Saji 'Spections LLC

4307 Blossom Valley Ln, Richmond, TX 77469
Inspection prepared for: Jonathan Prudencio
Date of Inspection: 4/21/2024 Time: 1000
Age of Home: 2023 Size: 1800 Sq Ft
Weather: Clear & Warm

PROPERTY INSPECTION REPORT

Saji 'Spections LLC
Your TX Professional Inspector
Building
Electrical
Plumbing
Mechanical
TREC # 10287 TPCL # 0796850
Robert Saji
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WDI / Wood Destroying Insect Inspection INCLUDED
832.526.2244

PROPERTY INSPECTION REPORT FORM

Jonathan Prudencio	4/21/2024
Name of Client	*Date of Inspection*
4307 Blossom Valley Ln, Richmond, TX 77469	
Address of Inspected Property	
Robert M Saji	10287
Name of Inspector	*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.

RESPONSIBILTY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minim um 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).

RESPONSIBILTY 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

Table Of Contents

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

I	NI	NP	D

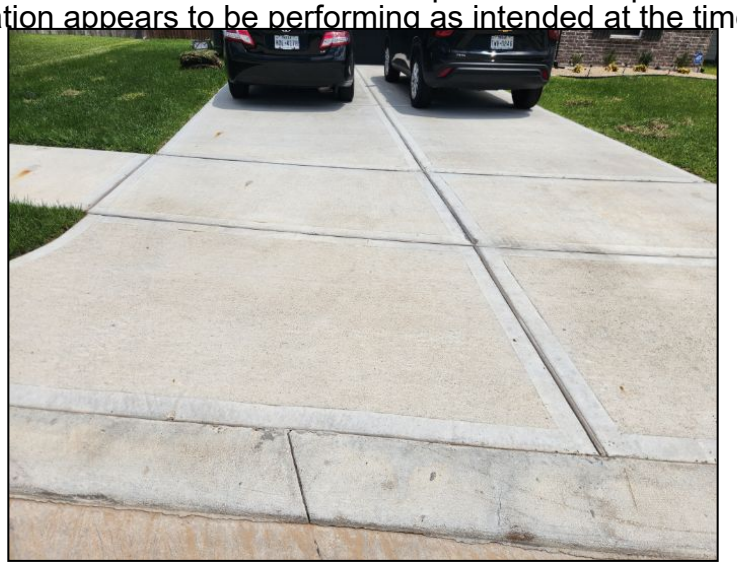
I. STRUCTURAL SYSTEMS

I	NI	NP	D	
X				A. Foundations

Type of Foundation(s):
• Post - Tension type foundation (typical for homes built after 2000)
Comments:
• About Foundations:

Two common foundation types are a concrete slab or pier and beam. Foundations are designed to provide a base for the framing and structural components of a dwelling as well as transfer the weight of the dwelling to the ground. Foundation movement can have a negative impact on the structural systems of the house. Slab-on-grade foundations are designed to move with the soil and, during the life the foundation, you can expect to find doors and windows that do not operate properly, as well as cracks to interior/exterior walls. These are common and do not necessarily indicate foundation failure or adverse performance.

• Limitation: Most components of the foundation are not visually accessible. Inspectors' opinions are limited to the visible interior and exterior structural components. Imperfections can be obstructed or hidden behind wall and floor coverings, behind walls, landscaping and other items. Inspectors do not take engineering measurements or perform any tests that would indicate the exact condition of any foundation. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.
• Note: No signs of settlement were observed to the foundation structure at the time of the inspection.
• Performance of foundation: It is the professional opinion of the inspector that the foundation appears to be performing as intended at the time of the inspection.



DRIVEWAY OK

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

I	NI	NP	D	
X				B. Grading and Drainage

Comments:
• About Grading and Drainage:

Proper grading and drainage away from the structure is vital to the performance of the foundation. Water intrusion can cause wood rot, attract insects and encourage growth of possible organic materials. As a general rule, the ground should slope 6" within the first 10' away from the house. Clearance to wall siding should be at least 4" for brick, stone, or fiber cement and 6" for any other siding materials. Grading and drainage is inspected visually around the site. Flood plain research, soil and topographical studies are not performed as a part of the inspection. Any deficiencies found could be an indication of a more serious condition and should be evaluated by a qualified professional if there are concerns.

• Note: Adequate grading was observed around the perimeter of the residence.

I	NI	NP	D	
X				C. Roof Covering Materials

Type(s) of Roof Covering:
• Composition shingle...30 Year Rated
Viewed From:
• Ground...Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be contacted if a more detailed report is desired.
Comments:
• About Roof Coverings:

The roof consists of different materials and layers that come together to keep water from penetrating the structure. These systems include the outer roof covering materials, underlayment, metal flashings, sheathing, and roof decking. The roof is inspected visually and is limited to what can be seen at all accessible locations of the roof. Many elements of the roof are hidden and there is no guarantee that all damage, installation defects, and leaks can be detected. We always recommend consultation with a qualified roofing professional if there are any concerns or a need to determine insurability, life expectancy, or the potential for future problems which may arise. Any deficiencies found could be an indication of a more serious condition.

• Typical maintenance necessary, now and on an annual or semi-annual basis. This generally consists of resealing gaps at through-the-roof projections and wall-to-roof intersections.
• The roof covering was inspected and show typical signs of wear and age at the time of inspection.

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

I	NI	NP	D

ROOF COVERING; LEFT

ROOF COVERING; BACK LEFT

ROOF COVERING; BACK

ROOF COVERING; BACK RIGHT

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

I	NI	NP	D

ROOF COVERING; FRONT RIGHT

X				D. Roof Structure and Attics

Viewed From:
• Walked deck or safe area
Approximate Average Depth of Insulation:
• Radiant Barrier Present
• Insulation depth is between 12 and 14 inches
• Loose Type Insulation present
Comments:
• About the Roof Structure:

The attic of a residence is important for several reasons. In warm, moist climates the attic is an essential element to creating an energy-efficient dwelling. Insulation in the attic must be of sufficient depth to achieve proper energy efficiency. There should also be sufficient air flow and/or humidity control in all confined areas of a home. The overall attic venting ratio should be at least 1/150th of the total habitable space, however, no measurements are taken as a part of the inspection.

Other structural components in the attic include decking of the roof. Inspectors can only visibly inspect these components in areas that are accessible and considered safe to access by the inspector. Many elements of the roof and attic remain hidden or inaccessible. There is no guarantee that all damage, installation defects and leaks can be detected. Inspections are limited to accessible areas. Any deficiencies found could be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• Note: Adequate viewable insulation is present in the attic space per today's standards. (R-30)

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

I	NI	NP	D

INSULATION OK

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

I	NI	NP	D	
X			X	E. Walls (Interior and Exterior)

Wall Materials:
• Masonry / brick veneer, wood type frame construction, composition cement siding ("Hardi-Board")
Comments:
• About Interior and Exterior Walls:

Walls are visually inspected for moisture penetration and general structural performance. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted within the inspection report. Any systems enclosed within the walls are not visible and cannot be inspected.

Limitations: No additional testing is included for environmental factors such as, but not limited to: air quality, mold, insect intrusion points, excessive moisture, inadequate or defective drywall, or defective building materials. If any concerns regarding environmental factors arise, the client should consult with a certified professional in these areas. Texas law does not allow a licensed professional home inspector to positively identify and/or report the presence of mold or other environmental factors. This inspection is not a pest or wood-destroying insect (WDI) inspection. The inspector does not assume any responsibility for damage to the dwelling caused by pests or insects. Any deficiencies found could be an indication of a more serious condition and should be evaluated further by a qualified professional if there are concerns.

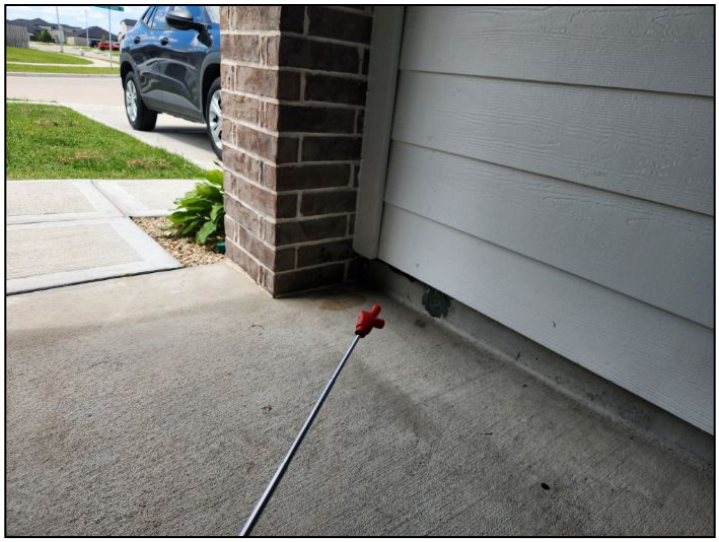
• Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.
• All pipes, cables, and vent lines should be properly sealed, where they penetrate the exterior siding throughout the home.
• All deficiencies noted in red OR captioned in the pictures should be further evaluated by a qualified professional.
• Seal deterioration / Unsealed areas were noted at one or more exterior siding intersections. Ensure all areas are properly sealed to help prevent issues and water intrusion.
• Rust / Deterioration noted at the metal support lintels. Ensure painting all areas as needed to prevent issues.

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

I	NI	NP	D

RUST / DETERIORATION AT METAL LINTEL

UNSEALED AREAS

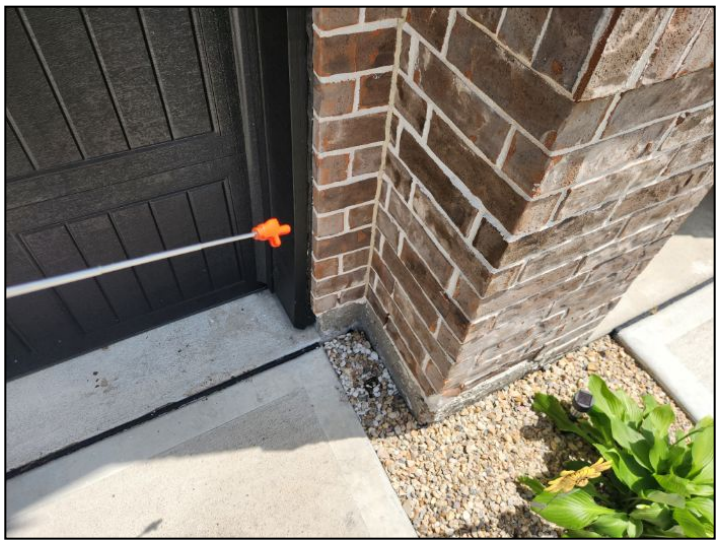


UNSEALED AREAS

RUST / DETERIORATION AT METAL LINTEL

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

I	NI	NP	D



SEAL DETERIORATION

SEAL DETERIORATION

UNSEALED AREA

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

I	NI	NP	D	
X				F. Ceilings and Floors

Ceiling and Floor Materials:
• Floor covering material is carpet
• Floor covering material is tile
• Flooring material is vinyl plank
Comments:
• About Ceilings and Floors:

Ceilings and floors are visually inspected for moisture penetration and general structural performance. Condition of surface finishes and cosmetic imperfections that do not indicate a more serious problem are not noted in the inspection report. Any area that is enclosed, inaccessible, or not visible cannot be inspected. Any deficiencies noted can be an indication of a more serious condition. We recommend further evaluation by a qualified professional for further evaluation and diagnosis if there are concerns.

• All ceilings and floors were inspected and no deficiencies were noted at the time of the inspection.

I	NI	NP	D	
X				G. Doors (Interior and Exterior)

Comments:
• About Doors:

Interior and exterior doors are inspected for functionality. Doors should open and close properly. Locks and latches should function as intended. Any deficiencies noted can potentially be an indication of a more serious condition. We recommend further evaluation by a qualified professional if there are concerns.

• Maintenance Tip: Caulk or grout recommended at door - floor junctions, where applicable, to prevent water that is carried in by foot traffic from entering under the flooring.
• All doors tested performed as intended.

I	NI	NP	D	
X				H. Windows

Window Types:
• Standard sliding windows
• Windows are made of vinyl
Comments:
• About Windows:

Accessible windows are inspected for general functionality. Windows are examined for broken seals/glazing strips and the presence of tempered glass in all proper locations. Any deficiencies found can be an indication of a more serious condition. We recommend further evaluation by a qualified window repair professional if there are concerns.

• In accordance with ASHI Standards, we do not test every window in the house, and particularly if it is furnished. We do test every unobstructed window in every bedroom to ensure that at least one provides and emergency exit.

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

I	NI	NP	D	
	X	X		I. Stairways (Interior and Exterior)

Comments:

I	NI	NP	D	
	X	X		J. Fireplaces and Chimneys

Locations:
Types:
Comments:

I	NI	NP	D	
X				K. Porches, Balconies, Decks, and Carports

Comments:
• About Porches, Balconies, Decks and Carports:

All porches, balconies, decks and/or carports attached to or located near the main structure are included as part of the inspection report. Detached structures and outbuildings are not included within this report section and may be omitted entirely. Any deficiencies noted could indicate a more serious condition and should be evaluated by a qualified professional if there are concerns.

• Front and back porches inspected. No deficiencies to report at the time of the inspection.

I	NI	NP	D	
X				L. Other

Materials:
• Wood type material (typically Pine)
Comments:
• Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.
• No deficiencies present at the time of inspection.

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

I	NI	NP	D

FENCING OK

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

I	NI	NP	D	
X				A. Service Entrance and Panels

Panel Locations:
• Service entrance is underground
Materials and Amp Rating:
• Aluminum wiring
• Minimum of 100 amp main breaker is required for residential homes.
• 100 amp main breaker was noted present
• The main breaker for the electrical panel was noted present at the EXTERIOR OF THE HOME ONLY.
Comments:
• About Electric Panels:

Visible and accessible portions of the electrical service system are included in the inspection. The electrical service system includes components such as the service drop, mast, meter and service panel. Inspectors will attempt to remove the cover when deemed safe by the inspector to do so.

Limitation: Much of the electrical system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector does not verify the effectiveness or performance of any over-current devices/breakers. If the client has any concerns with the electrical system or its insurability, they are encouraged to consult with a licensed electrician. Any deficiencies found could be an indication of a more serious condition and further evaluation/diagnosis by a licensed electrician is warranted.

• Dead front removed from service panel. No deficiencies to report at the time of the inspection.
• The main electrical transformer was noted present in the backyard. Although this may be an eye sore this is typical installation for neighborhoods.

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

I	NI	NP	D

MAIN GROUNDING OK

MAIN BREAKER OK

ELECTRICAL TRANSFORMER PRESENT

MAIN PANEL OK

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

I	NI	NP	D	
X			X	B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
• Copper non-metallic sheathed cable noted.
Comments:
• About Branch Circuits, Connected Devices and Fixtures:

The electrical system includes components such as wiring, switches, outlets and fixtures. Much of the electrical system in not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. GFCI and AFCI protection devices are inspected and reported by the inspector. Though general locations and power sources for smoke alarms are noted, their effectiveness, interconnectivity or suitability for the hearing impaired are not verified. Low voltage systems and disassembly of mechanical appliances are not included in the inspection.

• Limitation: Outlets that are not accessible due to furniture and personal items were not tested at the time of the inspection.
• MAINTENANCE: Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
• All deficiencies noted in red OR captioned in the pictures should be further evaluated by a qualified professional.
• One or more 3 way circuits were noted inoperable. Ensure proper repairs as needed.


DAMAGED / INOPERABLE 3 WAY SWITCH


DAMAGED / INOPERABLE 3 WAY SWITCH

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

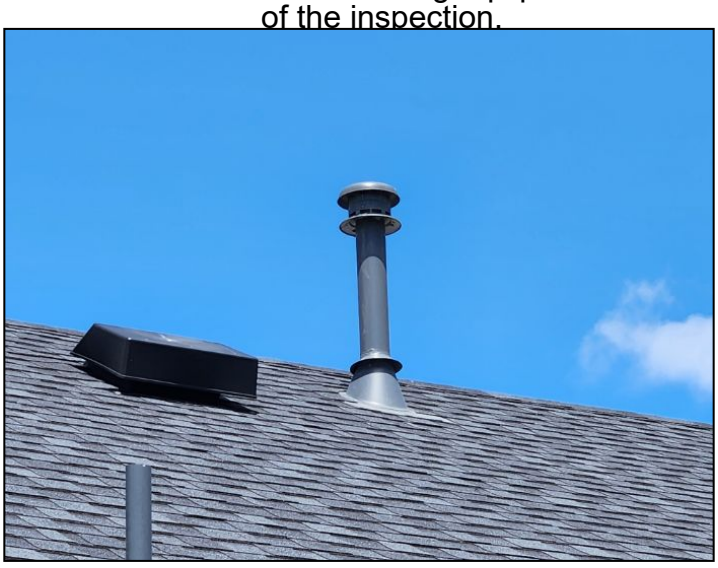
I	NI	NP	D	
X				A. Heating Equipment

Type of Systems:
• Direct Port
• The furnace is located at the ATTIC
Energy Sources:
• The furnace is gas powered.
Comments:
• About Heating Equipment:

The heating unit is designed to heat and circulate the inside air. Central heating units often work in conjunction with central cooling systems. The inspector operates the heating equipment if it deemed safe to do so. Inspectors visually inspect the heating unit for general operation and safety issues.

Inspectors are not authorized to disassemble heating or cooling components as a part of the home inspection. Inspectors do not verify compatibility of components, accuracy of the thermostat, integrity of the heat exchanger, sizing/tonnage, or uniformity of the air supply. In order to maximize the efficiency of a heating/cooling system, it is advisable to have them serviced annually. Any deficiencies can be an indication of a more serious condition, and further evaluation by a licensed HVAC specialist is advised if there are concerns.

• The heating equipment was inspected and no deficiencies were noted at the time of the inspection.



VENTING OK

VENTING OK

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

I	NI	NP	D

FURNACE OK

X				B. Cooling Equipment

Type of Systems:
• Split-System
• Refrigerant: R-410A
Comments:
• About Cooling Equipment:

The cooling equipment is designed to cool and circulate the inside air. Central air conditioning units often work in conjunction with central heating systems. The inspector operates the cooling equipment if the outside temperature is above 60 degrees and deemed safe to do so. Inspectors visually inspect the cooling equipment for general operation and safety issues.

Inspectors are not authorized to disassemble heating or cooling components as a part of the home inspection. Inspectors do not verify compatibility of components, accuracy of the thermostat, sizing/tonnage, or uniformity of the air supply. In order to maximize the efficiency of a heating/cooling system, it is advisable to have them serviced annually. Any deficiencies can be an indication of a more serious condition, and further evaluation by a licensed HVAC specialist is advised if there are concerns.

• MAINTENANCE: Remember to properly clean the primary drain line from the evaporator. It is recommended to clean this line with bleach every other month or as needed to prevent clogging / water damage.
• Air differential tested: Register =52 Return = 72 DELTA = 20 degrees (Standard range is 14 - 22 degrees for the cooling equipment.) YOU CAN ALWAYS VERIFY THIS INFORMATION WITH THE PROVIDED PICTURE OF THE ACTUAL MEASUREMENT
• The secondary drain line for the evaporator was noted exiting at the RIGHT of the home. (If this pipe ever drips then the primary line is clogged and needs cleaning)
• Unsealed areas noted at the secondary drain termination and eave area. Ensure properly sealing all areas as needed.

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

I	NI	NP	D

CONDENSING UNIT OK

EVAPORATOR SECONDARY DRAIN PIPE ROUTED HERE

UNSEALED AREA

EVAPORATOR OK

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

I	NI	NP	D	
X				C. Duct Systems, Chases, and Vents

Comments:
• The visible ductwork and air flow presence is verified at every accessible register throughout the residence. Any deficiencies which can be identified in the duct system, chases or vents will be reported. Ventilation in the residence and attic is very important for the overall performance of the structure. Proper ventilation can help to control moisture levels and vent out harmful combustion gases.

Limitation of Scope: A home inspection is not a mold or air quality assessment. Texas law does not allow a home inspector to positively identify or report the presence of mold. Environmental and mold investigations should be only be conducted by a trained and state licensed professional. Any issues noted could indicate a more serious condition and should be evaluated further by a licensed HVAC professional if there are concerns.
• MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep the furnace components working efficiently. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
• The temperature of warm and/or cool air detected is consistent at all interior registers throughout the residence.

DUCTING OK

FILTER OK

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

I	NI	NP	D

FRESH AIR FILTER OK

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

I	NI	NP	D	
X			X	A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:
• Front of home.
Location of Main Water Supply Valve:
• Located inside the GARAGE.
• The main water supply line for the home was noted of the following size (minimum of 3/4 inch required):
3/4 INCH
Comments:
• About Plumbing Supply Systems:

The plumbing system of a home includes the shutoff valve, water supply lines, plumbing drains, plumbing vents, and fixtures. Much of the plumbing system is not accessible as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view.

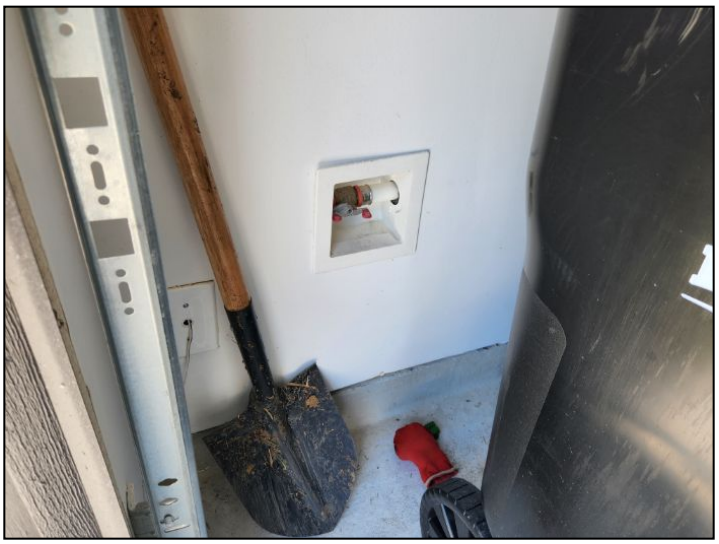
Limitation of scope: The inspector does not operate any shutoff valves and is not required to inspect (beyond a visual inspection) other mechanical systems such as pool pumps, underground irrigation lines, filter systems, fire sprinklers or backflow devices. Potability and/or water quality is not assessed as part of a home inspection. Water testing should only be done by qualified professionals if there are concerns. Any deficiencies noted could be an indication of a more serious condition, and further evaluation is advised if there are concerns.

• Suggest all tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.
• Plumbing Supply Material(s): PEX
• Static Water Pressure Reading:60 PSI
• All deficiencies noted in red OR captioned in the pictures should be further evaluated by a qualified professional.
• One or more plumbing fixtures found with poor water flow / pressure. The overall pressure to the home is within range suggesting local fixtures are clogged with debris. Ensure proper repairs as needed.

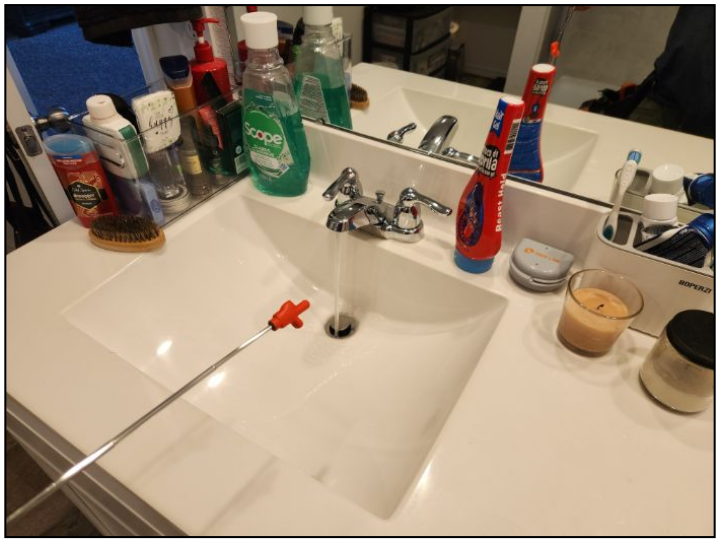
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

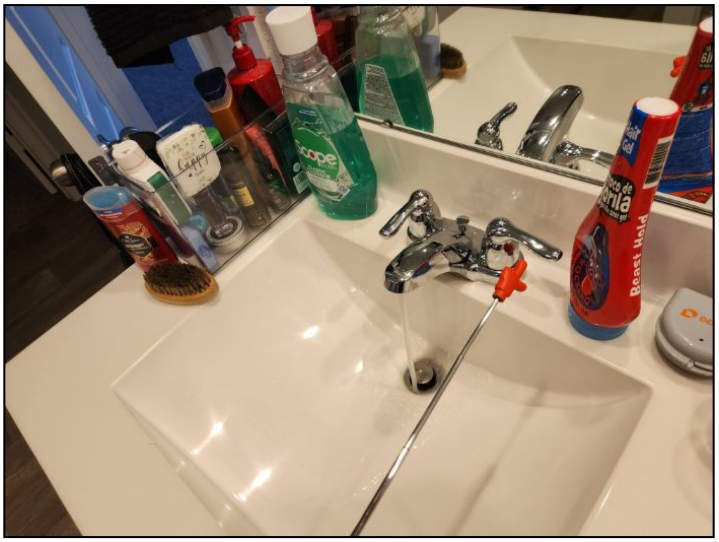
WATER PRESSURE OK; 60 PSI



MAIN WATER VALVE OK



LOW PRESSURE / POOR WATER FLOW



LOW PRESSURE / POOR WATER FLOW

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

I	NI	NP	D

HOT WATER OK

LOW PRESSURE / POOR WATER FLOW

X				B. Drains, Wastes, and Vents

Comments:
• About Drains and Waste Vents:

The inspection of the plumbing drainage system includes basins which hold water, drain stops, overflow drains, visual drain pipes, and clean-outs spaced throughout the residence.

Limitation of scope: Much of the plumbing drain line system is not accessible and is hidden behind walls, attic spaces, or other obstructions. Functionality of floor drains can only be assessed by running plumbing supplies within the corresponding wet areas.

• All sinks and tubs throughout the home were completely filled and drained. This applies maximum pressure to the drain lines. The system performed as intended at the time of the inspection.
• The A/C condensate line drains into the bathroom sink. Cleaning this pipe with bleach every other month or as needed to prevent clogging is a good maintenance plan.

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

I	NI	NP	D

MAIN CLEANOUT OK

X				C. Water Heating Equipment

Energy Source:
• Water heater is gas-fueled
• Water heater is located in the garage
Capacity:
• Tankless... On Demand Heating
Comments:
• About Water Heaters:

Water heaters are designed to heat water throughout designated fixture supplies throughout the home. This report includes the energy source and capacity of the water heating unit (if available or listed). General installation and safety issues are assessed by the inspector. Annual maintenance (or whatever maintenance schedule the manufacturer advises) should be performed to residential water heaters. If the client is not comfortable performing general water heater maintenance, consultation with a qualified professional is advised. Any deficiencies noted could be an indication of a more serious condition, and further evaluation by a licensed plumber is also recommended if there are concerns.

Limitation of scope: Water heaters should be equipped with a temperature and pressure relief valve that is designed to relieve back pressure in the unit if the pressure or temperature exceeds the unit’s capacity. This component is not tested as a part of the inspection for each water heating unit, as any failure may result in unforeseen damage to persons or property.

- No deficiencies present regarding operation at the time of inspection.

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

I	NI	NP	D

VENTING OK

WATER HEATER OK

LABEL

	X	X		D. Hydro-Massage Therapy Equipment

Comments:

	X	X		E. Other

Materials:
Comments:

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

I	NI	NP	D	

V. APPLIANCES

	X			A. Dishwashers

Comments:
• The dishwasher was operated in 'Normal' mode and performed as intended. No deficiencies to report regarding operation at the time of the inspection.

X				B. Food Waste Disposers

Comments:
• The unit was operated and appeared functional at time of the inspection.

X				C. Range Hood and Exhaust Systems

Comments:
• Type: Microwave with charcoal filter (unit vents to the exterior)
• Range hood and all fan speeds were tested (the unit appears to be functional at the time of the inspection).

	X			D. Ranges, Cooktops, and Ovens

Comments:
• Range: natural gas
• Oven : natural gas

X				E. Microwave Ovens

Comments:
• The unit was tested. No deficiencies to report regarding operation.

X				F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:
• All exhaust fans and/or bathroom heaters were operated and no deficiencies were noted regarding operation.

X			X	G. Garage Door Operators

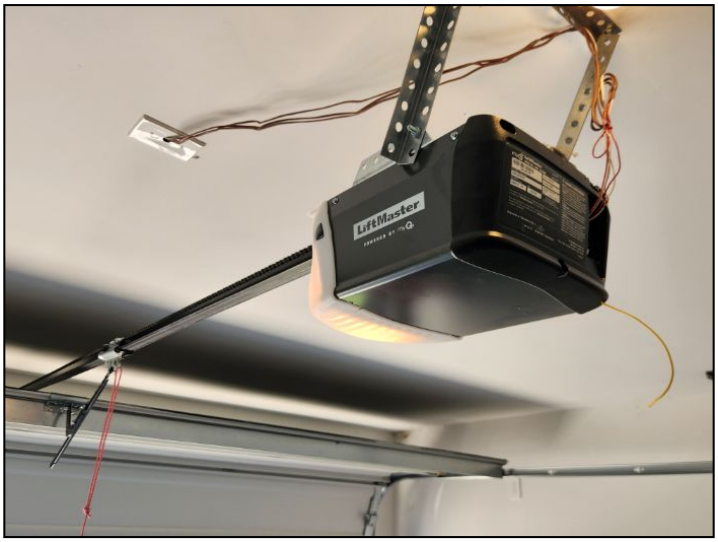
Door Type:
• One 16' insulated steel sectional door
Comments:
• All deficiencies noted should be evaluated and repaired by an garage door installation professional.
• The overhead garage door(s) operated normally when tested. No deficiencies were observed regarding operation.
• Excessive friction and noise were noted at the railing and garage doors when operated. Recommend properly lubrication all areas of the railing and garage door rollers.

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

I	NI	NP	D

GARAGE DOOR OK

GARAGE DOOR OPENER OPERATIONAL



GARAGE DOOR OPENER OK

INSULATED GARAGE DOOR

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

I	NI	NP	D

LUBRICATION NEEDED AT RAILING

X			X	H. Dryer Exhaust Systems

Comments:
• The washer / dryer or appliances were noted present and connected thus the connections and drain line could not be fully verified.
• Excessive lint build-up at the exterior vent cover. Recommend cleaning the dryer vent duct line.

LINT BUILDUP AT DRYER VENT

APPLIANCES PRESENT

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

I	NI	NP	D	

DRAIN AREA OK

X			X	I. Other

Observations:

• Minor / Minimal signs of rust and deterioration were noted present at the main connections and pipes. Recommend properly painting all areas as needed to prevent issues or further deterioration.

RUST / DETERIORATION AT GAS MAIN

VI. OPTIONAL SYSTEMS

	X	X		A. Landscape Irrigation (Sprinkler) Systems

Comments:

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

I	NI	NP	D	
	X	X		B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:
Comments:

I	NI	NP	D	
	X	X		C. Outbuildings

Materials:
Comments:

I	NI	NP	D	
	X	X		D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:
Type of Storage Equipment:
Comments:

I	NI	NP	D	
	X	X		E. Private Sewage Disposal (Septic) Systems

Type of System:
Location of Drain Field:
Comments:

I	NI	NP	D	
	X	X		F. Other

Comments:

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

STRUCTURAL SYSTEMS		
Page 9 Item: E	Walls (Interior and Exterior)	• Seal deterioration / Unsealed areas were noted at one or more exterior siding intersections. Ensure all areas are properly sealed to help prevent issues and water intrusion. • Rust / Deterioration noted at the metal support lintels. Ensure painting all areas as needed to prevent issues.
ELECTRICAL SYSTEMS		
Page 17 Item: B	Branch Circuits, Connected Devices, and Fixtures	• One or more 3 way circuits were noted inoperable. Ensure proper repairs as needed.
HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS		
Page 19 Item: B	Cooling Equipment	• Unsealed areas noted at the secondary drain termination and eave area. Ensure properly sealing all areas as needed.
PLUMBING SYSTEMS		
Page 23 Item: A	Plumbing Supply, Distribution System and Fixtures	• One or more plumbing fixtures found with poor water flow / pressure. The overall pressure to the home is within range suggesting local fixtures are clogged with debris. Ensure proper repairs as needed.
APPLIANCES		
Page 28 Item: G	Garage Door Operators	• Excessive friction and noise were noted at the railing and garage doors when operated. Recommend properly lubrication all areas of the railing and garage door rollers.
Page 30 Item: H	Dryer Exhaust Systems	• Excessive lint build-up at the exterior vent cover. Recommend cleaning the dryer vent duct line.
Page 31 Item: I	Other	• Minor / Minimal signs of rust and deterioration were noted present at the main connections and pipes. Recommend properly painting all areas as needed to prevent issues or further deterioration.