement, drying out of framing materials, recent foundation repairs and nails or screws that are not fully driven in drywall surface. Patchwork repair is a sign that previous repairs were made due to an event that may have caused damage. **The photos in this section are a representation of the type of deficiencies identified by the inspector and can be located in one or more locations throughout the home.**

Recommendation: Contact a qualified professional.



Garage



Stairwell



Primary closet

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

I	NI	NP	D
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2nd floor bathroom above sinks



2nd floor hallway



Bedroom 4



Bedroom 4 closet

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

I	NI	NP	D
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2: Flooring Condition

🔴Recommendation

Observed flooring materials that are showing signs of one or more of the following conditions, but not limited to; wear, damage, previous repair, previous moisture penetration, or improperly/insufficiently installed. Flooring materials such as tile, wood, laminate and carpets are prone to normal wear and tear due to the amount of foot traffic throughout a home. Cracking in floor tiles could be due to natural settlement of the foundation, direct impact unbeknownst to the inspector or from original installation.

Recommendation: Contact a qualified professional.



Primary / bedroom 2 closet



Living Room

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

I	NI	NP	D
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3: Caulk Shrinkage/Deterioration

🔴Recommendation

Observed caulk shrinkage, deterioration or missing at time of inspection in one or more areas. Caulking shrinks over time due to drying out of building materials or deterioration caused by normal wear and tear.

Recommendation: Contact a qualified professional.



By Primary toilet

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

I	NI	NP	D
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4: Ceiling Moisture Stains/Penetration

👉Recommendation

Observed what appears to be moisture stains/penetration in ceiling at time of inspection. Moisture stains/penetration on the ceiling surface of the home can occur from previous or current water leakage from within the attic space. Although the leak may be in the attic space it may originate from a defect in the roofing system or a leak from a secondary drain pan, water heater or plumbing lines. If possible the inspector will attempt to locate the source of the moisture penetration in the event of an active leak. If the inspector is unable to identify the source, we recommend a qualified professional be acquired for further evaluation.

Recommendation: Contact a qualified professional.



Living Room

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

I	NI	NP	D
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5: Sloping Floor

👉Recommendation

Floor appears to be sloping to one side at time of inspection. The most common causes of floors sloping is foundation issues, unlevel or inadequate block and beam, water damage or poor construction. When the foundation of the home has shifted or settled, it can cause the floors to slope. This can be caused by a variety of factors, such as soil movement or inadequate foundation support. Water damage can cause the floors to slope if the joists or subflooring become warped or rotted. This can be caused by leaks, flooding, or high humidity levels. Sloping floors can also be caused by poor construction practices, such as inadequate support or incorrect spacing of floor joists.

Recommendation: Contact a qualified professional.



2md floor hallway- sloped into
bathroom

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

I	NI	NP	D
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6: Unlevel Floor

Recommendation

Observed unlevel floor at time of inspection. Subfloor fastening, foundation settlement, moisture penetration in wood floor covering, cracks or repair, high traffic walking areas, padding or transition between different types of floor covering could cause the floor to feel higher or spongy in some areas. Recommend a qualified professional for further evaluation.

Recommendation: Contact a qualified professional.



Primary bedroom



Bedroom 2

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

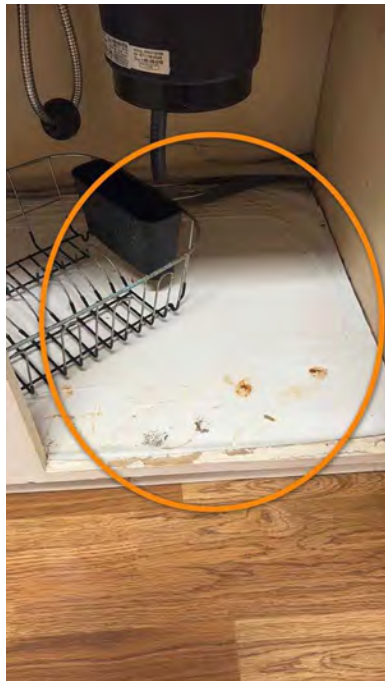
I	NI	NP	D
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7: Cabinet Base

🔴Recommendation

The cabinet base is showing signs of damage, moisture penetration, repairs, or organic substance. In the event of a repair, it is unknown to the inspector what the condition is beneath the replaced cabinet base. In the event that moisture intrusion occurred in the past or present, concealed conditions may exist below the cabinet, including but not limited to deteriorated sub-flooring, residual moisture, or conditions conducive to microbial growth. Further evaluation is recommended if concerns exist. This may include removal of the cabinet base or additional invasive evaluation by a qualified contractor to verify that all moisture-related damage has been properly addressed and that no concealed issues remain.

Recommendation: Contact a qualified professional.



Kitchen



Left of fireplace

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

I	NI	NP	D
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8: Sub-floor Deflection

👉Recommendation

Sub-floor appears to be raised/deflecting at time of inspection. Subfloor deflection can be caused by one or more of the following: excessive load, inadequate structural support, moisture damage, improper installation, age and wear, material type and temperature changes.

Recommendation: Contact a qualified professional.



Bedroom 3

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

I	NI	NP	D

9: Moisture Penetration

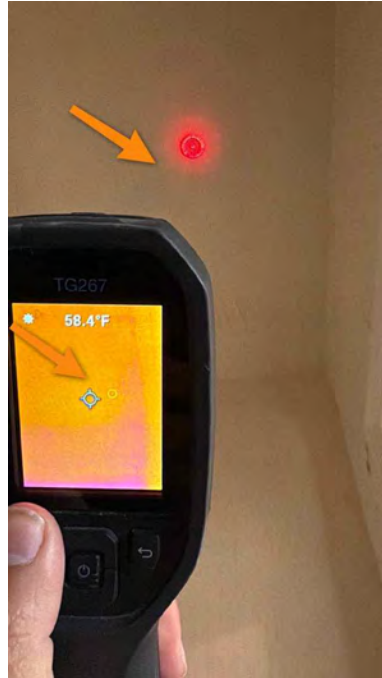
Recommendation

Observed signs of what appears to be moisture penetration/intrusion at time of inspection. Moisture penetration that has gone undetected for an extended amount of time will eventually cause building materials in the impacted area to break down, deteriorate and lose its structural integrity. Moisture penetration can also cause mold to form when in locations that have poor ventilation combined with a humid, moist environment. If possible the inspector will attempt to identify source of moisture intrusion. If the inspector is unable to identify the source we recommend a qualified professional for further evaluation.

Recommendation: Contact a qualified professional.



Cost closet 2- bubbling paint indicates moisture penetration



Dry



Bedroom 4 closet



Bedroom 4 closet- dry

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

I	NI	NP	D
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☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

Comments:

Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

1: Doorstop Condition

 Recommendation

Observed missing or improperly functioning door stops in one or more locations at time of inspection. Door stops help prevent damage to walls, wood trimming or anything that may be in the way when the door has been fully opened.

Recommendation: Contact a handyman or DIY project



Priamry bedroom- loose



Priamry left closet



Front entry coat closet- uninstalled

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

I	NI	NP	D
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2: Door- Self Closing Capabilities

👉Recommendation

Doors between home and garage, attics and spaces and that house carbon producing equipment may expose the interior living space to carbon monoxide gases. These spaces along with certain multifamily buildings, such as condominium's, should have self-closing capabilities and sufficient weatherstripping around perimeter of door that will create a seal. Achieving a seal from a self closing door will help prevent possible carbon monoxide from entering home from vehicles or mechanical equipment. It is recommended that the door to theses spaces utilize spring loaded hinges that will close the door without the use of force.

[Here is a helpful DIY article](#) on self closing garage door hinges

Recommendation: Contact a qualified professional.



Garage door

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

I	NI	NP	D
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3: Door Frame Condition

🔴Recommendation

Multiple locations

Observed door frame that is showing signs of one or more of the following, but not limited to; damaged, deteriorating, over trimmed, or improperly fastened door trim/framing or shims in place at time of inspection. Damaged/deteriorating door frames may be caused from the wood drying out, moisture penetration, forced entry, wood destroying insects, being struck by, pawing from animal or improper installation. Depending on type of damage it is recommended that the door frame be repaired or replaced to prevent future penetration into wood members.

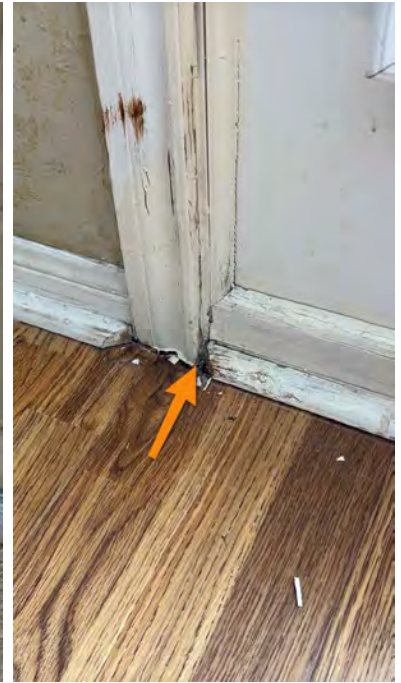
Recommendation: Contact a qualified professional.



Garage door to back patio



Garage door to back patio



Dining room

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

I	NI	NP	D
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Dining room



Dining room

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

I	NI	NP	D
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4: Self-Moving Door

Recommendation

Observed door that is moving on its own, opening or closing, when testing. This could be from the door being slightly out of level, the hinges have lost friction over time or the home has not settled properly.

Recommendation: Contact a qualified professional.



Front entry coat closet

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

I	NI	NP	D
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5: Door Sweep

👉Recommendation

Observed insufficient, uninstalled or damaged door sweep at time of inspection. Recommend replacing or installing door sweep to prevent conditioned air loss, possible pest intrusion and moisture from entering home.

Recommendation: Contact a handyman or DIY project



Backdoor

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

I	NI	NP	D
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6: Loose Door Handle

 Recommendation

Observed loose door handle(s) or lock during inspection. Loose door hardware subsequently can cause doors not to function properly.

Recommendation: Contact a handyman or DIY project



Primary shower

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

I	NI	NP	D
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7: Door Floor Contact

 Recommendation

Observed area where door(s) didn't open smoothly due to bottom of door grazing carpet, tile or threshold.

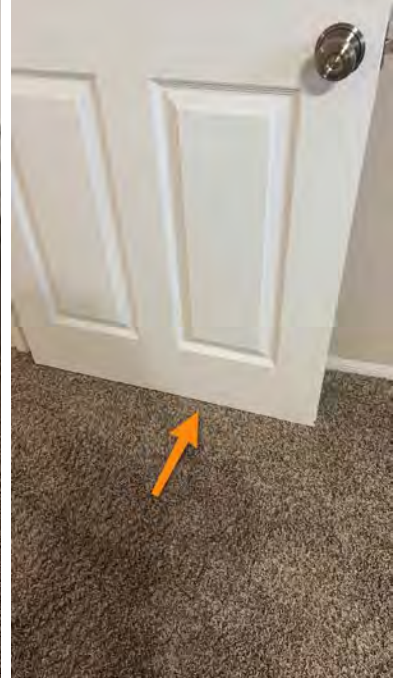
Recommendation: Contact a qualified professional.



Primary bedroom



Bedroom 2 closet



Bedroom 3

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

I	NI	NP	D
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8: Paint/Refinish Needed

 Maintenance Item

Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.

Recommendation: Recommended DIY Project



Front door



Backdoor

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

I	NI	NP	D
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9: Fired Rated Door

▲Safety Hazard

Door between home and garage doesn't appear to be fire rated. A fire-rated door acts as a barrier, slowing down the progression of flames and smoke, providing occupants with valuable time to evacuate in the event of a fire. This crucial safety feature helps contain the fire within the garage, preventing it from quickly reaching the interior of the home and allowing emergency responders more time to intervene. Doors between the home and garage should be solid core or steel, have a minimum 20-minute fire rating and be at least 1-3/8" in thickness.

Recommendation: Contact a qualified professional.



Garage door

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

I	NI	NP	D
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10: Missing/Deteriorating Caulk

 Recommendation

Observed missing/deteriorating caulk around door(s) at time of inspection.

Recommendation: Contact a qualified professional.



Front Left



Front Left

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

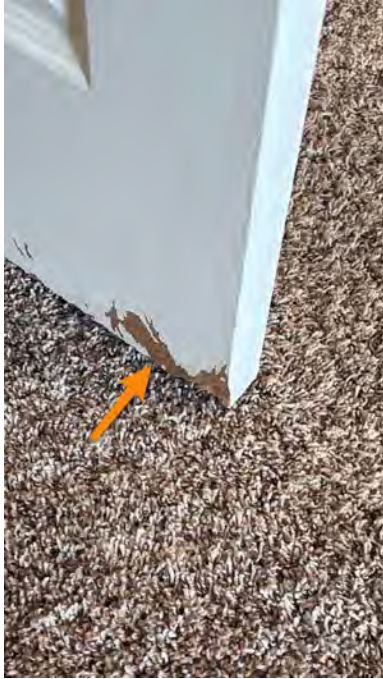
I	NI	NP	D
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11: Door Condition

👉Recommendation

Observed door/door framing that appears to show one or more of the following conditions, but not limited to; uneven, warped, damaged, deteriorating door filler, rusted, the door jamb allows the door to go past the stopping point and/or a door that appears to not be suitable for exterior use. Fiberglass doors may warp due to one or more of the following: improper installation, lack of adequate support, exposure to extreme temperature variations.

Recommendation: Contact a qualified professional.



Primary bedroom

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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12: Organic Substance**Recommendation**

Observed what appears to be an organic dark substance, algae or mildew at time of inspection. This type of growth occurs in damp areas around the home that receive minimal sunlight or that are in constant contact with wet humid environments over a period of time. The inspector does not take a sample of the substance to confirm if this is actually mold or mildew. This is a visual observance and depending on location of substance and its proximity to moisture penetration, there is a possibility that it could be mold. We recommend contacting a qualified professional that will take the proper steps to verify the origin and status of the substance.

Recommendation: Contact a qualified professional.



Backdoor

☒ ☐ ☐ ☒ **H. Windows**
Comments:

This inspection covers the presence and condition of windows and screens.

Note:

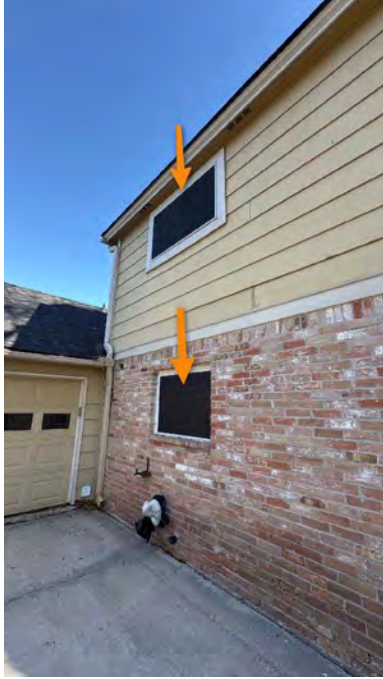
Only accessible windows are inspected. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of inspection and no warranty is implied.

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

I	NI	NP	D
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Solar Screens/Storm Shutters :

Observed windows around home that were covered with solar screens, tint, or storm shutters installed. While solar screens or storm shutters are not considered a deficiency they will impede on properly inspecting the windows from the exterior. Things such as caulking conditions, drip caps and glazing will not be fully inspected. The inspector will inspect all windows from the interior of the home to try and identify any potential issues.



Left Side

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

I	NI	NP	D
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1: Caulk

Recommendation

Multiple locations

Observed missing or shrinkage of caulk around window(s) at time of inspection. Missing or caulk shrinkage on the exterior of a home will allow moisture penetration into wall cavity. Interior caulk shrinkage may allow for conditioned air to escape from inside the home to the exterior.

Recommendation: Contact a qualified professional.



Front



Front



Front

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

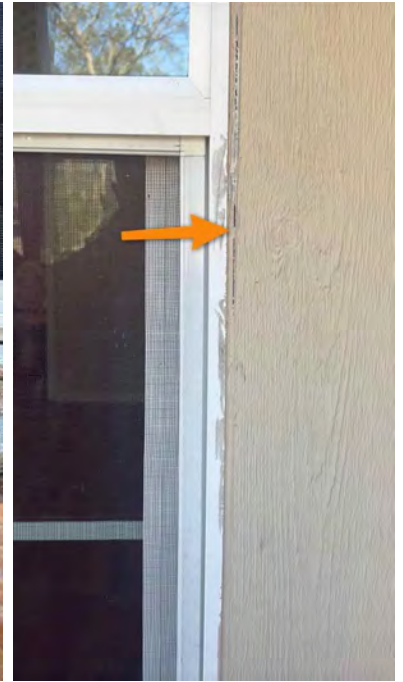
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Front Left



Left Side



Rear



Rear



Rear



Rear

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

I	NI	NP	D
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Bedroom 3

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

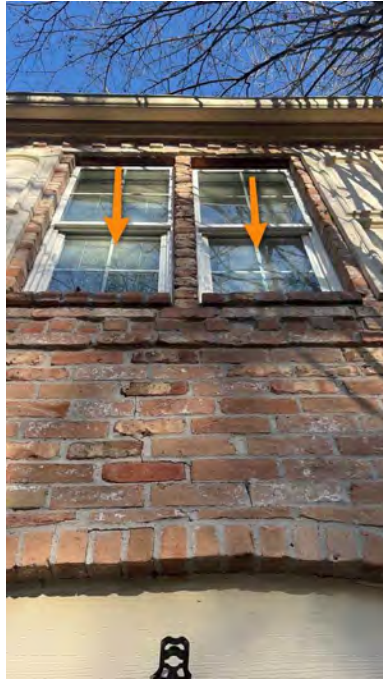
I	NI	NP	D
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2: Window Screen Condition

🔴Recommendation

Observed one or more windows with damaged, missing or not properly fitted window screens at time of inspection. The primary advantage is that a window screen keep your home protected. Window screens are mandatory if you like to let fresh air into the home without the risk of pest entering the space. Screens serves as the primary barrier between the exterior and interior of your home and provide an added layer of security.

Recommendation: Contact a qualified window repair/installation contractor.



Front

3: Window(s) Operation

🔴Recommendation

Observed one or more windows not opening or closing properly. Window(s) appear to be one or more of the following: painted shut, screw in track, spring balance not functioning as intended, needs adjustment, hits top sash, requires a crank shaft, double window or is improperly installed. Recommend a qualified professional to further evaluate.

Recommendation: Contact a qualified window repair/installation contractor.



Primary left window- does not stay in up position



Bedroom 4 closet- does not stay up

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

I	NI	NP	D
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4: Foggy Window(s)

👉Recommendation

Windows in need of cleaning and therefore fogging (evidence of lost thermal seals) cannot be observed. Please clean windows and observe for the presence of moisture between panes and/or "halo effect" around dividers/frames. If evidence is found, please consult a window professional for remedies.

Recommendation: Contact a qualified professional.



Primary right window

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

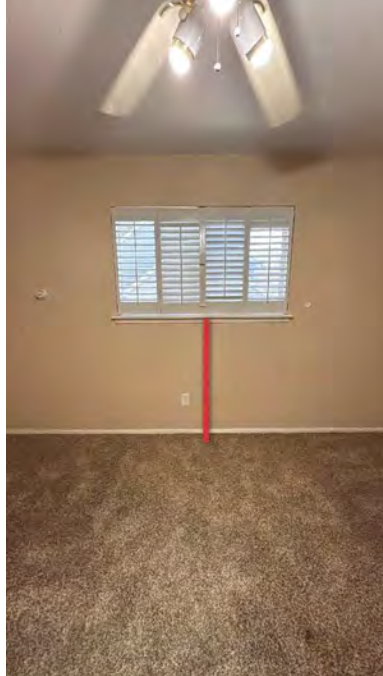
I	NI	NP	D
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5: Window Height - Emergency Egress

▲Safety Hazard

Observed insufficient emergency egress window(s) at time of inspection. An emergency escape and rescue opening is a window (sometimes called an egress window) or door that is required in specific locations in new or existing homes and is intended to provide an emergency means of exiting a dwelling or provide an access for rescue. These types of windows must be at least 5.7 square feet, 20 inches wide by 24 inches high, with an opening no higher than 44 inches from the floor. Depending on age of property this could have been an acceptable building practice unlike in todays building codes and practices.

Recommendation: Contact a qualified professional.



Bedroom 3

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

I	NI	NP	D
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6: Window Sill Condition

🔴Recommendation

The window sill shows signs of previous moisture penetration, deterioration, or damage. This condition indicates that water has likely intruded at the window assembly at some point, which can lead to further deterioration of materials and potential concealed damage within the wall system if not addressed. Active moisture was not necessarily present at the time of inspection; however, the visible condition suggests the window sill may no longer be adequately protected. Further evaluation and repair or replacement of the affected materials by a qualified contractor is recommended to help prevent continued moisture intrusion and related damage.

Recommendation: Contact a qualified professional.



Bedroom 3



Kitchen Dining Room

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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7: Organic Substance**Recommendation**

Observed what appears to be an organic dark substance or algae at time of inspection. This type of growth occurs in damp areas around the home that receive minimal sunlight or that are in constant contact with wet humid environments over a period of time. The inspector does not take a sample of the substance to confirm if this is actually mold or mildew. This is a visual observance and depending on location of substance and its proximity to moisture penetration, there is a possibility that it could be mold. We recommend contacting a qualified professional that will take the proper steps to verify the origin and status of the substance.

Recommendation: Contact a qualified professional.



Primary bathroom by toilet

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

Comments:

This inspection will note deficiencies in steps, stairways, landings, guardrails, and handrails. For proper spacing between balusters, spindles, or rails for steps stairways, guards and railings.

1: Handrail Return

👉Recommendation

Observed handrail not making a smooth return to wall or newel post. Handrail termination is important so clothes or equipment doesn't get stuck on the end of the handrail, especially in emergency situations.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D
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2: Handrail Dimension

👉Recommendation

Observed handrail(s) that does not meet current building standards. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. The minimum clearance between handrails and other objects (e.g. walls) is 2.25 inches. Handrails should allow for the strongest and most comfortable grip to maximize safety. To achieve this, a circular cross section of 1¼" to 2 ⅝", is required. Other shapes are permitted but only if they provide an equivalent grasping surface.

Recommendation: Contact a qualified professional.



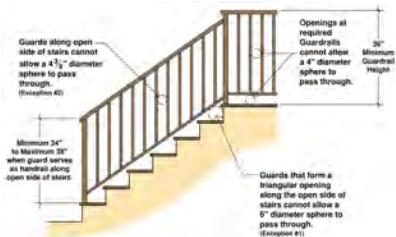
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I	NI	NP	D
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3: Guard Railing- Height

▲ **Safety Hazard**

Observed what appears to be guardrails that are insufficient in height. Guard railing should be between 34-38" in height. Depending on the age of home this can be deemed an "as built" condition and met building standards during that time.



Recommendation: Contact a qualified professional.

Example



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

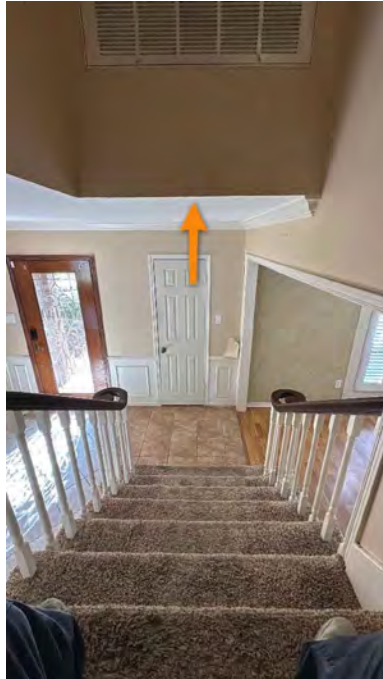
I	NI	NP	D
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4: Stairway Height

👉Recommendation

The stairway was observed to have insufficient headroom clearance. Current standards require a minimum of 6 feet 8 inches (80 inches) measured vertically from the stair tread nosings to the ceiling above. Reduced clearance can create a safety hazard by increasing the risk of head impact when using the stairs.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒

J. Fireplaces and Chimneys

Comments:

This inspection covers the visible components and structure of the fireplace and chimney.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Natural Gas Fireplace:

A natural gas fireplace operates by burning natural gas to produce a controlled flame and heat.



Gas valve

1: Damper Clamp

▲Safety Hazard

Damper clamp not installed at time of inspection. When artificial gas logs are present it is recommended that a damper clamp/block be installed to prevent carbon monoxide from accidentally entering the house. It is recommended that a damper block be installed for safety.

[Here is an informational article](#)

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

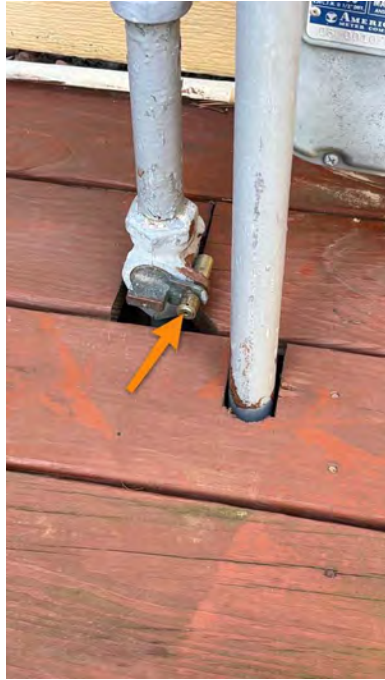
D=Deficient

I	NI	NP	D

2: Inoperable**Recommendation**

Unable to operate fireplace at time of inspection due to one or more of the following: inoperable, disabled gas shutoff valve, remotely controlled, incompletely installed, gas supply to home unavailable, missing parts, discontinued usage, stored items, sellers disclaimer or not functioning as intended. Gas supplied systems that need a pilot to be engaged to ignite is beyond the scope of the inspection. TREC SOP states: "the inspector is not required to light or ignite pilot flames".

Recommendation: Contact a qualified fireplace contractor.



Gas off and locked at meter

3: Chimney Crown Condition**Recommendation**

Observed rusted, deteriorating or damaged rain cap on fireplace chimney at time of inspection. A chimney rain cap serves as a protective covering for the top of a chimney, designed to prevent rain, snow, debris, and animals from entering the flue. Its primary purpose is to shield the interior of the chimney from water damage caused by precipitation and to inhibit the accumulation of leaves, branches, or nesting animals.

Recommendation: Contact a qualified professional.



Rusted and not fully seated property

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

I	NI	NP	D
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4: Mortar- Deterioration/Cracks

👉Recommendation

Observed deteriorating, missing or cracking of concrete on chimney crown or around chimney at time of inspection. The chimney crown has two purposes: first, they seal the area between the chimney flue and the masonry structure, preventing rainwater from running down the outside of the flue within the chimney. Second, the crown generally extends beyond the masonry structure so that the water drips off the edge, rather than wicking into the brick or block work. The chimney crown, which is usually made of poured concrete, should be sloped downward, away from the chimney flue.

Recommendation: Contact a qualified chimney contractor.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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5: Damper Condition**▲Safety Hazard**

Damper was inoperable, not functioning properly or corrosion has been observed at time of inspection. The damper in a fireplace, when functioning properly, is used to allow carbon monoxide gases to exit the home. Dampers that have damaged or missing control handles, deteriorating or that doesn't open when in use will allow toxic fumes into the home. Corrosion occurs in dampers once water or corrosion finds its way inside the chimney. Corrosion overtime can prevent the damper from operating as intended. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation: Contact a qualified fireplace contractor.



Rusted and not fastened to control mechanism

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

I	NI	NP	D
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6: Firebox Mortar Gaps

🔧 Recommendation

Observed areas in firebox that is showing signs of mortar failure. The mortar between the bricks have started to deteriorating due to expansion and contraction of the materials as they go from room temp to higher heating temperatures.

Recommendation: Contact a qualified fireplace contractor.



7: Chimney Flue Dirty

🔧 Maintenance Item

Chimney flue needs sweeping due to layer of creosote dust lining interior of fireplace and flue. A dirty chimney flue can be a potential hazard, as it can obstruct the flow of smoke and gases from the fireplace or stove, leading to a buildup of gases like carbon monoxide.

Recommendation: Contact a qualified chimney contractor.

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

I	NI	NP	D
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8: Spark Arrestor

▲Safety Hazard

Observed missing spark arrestor on fireplace opening. Spark arrestors prevent embers from leaping out of a fireplace opening and potentially igniting flammable materials, they can also pose as a safety device for pets and small children.

Recommendation: Contact a qualified fireplace contractor.



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

Comments:

All cement slabs (garages, porches, patios, driveways, home under floor coverings) can have small surface cement cracks. Generally these cracks are less than 1/8 inch wide and are shrinkage cracks.

Note:

For safety reasons wood decks and stairs should be checked frequently for loose boards, screws and/or nails.

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

I	NI	NP	D
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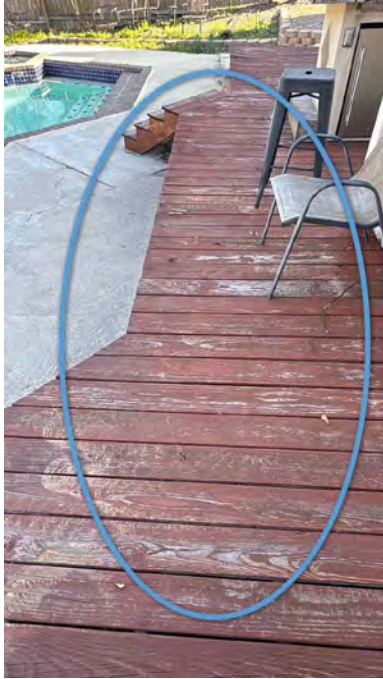
1: Deck - Water Sealant Needed

[🔧 Maintenance Item](#)

Deck is showing signs of weathering and/or water damage. Recommend water sealant/weatherproofing be applied.

[Here is a helpful article](#) on staining & sealing your deck.

Recommendation: Recommended DIY Project



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

I	NI	NP	D
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2: Deck Materials- Ground Contact

👉Recommendation

Observed deck that appears to be constructed of materials that are not rated for ground contact. This may invite wood destroying insects into materials and eventually into home.

Recommendation: Contact a qualified professional.



Rear

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

I	NI	NP	D
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3: Railing System Installation

▲Safety Hazard

Observed elevated location that did not have a sufficient railing system in place at time of inspection. Stairways having 4 or more steps (risers) must have a well-secured handrail system on at least one side of the stairwell. Decks or porches that are 30" or more above the ground require a guardrail on all open sides. Guardrails must be a minimum of 36" high from the surface. If there is adjacent, fixed seating against the edge the guardrails must be at least 36".

[Click here for more information](#)

Recommendation: Contact a qualified professional.



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

I	NI	NP	D
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4: Deck Board Condition

👉Recommendation

Deck boards appear to be in one or more of the following conditions: damaged, deteriorating, weathered, spacing too wide (typical gap is 1/8" to 1/4"), loosely fastened, warped, cracked or missing. Prolonged exposure to moisture and poor drainage can lead to rot, mold, and mildew, particularly in wood decks. UV rays from the sun can cause fading, drying, and cracking over time. Improper installation, such as insufficient spacing between boards, can lead to warping and buckling as the boards expand and contract with temperature changes. Heavy foot traffic, impacts, or excessive weight can also cause surface damage and stress fractures. For composite decks, poor manufacturing quality or exposure to extreme temperatures may lead to surface cracking or delamination. Regular maintenance and proper installation is important to prevent these issues.

Recommendation: Contact a qualified deck contractor.



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

I	NI	NP	D
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5: Stair Tread Condition

🔴Recommendation

Observed what appears to be a damaged, missing, mismatched or loosely fastened tread on stairway at time of inspection.

Recommendation: Contact a qualified professional.



Boards loose

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

I	NI	NP	D
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6: Uninstalled Guard Railing

👉Recommendation

Observed location around an elevated deck that would be better suited with guard railing. The purpose of guard railing on an elevated deck is to provide safety and security by preventing accidental falls from the elevated surface. Guard railings act as a protective barrier, especially for children, pets, and individuals with mobility challenges, ensuring the deck is a safe space for use.



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

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Comments:

This inspection covers the service entrance wiring, electrical panels and subpanels.

Electrical Service: Unknown

Electrical Service Disconnect:

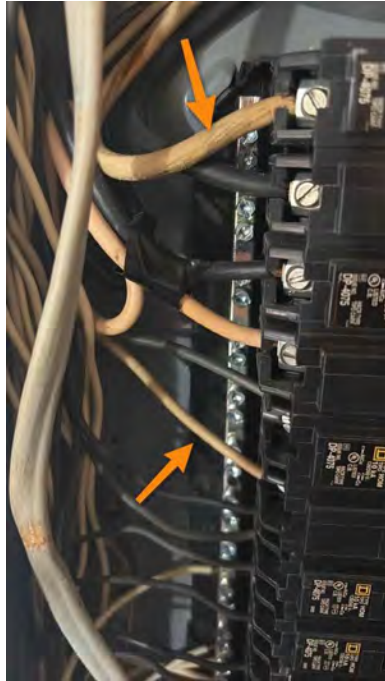
Electrical panel to home does not have a service disconnect. The National Electrical Code 230.71 permits up to six disconnects in a single enclosure. Homes built prior to 2020 are allowed not to have a single service disconnect as long as it has a max of 6 disconnect switches.

1: Unidentified Conductor

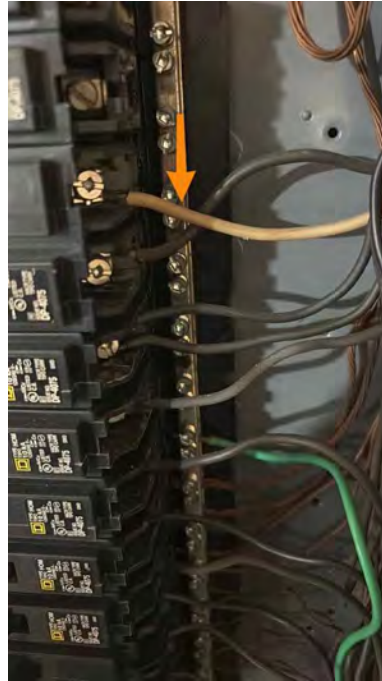
➡Recommendation

Observed white conductor wire without identifier marker labeling. White wires are typically used for neutrals but when used on breakers they must be identified with black electricians tape or some form of marking to identify them as hot wires.

Recommendation: Contact a qualified electrical contractor.



Garage panel



Garage panel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Circuit Breaker Condition

▲Safety Hazard

One or more circuit breakers in the electrical panel were observed to show signs of damage, looseness, corrosion/rust, moisture intrusion or improper operation. Circuit breakers are designed to provide overcurrent protection by safely shutting off power when a circuit becomes overloaded or shorted. If a breaker is damaged, deteriorated, or not functioning as intended, it may fail to trip properly, creating a risk of overheating, arcing, electrical shock, or fire. Conditions such as loose or corroded connections can also contribute to poor electrical contact, increased resistance, and excessive heat buildup. Rust or visible deterioration may indicate moisture intrusion, which can further compromise the safety and reliability of the electrical system. Due to these potential hazards, evaluation and correction by a licensed electrician is recommended to ensure the panel and its components remain in safe working condition.

Recommendation: Contact a qualified electrical contractor.



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

I	NI	NP	D
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3: AFCI Circuit Breakers

🔴Recommendation

AFCI circuit breakers were not observed or missing during inspection of breaker panel. Depending on age of home AFCI protection may not have been required at the original time of build. New construction homes are required to have AFCI circuit breaker protection. AFCI protection is currently required for all 15 and 20 amp branch circuits providing power to outlets in residential family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and similar rooms or areas.

Recommendation: Contact a qualified electrical contractor.



4: Caulk Condition

🔴Recommendation

Observed main emergency disconnect, electric meter or breaker panel that doesn't have sealant or the sealant is deteriorating between wall and cabinet enclosure.

Recommendation: Contact a qualified professional.



Right Side



Rear

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

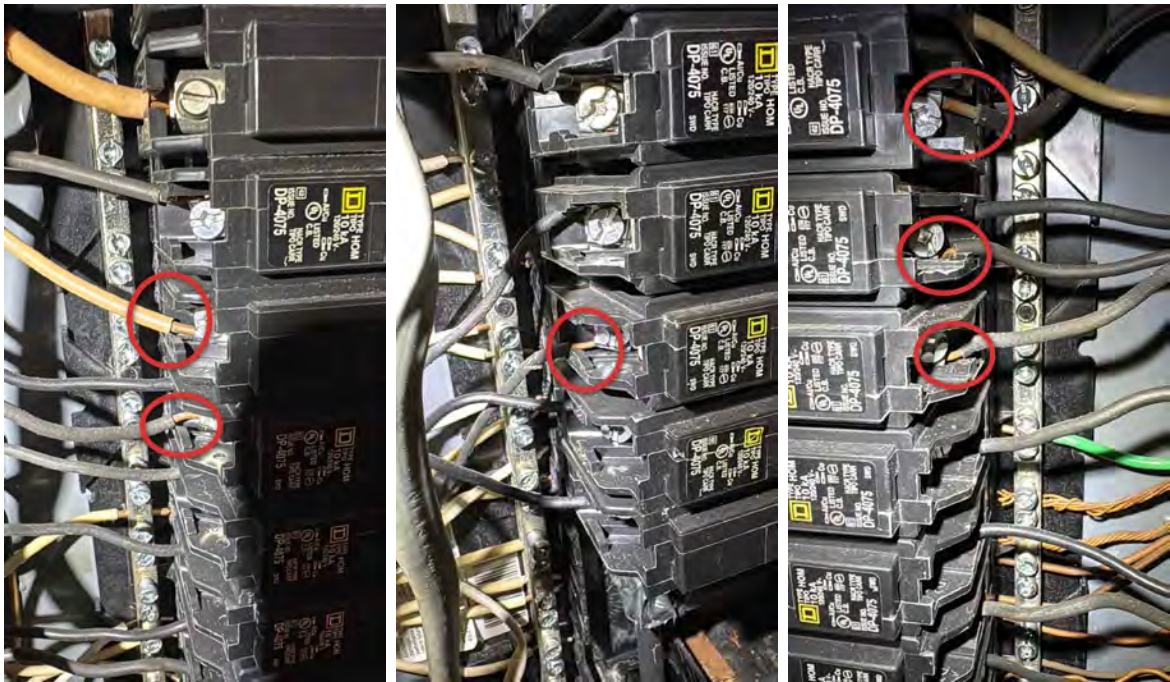
I	NI	NP	D
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5: Overstripped Conductor Insulation

▲Safety Hazard

Observed conductor wires with overstripped insulation at time of inspection. A wire that is stripped too long can become a hazard because it will allow the extra bare area of the conductor to be vulnerable for coming into contact with other wires such as the ground, or could become a hazard to anyone who may come in contact with the wired device. It is recommended that insulation on conductor wires should deadhead into the termination.

Recommendation: Contact a qualified electrical contractor.



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

I	NI	NP	D
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6: Breaker Panel Clearance

👉Recommendation

Observed breaker panel that does not meet the proper clearance for maintenance, repair or inspection. Breaker panels must have clearance of 36 inches in front, 30 inches to the sides, and a working area with a clearance of 6 foot 5 inches. Stored items in front of breaker panel(s) will prevent inspector from removing front cover. TREC, the governing body of home inspectors, states that the home inspector will not move furnishing or stored items in order to perform the home inspection.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D
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7: Panel/Breaker Compatibility

▲Safety Hazard

Observed what appears to be incompatible or different brand circuit breakers during inspection. Using mixed breakers in a breaker panel, especially those not listed or approved for that specific panel, can lead to serious safety hazards. Incompatible breakers may not fit securely, causing loose connections that lead to arcing, overheating, and potential electrical fires. Additionally, breakers designed for different panels may not trip correctly in overload or short-circuit situations, increasing the risk of equipment damage and electrical shock. To ensure proper function and compliance with electrical codes, always use manufacturer-approved breakers listed for the panel.

Recommendation: Contact a qualified electrical contractor.



Square D and Eaton

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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8: Double-Tapped Circuit Breaker**▲Safety Hazard**

Observed a double tapped circuit breaker in breaker panel at time of inspection. A double-tapped circuit breaker occurs when two wires are connected to the same terminal of a circuit breaker in an electrical panel. A double tapped circuit breaker can have several potential consequences such as overheating/fire hazard, tripping issues, electrical malfunctions and it is a violation of electrical codes. We recommend contacting a licensed electrical contractor to verify and rectify issue.

Recommendation: Contact a qualified electrical contractor.



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

I	NI	NP	D
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9: Dummy/Spare Breaker

 Maintenance Item

Observed what appears to be a unused/spare breaker in breaker panel at time of inspection. Breaker doesn't have any conductors connected to it and could be serving as a temporary knockout.

Recommendation: Contact a qualified electrical contractor.



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

I	NI	NP	D
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10: Missing Service Disconnect Switch

Recommendation

Electrical panel to home does not have a emergency service disconnect switch. An emergency disconnect is a switch that will shut off the power coming from the utility power service to the entire house in case of an emergency. The National Electrical Code 230.71 permits up to six disconnects in a single enclosure that does not have a "single" primary means of disconnecting electrical current to dwelling. Homes built prior to this 2020 code are not required, although it is recommended, to have a single primary service disconnect as long as it has a max of 6 disconnect switches to shut off power throughout dwelling.

Recommendation: Contact a qualified electrical contractor.



No disconnect installed or observed

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

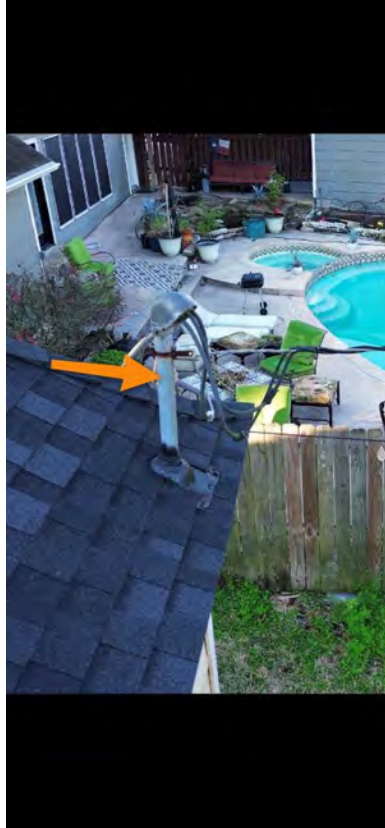
I	NI	NP	D
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11: Unpainted Service Mast/Mast Conduit

Recommendation

Recommend painting electrical service mast(s) to prevent rusting of galvanized pipe.

Recommendation: Contact a qualified professional.



Rear

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

Comments:

This inspection covers electrical receptacles, switches and fixtures.

Type of Wiring: Copper -

Aluminum branch circuit wiring: When inspecting a home that has aluminum branch circuit conductors installed in the main or sub-panel a random sampling of accessible receptacles and switches may be required. Aluminum wiring has a higher thermal contraction and expansion rate than copper expansion, is less ductile, can oxidize when exposed to oxygen or corrode when exposed to moisture.

Photocell/Low-voltage Lighting:

Lights and equipment activated by photocell switches were not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Carbon Monoxide/Smoke Alarms:

Carbon monoxide and smoke alarms will be manually operated (only in vacant or unoccupied homes) and inspected for proper location/installation and visually inspected for condition or age. Manually testing will consist of depressing of the test button. This type of test is to ensure that the beeping/chirping of the alarms are functioning throughout the home. Manual test does not ensure that the smoke sensor will operate in the presence of smoke or carbon monoxide. Verifying the age of a smoke or carbon monoxide will be done by looking at the color of the detector or if the age of the unit is easily accessible. Smoke and carbon monoxide detectors that are beginning to turn golden beige or yellow are most likely older than 10yrs old. If the home is 10-15yrs old and the detectors are white then the inspector will assume they are original to the home and should be changed.

1: Inoperable Light(s)**Recommendation**

Observed one or more lights are not operating properly at time of inspection. New light bulb possibly needed or a potential wiring problem exists.

Recommendation: Contact a qualified professional.



Front

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

I	NI	NP	D
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2: Bubble Cover

Recommendation

Observed missing or damaged bubble cover at one or more exterior outlets. Bubble covers protect outlets from moisture more effectively when they are in use than flip cover protectors. Bubble covers are required on all new construction and therefore this recommendation may not apply to the current structure.



Recommendation: Contact a qualified electrical contractor.

Example



Front



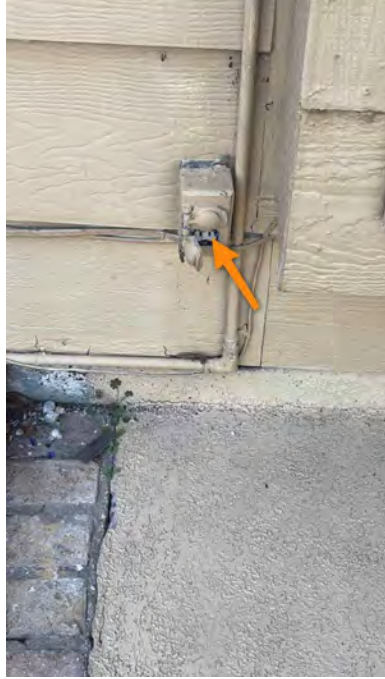
Rear



Rear

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

I	NI	NP	D
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Rear

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

I	NI	NP	D
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3: GFCI Protection- Uninstalled

Recommendation

Multiple locations

Observed locations where GFCI protection is required, but either not present or functioning properly at time of inspection. Any area within six feet of a sink, water source, kitchen countertop or exterior of home is required to have GFCI protected outlets. Outlets in unfinished attic spaces that have an HVAC unit or water heater have the potential to be exposed to water. In this instance a GFCI outlet will be required.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.



All exterior outlets



Garage x3



Laundry room

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

I	NI	NP	D
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4: Smoke Detector Condition

🔴Recommendation

Uninstalled in all bedrooms

Observed smoke detector with one or more of the following conditions: constant chirping, inoperable, wrong location, uninstalled or outdated. The lifespan of a smoke detector can vary depending on the type of detector. There are two main types of smoke detectors: ionization and photoelectric.

In accordance with the National Fire Protection Association (NFPA), it is recommended replacing smoke and heat alarms every 10 years.

The ideal location for a ceiling-mounted smoke detectors installed on a smooth ceiling for a single or double doorway must match the centerline of the doorway no more than five feet from the door and no closer than 12" to the doorway. Smoke detectors are required in all bedrooms, hallways outside bedrooms, on each level and in living areas.

Recommendation: Contact a qualified professional.



2nd floor hallway- old

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

I	NI	NP	D
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5: Missing Light Fixture Cover

🔧 Recommendation

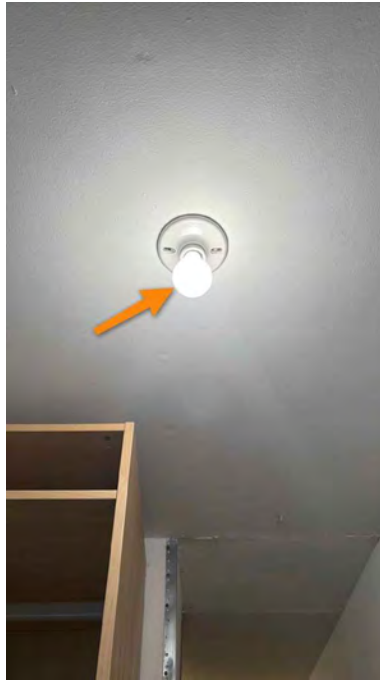
Multiple locations

Observed one or more light fixtures with missing light cover. All light fixtures should be protected from potential damage/breakage. Bulbs in attic space that are not shatter resistant should have a protective cover over it.

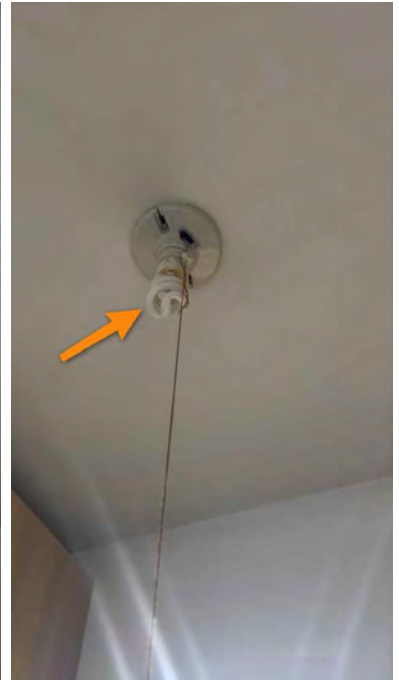
Recommendation: Contact a handyman or DIY project



Primary right closet



Priamry closet



Bedroom 2 closet

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

I	NI	NP	D
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Bedroom 3 closet

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

I	NI	NP	D
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6: Cover Plate Condition

🔴Recommendation

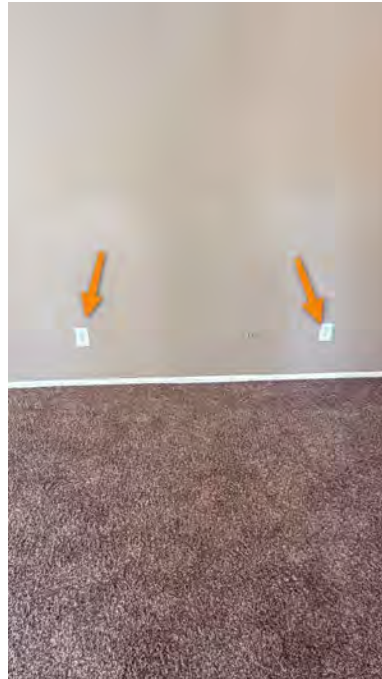
Multiple locations

Observed damaged, loose, missing cover plate for outlet, data box, doorbell chimes, ceiling fan, or light switch at time of inspection. Cracked or damaged outlet cover plates can expose the outlets terminals and invite a small child to poke a metal object into the open space.

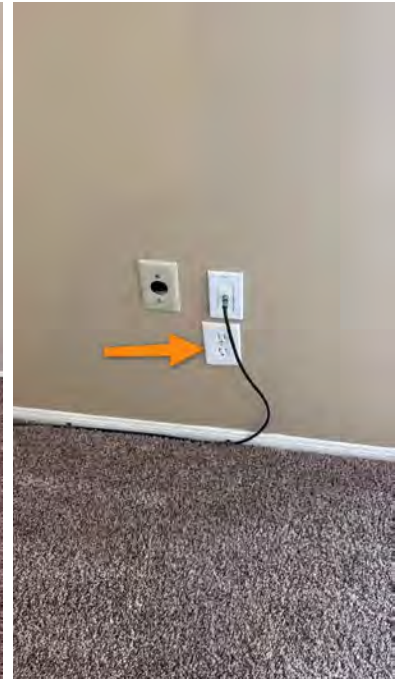
Recommendation: Contact a qualified professional.



Garage



Primary bedroom- loose



Primary bedroom- loose

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

I	NI	NP	D
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Bedroom 2- loose



Dining room- loose



Kitchen Dining Room- loose



Living Room- missing



Office- loose

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

I	NI	NP	D
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7: Inoperable Outlet

Recommendation

Observed an inoperable outlet when testing at time of inspection. Receptacle didn't produce any signs of power when tested. Outlets in bathroom and kitchen areas that are within 6' of a water supply should be GFCI protected. It is unknown to the inspector if an inoperable outlet in aforementioned locations meet this requirement.

Recommendation: Contact a qualified electrical contractor.



Living Room

8: Light Fixture Fastening

Recommendation

Observed what appears to be a light fixture that isn't flush or improperly fastened at time of inspection. This could be due to fastening or clips not fully expanding at installation site.

Recommendation: Contact a qualified professional.



Front



Front

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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9: Open Ground**Recommendation**

Observed open ground on one or more outlets. An open ground refers to a situation in an electrical system where the ground wire, which is crucial for providing a safe pathway for electrical currents to dissipate in case of a fault, is interrupted or not properly connected. This can occur due to factors such as a broken wire, a loose connection, or a faulty grounding component. Outlets installed in homes built in the early 60's - 70's were wired with two wires and didn't require a grounding wire. Recommend consulting an electrical contractor for further evaluation.

[Here is an informational article](#)

Recommendation: Contact a qualified electrical contractor.



Bedroom 2

10: Ceiling Fan Condition

🔧 Recommendation

Observed a ceiling fan that has one or more of the following conditions: missing parts, loosely fastened, unbalanced, inoperable or making a louder than normal sound. We recommend repairing or replacing a fan that is not performing as intended.

Recommendation: Contact a handyman or DIY project



Back pario- rusted and blades warped

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

I	NI	NP	D
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11: Service Outlet

Recommendation

Observed missing outlet in location that requires a service outlet. Because a receptacle is often necessary for servicing HVAC equipment, the National Electrical Code (NEC 210.63) specifies that a 125-volt, single-phase, 15- or 20-amp receptacle outlet must be installed in an accessible location within 25 feet of the equipment and on the same level.

Recommendation: Contact a qualified professional.



Right Side

12: Exposed Ends & Splices

🔧 Recommendation

Live electrical conductors were observed that are not enclosed within a proper junction box. Exposed connections outside of an approved enclosure create a potential shock and fire hazard, as they are not adequately protected from physical damage or accidental contact. Junction boxes are required to contain and secure wire splices, provide strain relief, and allow for safe inspection and servicing.

Recommendation: Contact a qualified electrical contractor.



Front



2nd floor plumbing access panel

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

I	NI	NP	D
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13: Damaged Electrical Outlet

▲Safety Hazard

Observed damaged electrical outlet(s) at time of inspection. Damaged or cracked electrical outlet loses the ability to hold hanging plugs and expose someone to a potential shock or fire hazard; this is mainly because plug prongs are exposed while they are energized.

Recommendation: Contact a qualified electrical contractor.



Rear by backdoor



Rear

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

I	NI	NP	D
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14: Low Voltage Wiring

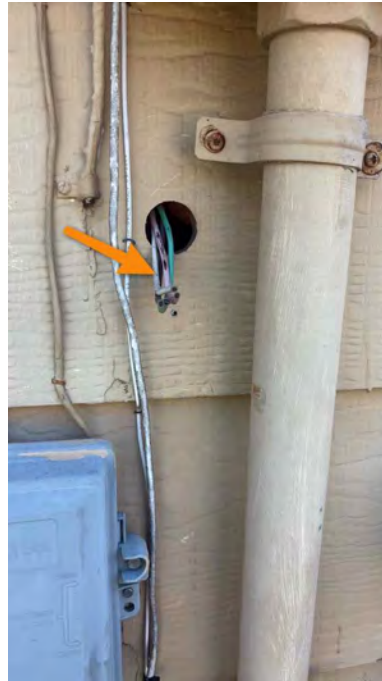
Recommendation

Observed low voltage, low hanging wire, unprotected or loosely connected wire at time of inspection. Although low voltage wire doesn't have the same impact on the electrical system it can be needed for cable, phone, home security system, etc. We recommend increasing height of line, properly fastening or protecting to prevent potential damage by impact.

Recommendation: Contact a qualified electrical contractor.



Garage



Rear

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

I	NI	NP	D
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15: Damaged Light Cover

 Recommendation

Observed damaged/rusted light fixture cover at time of inspection.

Recommendation: Contact a handyman or DIY project



Primary bedroom- rusted



Stairwell

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

I	NI	NP	D
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16: Three Prong 220V Outlet

👉Recommendation

Three prong 220V outlet installed for dryer is outdated by current standards. Three-prong 220V outlets, commonly used for older dryers and ranges, are considered acceptable if they were installed before electrical code updates in 1996. However, current code requires four-prong outlets for all new 220V installations to provide a dedicated ground wire for improved safety. While existing three-prong outlets are typically grandfathered and not required to be replaced unless the circuit is modified, upgrading to a four-prong outlet is recommended when replacing appliances or performing electrical work to ensure compliance with modern safety standards.

Recommendation: Contact a qualified electrical contractor.



☐ ☐ ☒ ☐ C. Other
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ A. Heating Equipment

Comments:

If deteriorated or missing sealant, missing refrigerant line insulation, or evidence of previous or current leaks are notated as deficient within HVAC systems, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

Type of Systems: Gas-Fired Heat, Forced Air

Energy Sources: Natural Gas

Furnace Manufacturer/Year: Trane -

Although some furnaces can last more than 40 years, the average life of a gas-fired or electric furnace is around 15 to 30 years.



Manufactured in 2000

Note:

We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters and proper airflow is not included in this inspection. Only the Emergency Heat mode, if available, is checked on heat pump systems when the outside temperature is above 80°F.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Furnace Operation & Functionality**Recommendation**

Observed furnace not operating or properly heating when testing at time of inspection. When testing furnace for proper functionality unit did not perform as intended. If gas supply to home or unit is disconnected/off the inspector will be unable to test furnace for proper functioning. If temperature in home exceeds setting for thermostat this will prevent testing as well. Recommend a qualified HVAC professional for further evaluation if cause for lack of operation is due to something beyond the gas being off to unit or home.

Recommendation: Contact a qualified HVAC professional.



Thermostat uninstalled- unable to operate system

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

I NI NP D

2: Furnace Age

Recommendation

The inspector is not a licensed HVAC professional and the unit is functioning properly when tested. The average lifespan of a gas or electric furnace is 15 to 30 years.

It is also unknown to the inspector how frequently preventative maintenance has occurred. Depending on how the unit has been maintained the life expectancy could be less or more than the average 15-30 years. Furnace annual maintenance allows technicians to check, clean, adjust, lubricate, and test all the system's essential components.

Recommendation: Contact a qualified HVAC professional.



Manufactured in 2000

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

I	NI	NP	D
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3: Sediment Trap

🔴 Recommendation

Missing, improperly installed or insufficient length sediment trap on gas connection for furnace at time of inspection. A sediment trap, also known as a drip leg, is designed to catch debris, moisture, and sediment in gas lines before they enter appliances like water heaters or furnaces. It works by forcing gas to make a 90-degree turn, allowing heavier particles to drop into a capped vertical section of pipe below the gas flow.



Recommendation: Contact a qualified professional.

Example



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

I	NI	NP	D
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4: Thermostat Inoperable/Inaccessible

👉Recommendation

Observed inoperable, improperly functioning, inaccessible, uninstalled or locked thermostat at time of inspection. Without control from thermostat inspector will not be able to test unit for proper functionality and performance.

Recommendation: Contact a qualified HVAC professional.



Uninstalled

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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5: Gas Line Rust**Recommendation**

Rust was noted on the gas line connected to the furnace. This type of surface corrosion can occur over time due to moisture exposure, condensation, or environmental conditions within the mechanical area. While the pipe may still be functional, continued rusting can gradually affect the condition of the material and its long-term reliability. It is recommended to have a licensed professional evaluate the extent of the corrosion and determine if any maintenance, cleaning, or protective measures are needed to help preserve the gas line and ensure the system continues to operate safely and efficiently.

Recommendation: Contact a qualified professional.



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☐
☒
B. Cooling Equipment

Comments:

The Texas Real Estate Commission estimates the typical life span of HVAC systems to be 15-20 years of service. This may vary from system to system depending on level of use and recommended maintenance performed during the life of the system.

Type of Systems: Central Air Conditioner

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

HVAC Manufacturer/Year : Goodman -

HVAC systems that are between 15-20 yrs old are considered to be at the end of it's useful life. The age of the unit is based on the manufacturer's serial number(s) to the outdoor (condenser) unit(s). Although the unit is functioning properly at the time of the home inspection that does not mean it may not need to be replaced. If during testing the inspector finds that the unit is not functioning as intended it will be recommended as a deficiency and notated in the report as such. The attached photos will show the age and manufacturer of the unit(s) installed at time of inspection.



Manufactured in 2021

Cooling Test- Temp Variance: Return Vent Avg. Reading: N/A - Supply Vent Avg. Reading: N/A N/A -

The air conditioning cooling ability was tested using an infrared thermometer reading to determine if the difference between the supply and return air vent reads between 15 and 22 degrees fahrenheit. If so, this would indicate that the unit is functioning and cooling as intended. Testing will be performed by lowering thermostat to lowest setting and checking variance after an hour of operation. TREC, the governing body for inspectors, prohibits testing of AC systems when outdoor temperature is below 60°.

HVAC Maintenance:

We recommend that the HVAC system be inspected/serviced by a professional HVAC professional. Routine maintenance performed by a professional will be a more in-depth look at the unit. This service usually consist of:

- Thorough cleaning of coils, drains, and elements.
- Inspecting connections, motor operations, and thermostat functionality.
- Monitoring refrigerant pressure.
- Testing safety controls.
- Lubricating moving parts

Your home inspector will do a visual check for any possible issues and test temperature variances by getting temperature readings from supply and return registers. On existing homes we recommend verifying if the seller has any maintenance records on the HVAC system.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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AC Coolant (Freon) Type: R-410A -

The type freon used, when possible, is located on the manufacturer label of the condenser. If the freon has been updated from what the label suggest it will be unknown to the inspector. Condensers that are using R22 freon doesn't mean the unit needs to be replaced. R22 freon is being phased out which will make it hard to acquire if needed and possibly require the HVAC system to be replaced. R22 freon is a proven ozone-depleting substance, R22 refrigerant and freon-reliant appliances have both been phased out over time. The phaseout began in earnest in 2004 in favor of the more environmentally friendly, R-410A. In 2010, the Environmental Protection Agency banned the production and installation of new Freon-reliant appliances. R22 will remain in production in rapidly reducing quantities until 2020. (R22 refrigerant or hydrochlorofluorocarbon [HCFC-22]) is a coolant that was commonly used in air conditioning systems until 2004.

*EPA Information on R-22 Freon**Filter Location: In return vent(s) -*

Filters are part of the HVAC system and are used in the home's heating and cooling system. They filter dust, pollen, pet dander, and other small particles out of the air. These particles are trapped in the filter to prevent them from being circulated throughout home.

The most common residential HVAC system is called a "split system". It is made up of two systems; one outdoors (the condenser), one indoors (the evaporator and furnace).

HVAC filters are placed on the inside of the home in either the "return vents" or on the "evaporator/furnace system". The evaporator/furnace is primarily located in an attic space or sometimes in a closet/cabinet type space. Return vents are primarily located on ceilings or walls.

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

I	NI	NP	D
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1: Rust in Pan

👉Recommendation

Secondary drain pan has signs of rust/corrosion. Rust in the secondary drain pan is typically caused by water accumulation due to poor drainage or excessive condensation from the HVAC system. When the primary drain pan overflows or there is a blockage in the drain lines, water can collect in the secondary pan. If this water sits for extended periods, it leads to corrosion, especially if the pan is made from a metal prone to rust.

Recommendation: Contact a qualified HVAC professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Evaporator/Furnace Sealant Condition

Recommendation

Observed sealant used to seal furnace/evaporator cabinet at seams or penetrations appear to be insufficient or not functioning as intended. All unused conduit knockouts should be sealed with UL-listed tape or mastic. Fixed seams in the cabinets, and all seams between the cabinet and the supply or return plenums should be sealed with mastic or mastic and fiberglass mesh fabric. It is recommended that UL-approved gaskets, mastic, mastic plus embedded fiberglass mesh fabric, or UL 181 A or B tape should be used to seal all cabinet seams and junctures between the air handler or furnace cabinet and the evaporator coil cabinet, the supply plenum, and the return plenum. Leaky ducts or cabinets can dump conditioned air into attics and crawlspaces, or pull in air from these same types of spaces. Both outcomes waste energy and reduce the amount of heated or cooled air that reaches its destination, and can cause the HVAC system not to function as intended.

Recommendation: Contact a qualified HVAC professional.



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

I	NI	NP	D
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3: Condenser Lineset Flashing

Recommendation

Condenser lineset flashing was showing signs of damage, insufficient for application, uninstalled or loosely fastened at time of inspection. Lineset flashing that is not suitable or properly installed can allow water intrusion into the wall assembly (which can cause organic growth and deterioration of adjacent framing members) and potential pest intrusion into to wall or attic space. Exterior wall penetrations should be properly sealed and flashed to maintain the integrity of the building envelope.



Recommendation: Contact a qualified professional.

Example



Right Side

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

I	NI	NP	D
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4: Inoperable / Improperly Functioning AC

👉Recommendation

HVAC system, when testing for proper cooling, unit did not operate or function properly at time of inspection. When testing AC for proper functioning unit didn't achieve proper temperature variances between the supply and return registers or didn't meet sufficient cooling when set in low temperatures. Low refrigerant levels, broken condenser fan(s), inoperable compressor, dirty filters, damaged or poorly connected supply ducts or improperly functioning thermostat are all causes of an AC unit not functioning as intended.

Recommendation: Contact a qualified HVAC professional.



No thermostat, unable to operate system

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

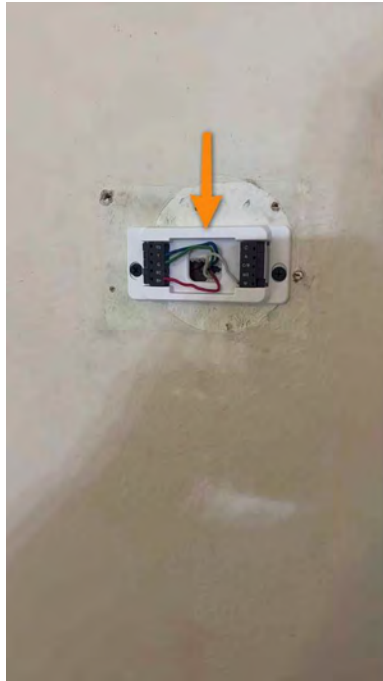
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5: Thermostat

Recommendation

Observed inoperable, improperly functioning, inaccessible, uninstalled, damaged or locked thermostat at time of inspection. A thermostat that is not functioning as intended or not installed will impede or prevent the inspector from testing the HVAC system for proper functionality, temperature variance, heating and balanced venting throughout the home.

Recommendation: Contact a qualified HVAC professional.



Uninstalled

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

Comments:

This inspection covers the condition of the visible ducts, vents, fans and filters. Supply and return air is checked with infrared thermometers at various registers for temperature consistency.

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

I	NI	NP	D
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1: Ductwork Contact

🔴 Recommendation

Observed ductwork that is touching or in contact with other ducts at time of inspection. Where ductwork is touching it forms a cold spot and could potentially cause condensation to form.

Recommendation: Contact a qualified HVAC professional.



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

I	NI	NP	D
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2: Dirty Vents

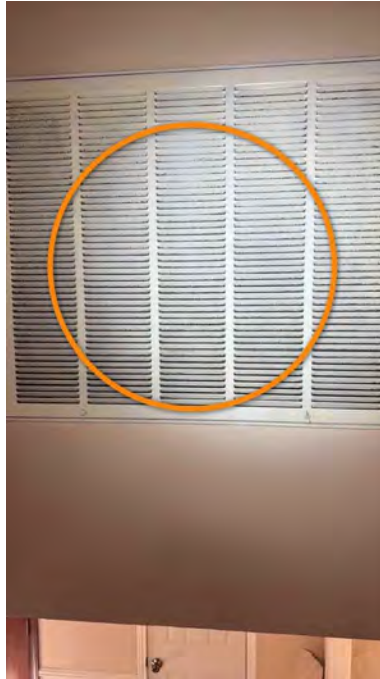
👉Recommendation

Observed dirty supply/return vents in one or more locations at time of inspection. Dirty vents can be caused by one or more of the following: dust and debris over time, lack of maintenance, pet dander, mildew (which will cause an odor), inadequate filtration, previous construction/renovation and dirty return vent filters. It is recommended that a licensed HVAC technician be contacted to verify exact cause of buildup and a course of action.

Recommendation: Contact a qualified HVAC professional.



2nd floor return



Stairwell return



Dining room

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

I	NI	NP	D
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3: Uninstalled Filter

👉Recommendation

Observed location that requires a filter for HVAC system not installed. Recommend installing filter to help minimize amount of pollutants and debris that will recirculate throughout home when in operation.

Recommendation: Contact a qualified professional.



2nd floor

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

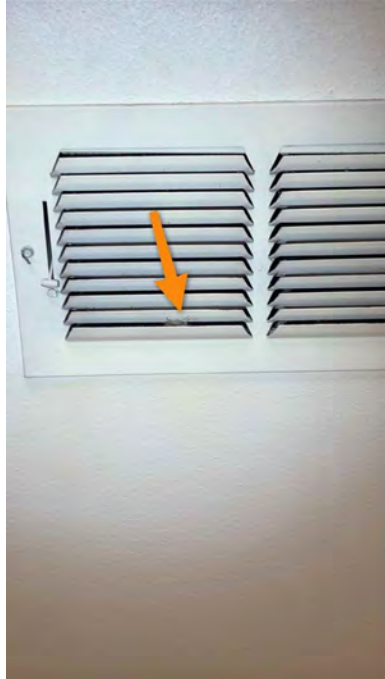
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4: Debris

Recommendation

Observed debris in supply vent at time of inspection. Debris in supply registers can partially block the flow of air and possibly cause the HVAC system to run longer than normal to cool or heat the living space. In doing so, more electricity will be consumed causing an increase in utility bills.

Recommendation: Contact a qualified professional.



Bedroom 4

☐ ☐ ☒ ☐

D. Other

Comments:

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

I	NI	NP	D
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IV. PLUMBING SYSTEMS

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

Comments:

This inspection covers the type and condition of all accessible and visible water supply components.

Location of Water Meter: Exterior



Front right

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

I	NI	NP	D
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Location of Main Water Supply Valve : Main Level



Right Side

Static Water Pressure Reading: 55 psi



Type of Supply Piping Material: Galvanized Steel, CPVC, Copper

Note:

Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check drain system.

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

I	NI	NP	D
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1: Pipe Insulation

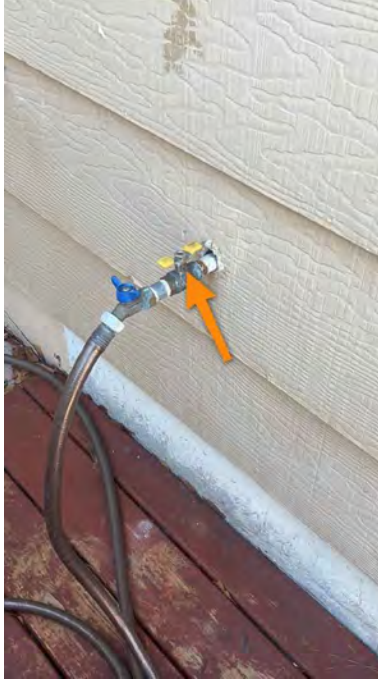
🔴 Recommendation

Observed damaged or missing water pipe or hose bibb insulation at time of inspection. We recommend wrapping pipes that supply water to home that are located in uninsulated areas, within attic space or exterior of home.

Recommendation: Contact a handyman or DIY project



Right Side



Rear

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

I	NI	NP	D
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2: Backflow Preventer

 Recommendation

Hose bibb is missing or has a defective backflow preventer. This device helps to stop and prevent contaminated water, contaminants and chemicals from entering into the water supply. A hose bibb backflow preventer can become defective due to several factors, including wear and tear, mineral buildup, or debris clogging the internal components. Over time, the seals or valves inside the preventer can degrade, leading to leaks or reduced functionality.

Recommendation: Contact a handyman or DIY project



Example



Right Side



Left Side

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

I	NI	NP	D
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3: Sink Stopper

Recommendation

Sink stopper not adequately seating, installed or functioning properly in drain orifice. Sink stopper(s), when functioning properly, should have the capability to allow the sink to be filled with water and not drain.

Recommendation: Contact a qualified professional.



2nd floor bathroom right sink

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

I	NI	NP	D
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4: Tub Stopper

👉Recommendation

Tub stopper missing, not seating or functioning properly at time of inspection. Tub stopper helps prevent water from draining when filling.

Recommendation: Contact a handyman or DIY project



Primary shower

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

I	NI	NP	D
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5: Shower/Tub Diverter

🔴Recommendation

Shower/Tub diverter didn't function properly or not installed at time of inspection. Diverter didn't operate or when pulled/turned didn't completely divert water from faucet to shower head/sprayer or vice versa.

Recommendation: Contact a qualified professional.



Primary tub- diverter stuck in shower mode

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

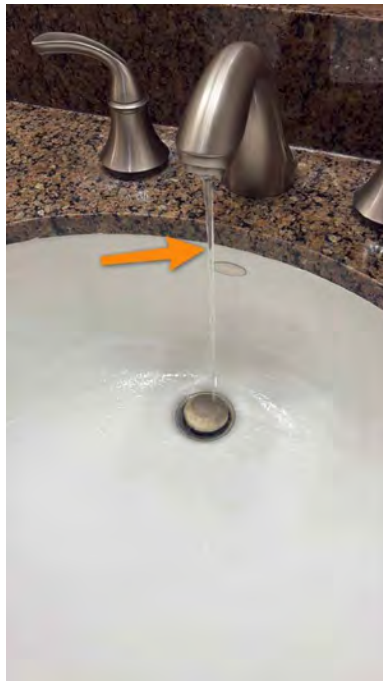
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6: Weak Water Pressure

👉Recommendation

Observed weak water pressure at one or more fixture(s) when testing at time of inspection. When low water pressure appears to be restricted to a single faucet or showerhead, the problem may not be with the pipes or water supply, but with the fixture itself. If it's a sink, the most common causes are a clogged aerator or clogged cartridge. Weak water pressure at hose bibbs may indicate that the water supplied to the home is insufficient and the local utility provider may need to be contacted. This could be an issue with your pressure-reducing valve (PRV) or main water shut-off valve. PRVs are common in municipal systems where the water pressure exceeds 80 pounds per square inch.

Recommendation: Contact a qualified plumbing contractor.



Primary right sink

7: Galvanized Pipes

🔧 Recommendation

Observed galvanized plumbing on the interior or exterior of the home at time of inspection. Galvanized plumbing pipes are known to allow sediment buildup within the lines and overtime corrosion will begin to form. As this corrosion builds up rust will weaken the lines, slow the flow of water to home, show signs of rust in sinks and tubs, and eventually leak or burst due to freezing temperatures. Galvanized pipes have a life expectancy of 40-50yrs.

Recommendation: Contact a qualified plumbing contractor.



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

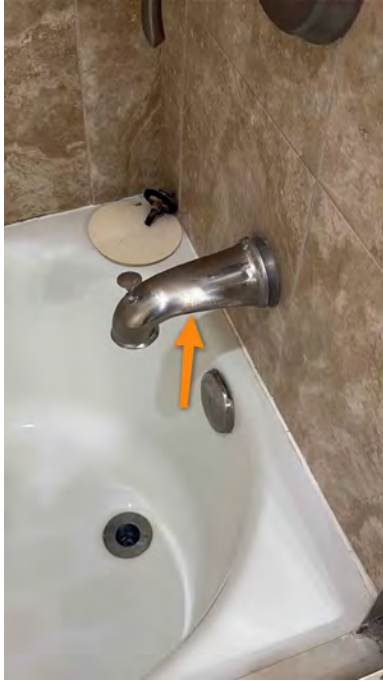
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8: Loose Shower Head or Tub Spout

👉Recommendation

At time of inspection observed loosely fastened shower head extension arm. Improper installation or insufficient tightening during initial setup can cause the shower head and tub spout to become loose.

Recommendation: Contact a qualified professional.



Primary shower

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

I	NI	NP	D
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9: Missing Caulk

🔧 Recommendation

Observed missing caulk around sink bowl or tub at time of inspection. Recommend sealing around sinks and tubs to prevent moisture intrusion into or around wall cavity.

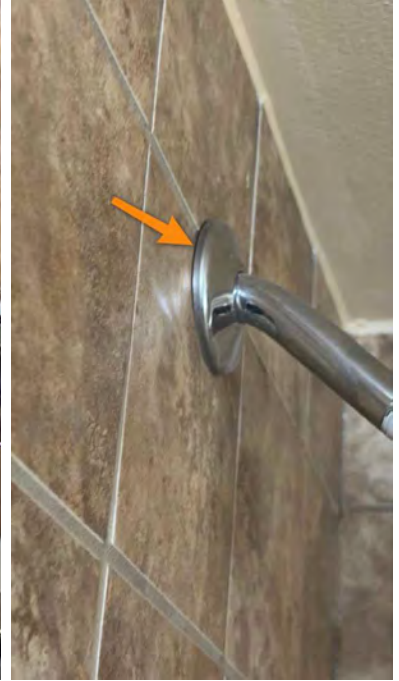
Recommendation: Contact a qualified professional.



Primary shower



2nd floor tub



2nd floor shower

10: Corrosion/Rusted Pipes

Recommendation

Galvanized steel supply piping is exhibiting visible rust and corrosion. Galvanized pipes are prone to internal deterioration over time, which can lead to restricted water flow, leaks, and eventual pipe failure. The rust observed may also indicate scaling or mineral buildup inside the piping, which is not fully visible during a visual inspection.

Recommendation: Contact a qualified professional.



Washing machine supply lines

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

11: Missing Grommet- Cabinet**Recommendation**

A flexible braided stainless steel or pex water supply line was observed passing through the cabinet wall without protection at the penetration. Although on braided steel lines provide some resistance to abrasion, repeated movement or vibration may cause the line to rub against the raw or sharp cabinet edge over time. This can lead to wear on the line's outer sheath, increasing the risk of leaks or damage.

Recommendation: Contact a qualified professional.



Kitchen

☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**
Comments:

This inspection covers the condition of all accessible and visible waste-water and vent pipes. The inspector will test drainage by filling tubs and sinks with water to observe drainage flow; toilets will be flushed and observed for drainage flow also. When a property has a lot of full grown trees, those roots can sometimes penetrate the drainage system of the property. The inspection performed may not identify this due to a number of factors such as: lack of use due to the property being vacant, when testing drainage only water is being used or a partial clog/break in the drainage line may not present itself at the time of inspection. When full grown trees are present we recommend a sewer scope or static pressure test be performed to ensure that the drainage line(s) are intact and functioning as intended.

Type of Drain Piping Material: PVC

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Drain Pipe Clean Out Location: Rear



Note:

Only visible and accessible waste lines are checked.

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

I	NI	NP	D
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1: Drain/Supply Penetrations Collars

🔧 Recommendation

Observed exposed around drain/supply/gas arm penetrations through rear cabinet bulkheads and/or walls. Openings should be sealed or a collar be placed around penetrations to help prevent possible pest intrusion.

Recommendation: Contact a qualified professional.



Primary toilet



Half bath

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

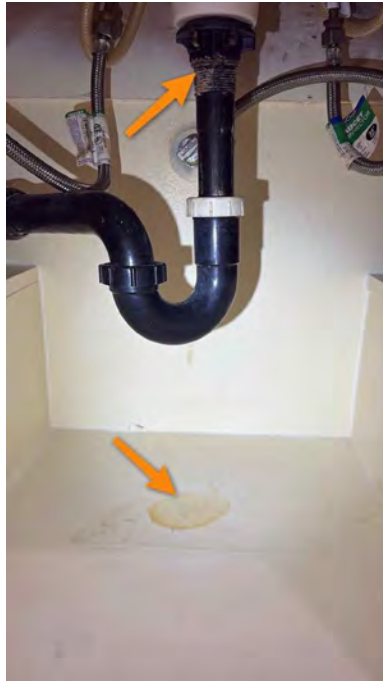
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2: Leaking Drain Pipe

🔧 Recommendation

Observed leaking drain pipe. Leaking drain pipes in crawl spaces, under sinks, tubs or other areas will allow continued moisture within space and can cause issues such as deterioration of wood products, saturated soils in crawl spaces and excessive movement in block and beam foundations. We recommend a licensed plumbing contractor for further evaluation.

Recommendation: Contact a qualified plumbing contractor.



Primary left sink- appears to be old leak

☒ ☐ ☐ ☒ C. Water Heating Equipment

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Energy Sources: Gas -
See comment(s) under photo(s).

[Here is an informational article on life expectancy of a water heater.](#)



Manufactured in 2019

Capacity: 40 Gallons

Comments:

This inspection covers the water heating equipment and its temperature and pressure relief system.

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

I	NI	NP	D
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Temperature Pressure and Relief Valve:

Due to not knowing if the TPR valve will reseal, the inability to see the drain pipe as it goes into walls or ceilings or if there has been routine manual testing of valve prior to inspection the TPR valve will not be tested during inspection. TREC states:

The inspector is not required to: "Verify the effectiveness of the temperature and pressure relief valve, discharge piping, or pan drain pipes. Operate the temperature and pressure relief valve if the operation of the valve may, in the inspector's reasonable judgment, cause damage to persons or property."



Example

1: Inoperable Water Heater

➡ Recommendation

At time of inspection observed gas or electric water heater(s) not performing as intended or uninstalled. Inadequate water temperature, lack of gas supply, unlit pilots, electrical power, or old age are common factors that render the unit inoperable or not functioning properly. If it was verified at the time of inspection that the gas supply to home or the unit is in the off position air can build up in gas plumbing lines. Air build-up in gas lines will need to be bled off in order for unit to receive gas to function.

Recommendation: Contact a qualified plumbing contractor.



Gas off and locked at meter

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

I	NI	NP	D
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2: Drain Pan Rust

Recommendation

Observed rust in water heater pan at time of inspection. Rust in water heater pan can be from a previous water leak with the current water heater or the pan can be from an old water heater that has been replaced prior to the inspection. Depending on severity of rust, future water leaks can drain outside of the pan due to corrosion and the pans inability to hold water.

Recommendation: Contact a qualified professional.



3: Draft Hood/B-Vent Vertical Rise

👉Recommendation

Draft hood connection to flue vent connector should provide at least 12" vertical inches of flue vent between the draft hood outlet and the first elbow or sloping flue vent connector. This is a manufacturer-recommended detail to improve the flow of exhaust gases. It is unknown to the inspector what the manufacturer recommendation is for this application.

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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4: Exhaust Vent Condition**▲Safety Hazard**

The exhaust vent is showing signs of rust and appears to have been extended or modified in an unprofessional manner. It is not properly secured and does not appear to have been installed to industry standards. In some areas, the vent has been extended above the draft hood using non-standard materials or connections, which may compromise proper draft and safe exhaust flow. Rust can indicate ongoing moisture exposure and may lead to deterioration or vent leakage. This condition may affect the performance and safety of the combustion appliance.

Recommendation: Contact a qualified professional.



☐ ☐ ☐ ☒ **D. Hydro-Massage Therapy Equipment**

Comments:

This inspection covers built-in hydrotherapy and whirlpool equipment.

☒ ☐ ☐ ☒ **F. Gas Distribution Systems and Gas Appliances**

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

I	NI	NP	D
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Location of Gas Meter: Main Level



Rear Left

Type of Gas Distribution Piping Material: Black Pipe, Galvanized Steel

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

I	NI	NP	D
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1: Galvanized Steel

🔧 Recommendation

Observed galvanized steel used for gas supply in parts of the home at time of inspection. Galvanized pipe is not recommended for gas because of the galvanized coating. Over time pieces of the galvanized steel will flake off and clog gas regulators and burner units. Mixing galvanized and black iron, where they touch, corrosion will be accelerated.

Recommendation: Contact a qualified plumbing contractor.



2: Gas Supply/Connection

Recommendation

The gas meter was observed to be either not properly connected or locked in the off position by the utility company at the time of inspection. As a result, gas could not be supplied to the home, and the following appliances were not tested for operation (if applicable): the furnace, water heater, gas range, and any other gas-powered equipment.

Recommendation: Contact a qualified plumbing contractor.



Gas off and locked

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

I	NI	NP	D
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V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwashers

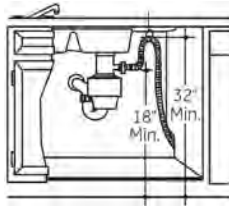
Comments:

This inspection of the dishwasher covers the door gasket, control knobs, and interior parts; including the dish tray, rollers, spray arms, and he soap dispenser.

1: Air Gap/High Loop

Recommendation

No observable air gap/high loop (anti-siphon/backflow prevention) device installed to help prevent wastewater from contaminating the potable water supply.



[Here is an informational article](#)

Recommendation: Contact a qualified plumbing contractor.



☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

This inspection of the dishwasher covers the door gasket, control knobs, and interior parts; including the dish tray, rollers, spray arms, and he soap dispenser.

☒ ☐ ☐ ☒ C. Range Hood and Exhaust Systems

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

I	NI	NP	D
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Comments:

This inspection covers the filter, vent pipe and switches as well as operation of the blower.

1: Exhaust Hood Light

➡Recommendation

Observed inoperable light or missing cover on exhaust hood at time of inspection, this may indicate the bulb needs replacing.

Recommendation: Recommended DIY Project



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

I	NI	NP	D
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2: Exhaust Vent Collar

👉Recommendation

Observed missing or insufficiently sealed collar on kitchen exhaust vent at time of inspection. Placing a collar or proper joint tape will prevent pest or conditioned air from entering/exiting the home.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D
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3: Dirty Exhaust Filter

🔧 Maintenance Item

A dirty exhaust filter on a kitchen exhaust fan is a common issue that can lead to various problems if not addressed. The exhaust filter in a kitchen hood is designed to trap grease, smoke, and other airborne particles generated during cooking. Over time, these particles accumulate on the filter, causing it to become dirty and less effective in filtering the air. Recommend replacing filters.

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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4: Improper Joint Tape**🔧 Recommendation**

Observed improper joint tape on range hood exhaust vent. The appropriate joint tape shall be UL 181 rated and certified.

Recommendation: Contact a handyman or DIY project

**5: Weak Suction****🔧 Recommendation**

Observed range hood exhaust vent that appears to have a weak suction at time of inspection. Kitchen exhaust vent may have weak suction due to several factors. Common causes include a clogged or dirty filter, which restricts airflow, or a blocked duct that prevents proper ventilation. The fan motor might also be malfunctioning or underpowered, reducing its ability to pull air effectively. Additionally, improperly sized or installed ductwork can lead to inadequate suction, as can leaks in the ducts that allow air to escape before it reaches the exterior.

Recommendation: Contact a qualified appliance repair professional.

☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens**

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

I	NI	NP	D
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Comments:

This inspection of the range, oven, cooktops, covers knobs, elements, drip pans, handles, glass panels, light covers and other parts.



Oven set temp



Oven temp reading

Gas Shutoff Valve:

It is part of the inspection that the gas shutoff valve be identified by the inspector and made known to the client of its location. If the gas valve is located behind the range the inspector may not be able to take a photo of it but will identify location within this comment.



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

I	NI	NP	D
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1: Inoperable Range/Cooktop

🔴Recommendation

Observed what appears to be an inoperable or improperly functioning cooktop and/or oven at time of inspection. Burners and/or oven did not heat up, unable to open oven door or didn't function accordingly when testing. If gas to home or unit is not on or disconnected it will impede inspection of appliance.

Recommendation: Contact a qualified appliance repair professional.



Gas off and locked at meter

☒ ☐ ☐ ☐ **E. Microwave Ovens**

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

I	NI	NP	D
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Comments:

This inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door and seals.



Note:

Microwave ovens that are not attached to interior walls are not part of the inspection. Only microwave ovens that are affixed to wall or cabinet structures will be inspected. Microwave ovens are not checked for radiation leakage.

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

Comments:

This inspection will cover the the operation of the unit, observing sound, speed and vibration level.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Improper Exhaust Venting**☞Recommendation**

Exhaust fan is not properly vented to the exterior of the home; instead, it terminates within the attic space (or soffit vents). This condition does not meet best practices for moisture control and can contribute to excessive humidity accumulation within the attic. Over time, this trapped moisture can promote mold or mildew growth, cause deterioration of attic insulation and structural components, and reduce overall indoor air quality. Industry standards and building codes generally require bathroom exhaust fans to discharge directly to the exterior of the home through a properly sealed, insulated duct.

Recommendation: Contact a qualified professional.



Venting into attic

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:

This inspection will cover the condition of the main unit, operate the unit if possible and inspect the systems safety features.

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

I	NI	NP	D
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1: Damaged Door

🔴Recommendation

Observed damage to garage door at time of inspection. Damage to garage door will impact proper operation and functionality.

Recommendation: Contact a qualified professional.



Dented

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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2: Weatherstripping**☞Recommendation**

Observed areas around garage door missing, damaged insufficient or poorly fastened weatherstripping at time of inspection. Weatherstripping help to prevent moisture from entering into garage space.

Recommendation: Contact a qualified professional.



Garage

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**
Comments:

This inspection will cover the condition and operation of the unit.

Laundry Vent Maintenance:

Cleaning a laundry exhaust vent is crucial for maintaining safety and efficiency of the appliance. Over time, lint and debris can accumulate in the vent, posing a hazard as lint is highly flammable. Regular cleaning prevents blockages that can cause the dryer to overheat. Additionally, a clean vent ensures that the dryer operates efficiently, shortening drying times, reducing energy consumption, and extending the appliance's lifespan. Ensuring the vent is clear also helps maintain good air quality by preventing mold and mildew growth, which can occur if moisture from the dryer is not properly vented. Overall, routine cleaning of the exhaust vent is a simple yet vital task for home safety and appliance maintenance.

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1: Dryer Vent- Flexible Piping

👉Recommendation

Observed dryer transition duct concealed in wall or used in attic space at time of inspection. Flexible transition duct can only be used from the back of the dryer to the wall exhaust pipe. Transition ducts used to connect the dryer to the exhaust duct system shall be a single length that is listed and labeled in accordance with UL 2158A. Transition ducts shall be not greater than 8 feet (2438 mm) in length. Transition ducts shall not be concealed within construction.

Recommendation: Contact a qualified professional.



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VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

Sprinkler system inspection covers the functionality of each zone, spray patterns, identifying location of vacuum breaker and supply water shut-off valve, potential damage or blockage of sprinkler heads and overall water pressure in each zone.



Zone 1



Zone 2



Zone 3

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Sprinkler System and Equipment: Control Panel

Control panel

1: Cutoff Valve**➡Recommendation**

Not observed

Observed missing cutoff valve near vacuum breaker for sprinkler system. The purpose of a cutoff valve in a sprinkler system is to control the flow of water to the system. It is a component of the system that allows you to shut off the water supply to the system in case of emergencies, maintenance, or repairs. By closing the cutoff valve, you can stop the water from flowing into the sprinkler pipes, preventing further water damage or waste. The cutoff valve is normally located between the water meter and the sprinkler vacuum breaker.

Recommendation: Contact a qualified landscaping contractor

2: Rain Sensor**➡Recommendation**

Not present

Rain sensor not installed, wired properly, unable to locate or damaged at time of inspection. The purpose of a rain sensor is to prevent the sprinkler system from operating during rainy weather conditions.

3: Inoperable Zone**➡Recommendation**

Zone 4

Observed one or more zones not functioning properly at time of inspection. Sprinkler zones that are not functioning properly could be caused by one or more of the following: low water supply, programming at control panel, a partially open or closed water cutoff valve, a bad solenoid valve, disconnected wiring, pressure regulator issues, disconnected due to changes in landscaping or blocked /damaged sprinkler heads.

Recommendation: Contact a qualified landscaping contractor

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

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4: Broken Sprinkler

🔴Recommendation

Broken sprinkler heads observed at time of inspection. Damaged lawn sprinkler head(s) can have an impact on the coverage and effectiveness of the irrigation system. The extent of the impact depends on the nature and severity of the damage. Here are some ways in which a damaged sprinkler head can affect coverage: uneven water distribution, reduced reach, water waste and soil erosion.

Recommendation: Contact a qualified landscaping contractor



Zone 1



Zone 2

5: Vacuum Breaker

🔴Recommendation

Did not observe vacuum breaker

Observed actively leaking, missing cap or damaged sprinkler system vacuum breaker at time of inspection. A leaking, damaged or missing cap on the vacuum breaker will prevent testing of sprinkler system functions. Leaking water at the vacuum breaker will not allow the system to build-up enough pressure in the lines to engage sprinkler heads. Overall, the purpose of a sprinkler system vacuum breaker is to ensure the safety and integrity of the potable water supply by preventing the backflow of potentially contaminated water from the sprinkler system

Recommendation: Contact your builder.

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

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6: Irrigation System Installation

Recommendation

Irrigation system does not appear to have been permitted or installed by a licensed professional. The Texas Commission on Environmental Quality states the following:

"A permit is required for the installation of irrigation systems, which must comply with the requirements of the Texas Administrative Code Chapter 344, Rules for Landscape Irrigation. Additionally, a backflow prevention device is required at the connection to the water supply, and must be independently tested by a licensed backflow tester. State law allows a homeowner to perform this work at their homestead, but a city permit is still required. Any other work must be performed by a licensed irrigator or master plumber."

We recommend verifying validity of installation and if system meets standard installation guidelines.

Recommendation: Contact a qualified lawn care professional.

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

Comments:

This is a visual inspection of the pool/spa and equipment. We recommend a qualified pool/spa contractor to complete a more in-depth inspection of the pool equipment to ensure proper function, water testing to ensure proper pH levels are achieved and conducting scheduled pool maintenance to maintain a proper functioning pool and spa.

Type of Construction: Pool, Spa, In-Ground



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Pool/Spa Inspection- Not Required:

The inspector is not required to:
 disassemble filters or dismantle or otherwise open any components or lines;
 operate valves;
 uncover or excavate any lines or concealed components of the system;
 fill the pool, spa, or hot tub with water;
 inspect any system that has been winterized, shut down, or otherwise secured;
 determine the presence of sub-surface water tables;
 determine the effectiveness of entrapment covers;
 determine the presence of pool shell or sub-surface leaks; or
 inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

Pool/Spa Inspection- Required:

The inspector shall:
 report the type of construction;
 report as Deficient:
 the presence of a single blockable main drain (potential entrapment hazard);
 a pump motor, blower, or other electrical equipment that lacks bonding;
 the absence of or deficiencies in safety barriers;
 water leaks in above-ground pipes and equipment;
 the absence or failure in performance of ground-fault circuit interrupter protection devices; and
 deficiencies in:
 surfaces;
 tiles, coping, and decks;
 slides, steps, diving boards, handrails, and other equipment;
 drains, skimmers, and valves;
 filters, gauges, pumps, motors, controls, and sweeps;
 lighting fixtures; and
 the pool heater that these standards of practice require to be reported for the heating system.

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

I	NI	NP	D
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1: Exposed PVC Pipes

🔧 Recommendation

Observed unpainted PVC pipes on pool equipment. Painted PVC protects pipes from the sun's UV rays which will cause degradation to the plumbing that will negatively impact the strength of the piping.

Recommendation: Contact a handyman or DIY project



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

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2: Deck Cracking

👉 Recommendation

Observed cracks in pool decking. Cracks allow moisture penetration which can erode soil underneath and possible cause movement of the pool structure if left unattended. Cracks in pool decks are a common concern that requires prompt attention to maintain the structural integrity and safety of the entire pool area. These cracks often result from a variety of factors, including ground settling, temperature fluctuations, or underlying structural issues.

Recommendation: Contact a qualified swimming pool contractor



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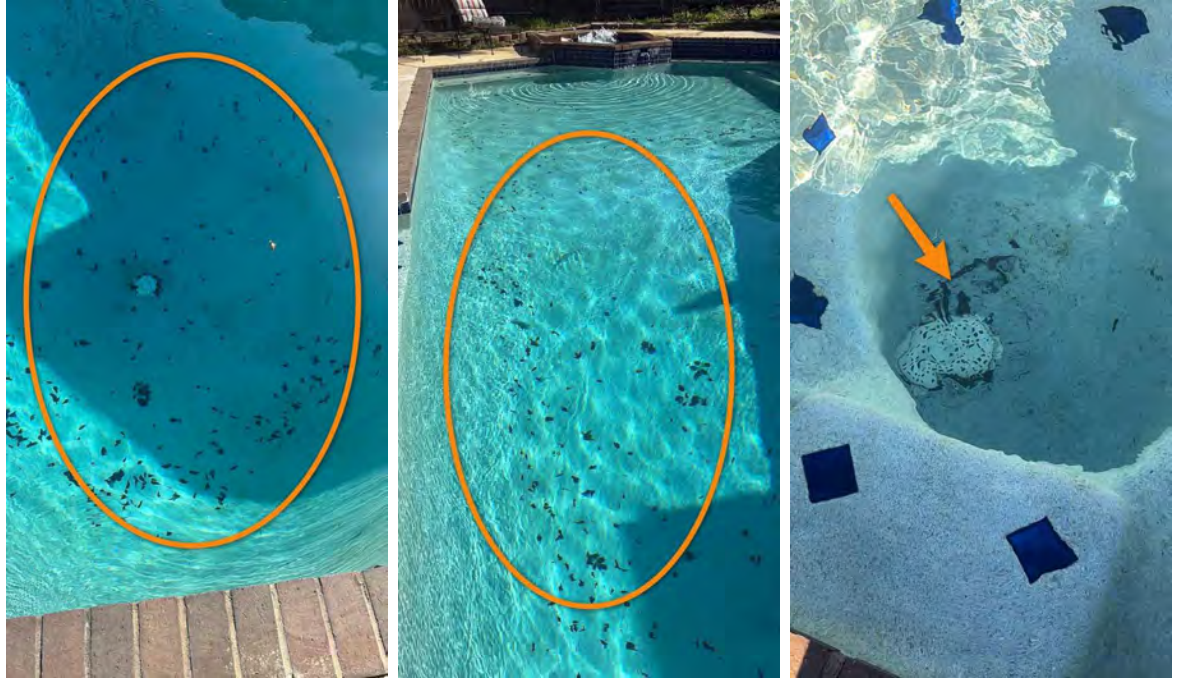
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3: Debris

👉Recommendation

Observed various form of debris on pool/spa surface or heater. Any form of debris around pool heater can be a fire hazard and must be removed before operating.

Recommendation: Contact a qualified swimming pool contractor



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

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4: Joint Seal Condition

🔴Recommendation

Multiple locations

Observed deterioration/shrinkage of deck joint seals around pool or spa. Deterioration of joint seals around a pool or spa is a common issue that can lead to water leakage and damage if not addressed promptly. Joint seals are typically used to seal gaps and joints between different pool elements, such as the pool shell, coping stones, tiles, and expansion joints. Over time, exposure to sunlight, water chemicals, and general wear and tear can cause these seals to degrade.

Recommendation: Contact a qualified swimming pool contractor



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5: Pool Light- Inoperable

👉Recommendation

Observed inoperable pool light at time of inspection. LED pool lights have a life expectancy of 10yrs. and if they are not working it could be from the age of the light. Worn out seals, bad wire contacts causing arcing, cloudy light cover or a faulty transformer can also be cause for the pool light to be inoperable.

Recommendation: Contact a qualified professional.



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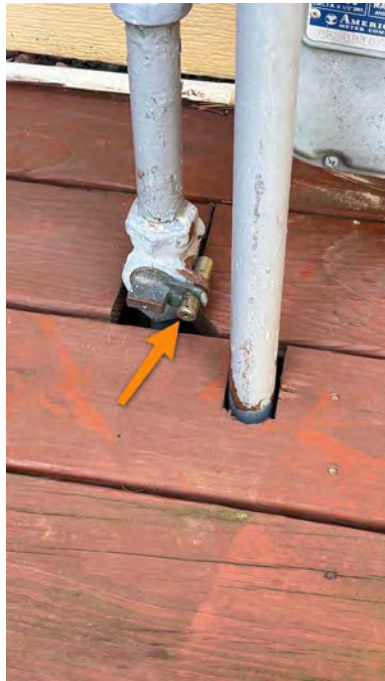
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6: Pool Heater Inoperable

🔧 Recommendation

Observed inoperable pool heater at time of inspection. Closed valves are not operated during a pool inspection. If valves are closed to heater this will prevent heater from running. A gas or heat pump pool heater can last 8 to 11 years, with an average of 10 years. Regular usage and maintenance is key to a longer lifespan. It is unknown to the inspector the age or if maintenance was done on a regular basis.

Recommendation: Contact a qualified swimming pool contractor



Gas off and locked at meter

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

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7: Pool Pump- Bonding

▲Safety Hazard

Metal parts of electrical equipment associated with the pool water circulating system, including pump motors and metal parts of equipment associated with pool covers, including electric motors, shall be bonded. Pool pump bonding wire should be a solid #8 awg copper conductor.

Recommendation: Contact a qualified professional.



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8: Surface Stains

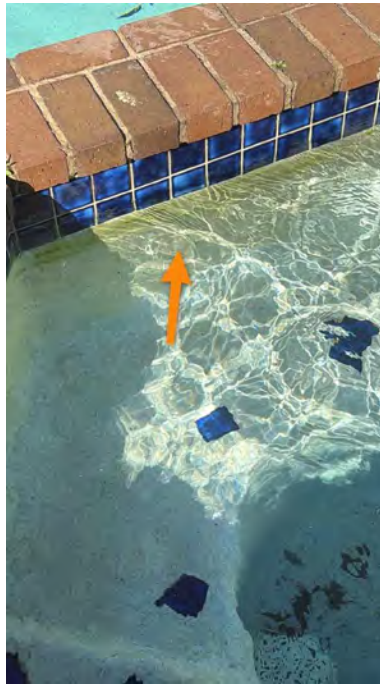
🔴Recommendation

Observed stains on the pool/spa walls or surface at time of inspection. Pool surface stains can result from various factors, and identifying the cause is essential for effective treatment. Some common reasons for surface stains on a pool include: metals such as iron, copper, or manganese, organic debris, algae growth, mineral deposits or chemical imbalance.

Recommendation: Contact a qualified swimming pool contractor



Pool



Spa

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

I	NI	NP	D
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9: Filter Pressure Gauge

🔧 Recommendation

Observed pool filter pressure below or above 10-25 psi at time of inspection. This is an indication that the filter needs servicing. Pressure gauges can fail or not function for several reasons. If the gauge remains at zero when the pump is on, the problem could be that the filter needs servicing or the air bleeder assembly under the gauge, which measures the pressure, could simply be clogged.

Recommendation: Contact a qualified swimming pool contractor



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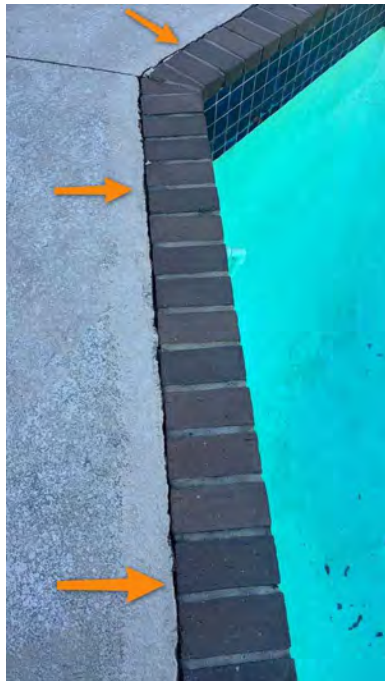
10: Grout Cracks

 Recommendation

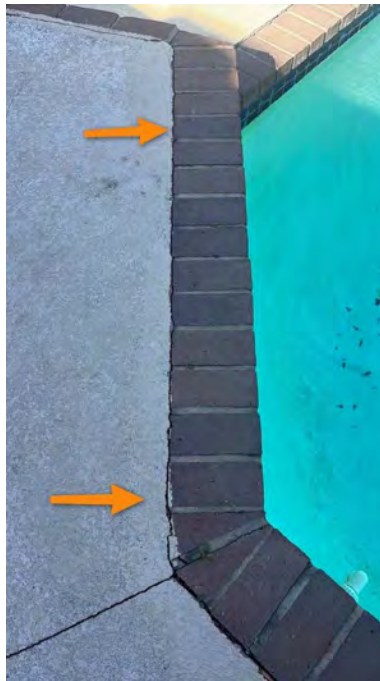
Multiple locations

Observed cracks in one or more locations between coping or tile surfaces. Grout cracks around a pool are a common issue and can lead to water leakage, damage to the pool's structure, and an unsightly appearance. Grout is often used to fill the gaps between tiles or stones around the pool, and it can crack due to various factors, including temperature changes, ground movement, or improper installation.

Recommendation: Contact a qualified swimming pool contractor



Missing around coping



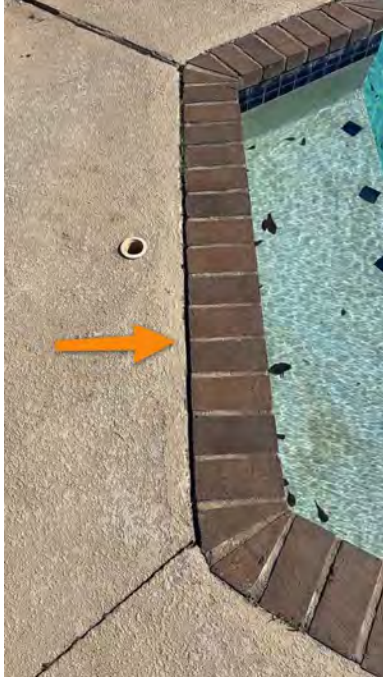
Missing around coping



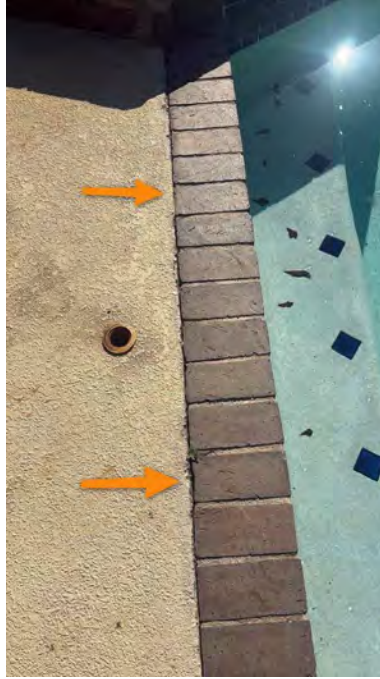
Missing around coping

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Missing around coping



Missing around coping



Spa



Spa

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

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11: Cracked Coping

Recommendation

Observed cracked coping around pool in one or more locations at time of inspection. Cracked coping can be caused by settling of the pool, improper drainage or expansive soil.

Recommendation: Contact a qualified swimming pool contractor



Damaged

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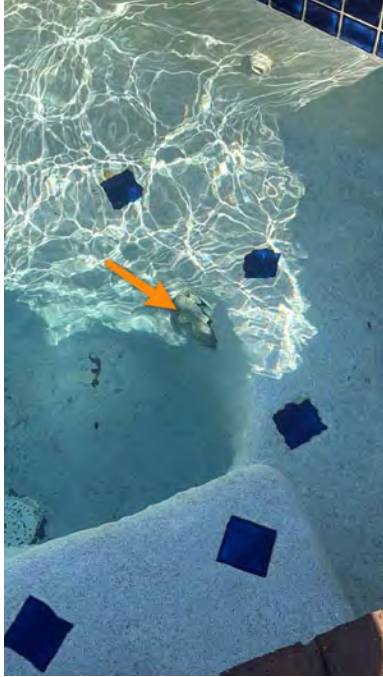
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12: Spa Light- Inoperable

 Recommendation

Spa light not functioning at time of inspection.

Recommendation: Contact a qualified swimming pool contractor



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

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13: Pool Heater- Bonding

▲Safety Hazard

Metal parts of electrical equipment associated with the pool water circulating system, including pump motors and pool heaters shall be bonded.

Recommendation: Contact a qualified professional.



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

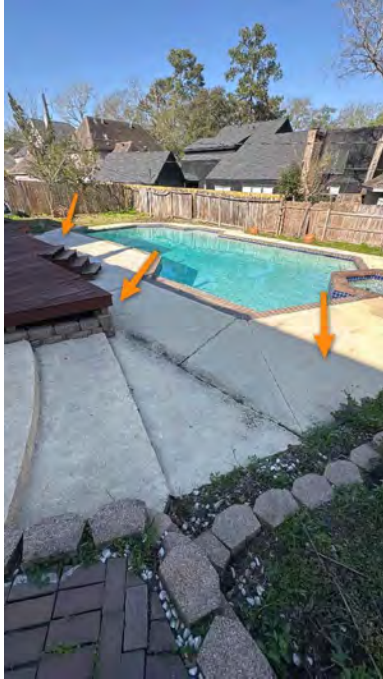
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14: Deck Drain

Recommendation

Unable to verify or locate deck drains for pool. Pool deck drainage is a drainage system designed to divert water runoff from the surface around a pool. Drainage systems are essential for in-ground pools and serve many purposes.

Recommendation: Contact a qualified swimming pool contractor



Monday drains observed

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

I	NI	NP	D
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15: Skimmer Basket/Strainer

🔴Recommendation

Pool skimmer basket/strainer has debris in strainer or crack in side wall at time of inspection. Recommend cleaning/checking skimmer frequently to prevent debris build up and allow skimmer to function as intended. Recommend repairing any cracks in skimmer wall to prevent water from escaping and getting behind pool surface

Recommendation: Contact a qualified swimming pool contractor



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

16: Control Panel Condition**Recommendation**

Control panel for pool/spa equipment was loosely fastened, damaged or showing signs of rust and corrosion at time of inspection. A pool control panel can become loose due to several factors, including improper installation, vibration, and environmental wear. If the panel was not securely fastened during installation, it might not be able to withstand regular use and vibrations from pool equipment, causing it to loosen over time. Damaged and rust can occur from normal exposure to environmental elements or contact by an unknown source.

Recommendation: Contact a qualified swimming pool contractor



Rusted



Broken switch

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

I	NI	NP	D
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17: Caps Missing/Damaged

🔧 Recommendation

Observed missing/damaged caps or plug at Multiple locations in and outside the swimming pool. The missing caps can cause debris to enter the pool plumbing or drains. Recommend further evaluation and repairs as needed.

Recommendation: Contact a qualified swimming pool contractor

