LONE STAR HOME INSPECTIONS PLLC
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FULL INSPECTION REPORT

146 Sugar Pine Ct
Montgomery, TX 77316

Inspector
Keaton Harris
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PROPERTY INSPECTION REPORT FORM

Jonathan Martinez	02/20/2026 2:00 pm
Name of Client	*Date of Inspection*
146 Sugar Pine Ct, Montgomery, TX 77316	
Address of Inspected Property	
Keaton Harris	CMI, Certified Master Inspector #25552
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.

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).

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

Inspection Overview:
The Inspection Company strives to perform all inspections in substantial compliance with the applicable Standards of Practice. As such, I inspected the readily accessible, visually observable, installed systems and components of the structure as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. **This inspection is neither technically exhaustive nor quantitative.**

There may be comments made in this report that exceed the required reporting standards; these comments (if present) were made as a courtesy to give you as much information as possible about the structure. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection. Any comments made that exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients' contingency period** to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions or determine if latent or concealed defects exist. The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire at the completion of the inspection. The limit of liability of The inspection company and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the structure and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report. It should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to better understand the structure's condition and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of homeownership. One Year Home Warranties are sometimes provided by the sellers and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not provided by the seller(s), your Realtor can advise you of companies that offer them

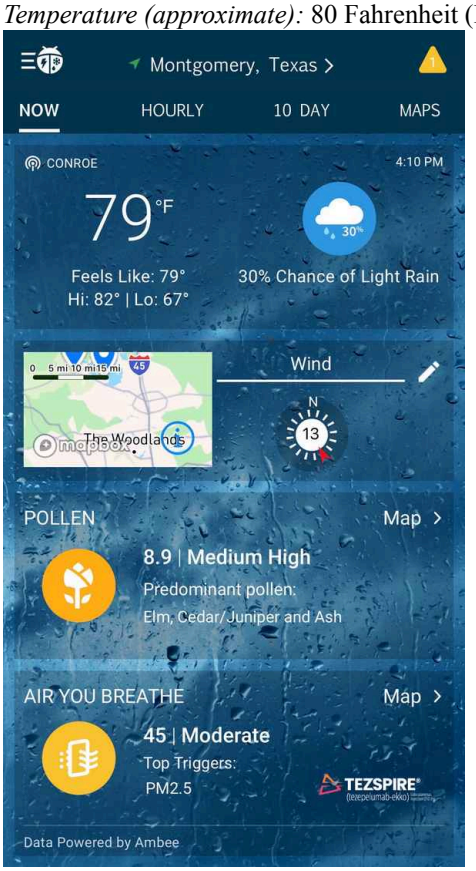
Inspection Type: Residential

In Attendance: Inspector

Occupancy: Furnished

Type of Building: Single Family

Temperature (approximate): 80 Fahrenheit (F)



Weather Conditions: Cloudy

Ground Condition: Damp

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Structure Orientation :

For the sake of this inspection, the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

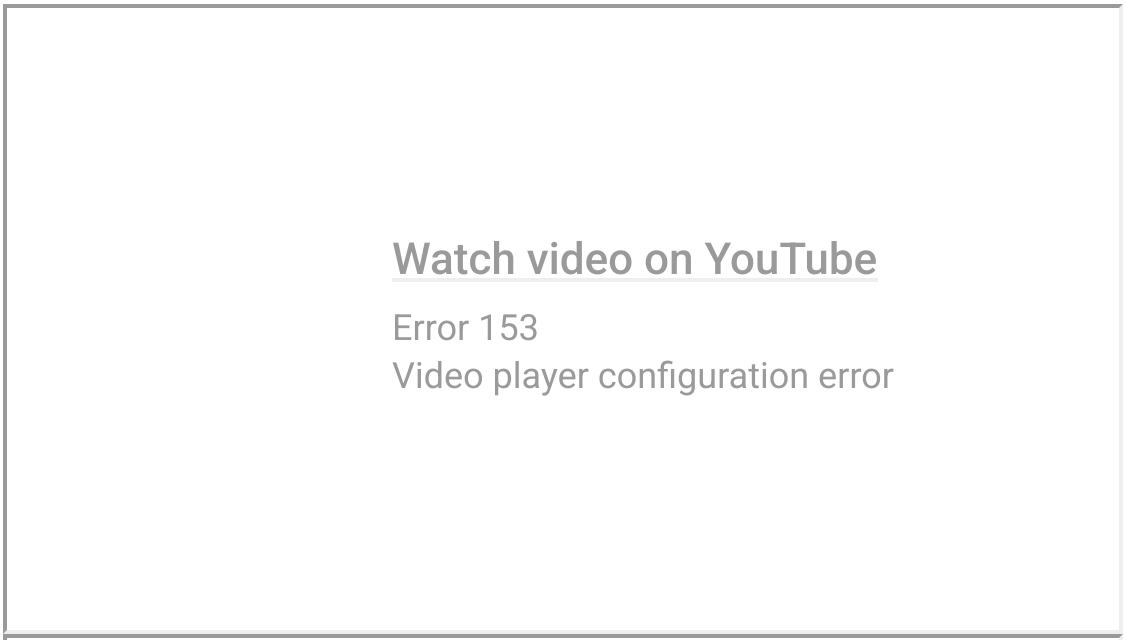
Further Evaluation Information:

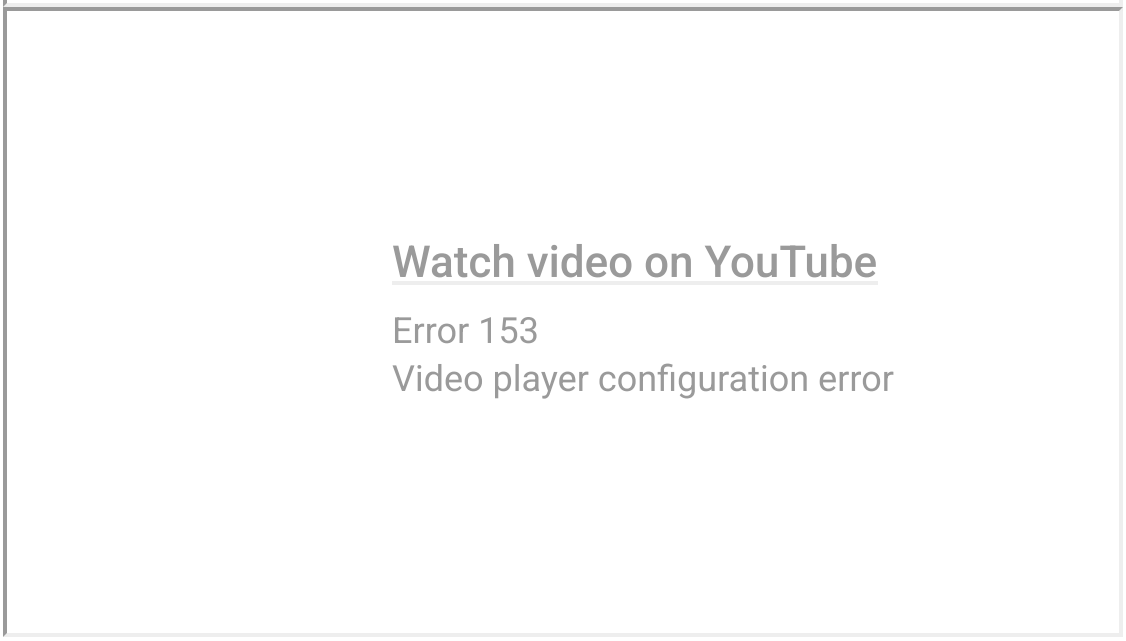
Further evaluation and repairs may have been recommended on several items throughout the home. It is highly recommended that these recommendations are followed, as these professionals can find latent or concealed defects that would not have been visible during a visual-only home inspection. A better understanding of repair and replacement costs can also be garnered by consulting these professionals.

Specialty Tools Information:
Specialty tools, testers, meters, etc... may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

Thermal Imaging Scan Type: Limited Scan
Inspected by Drone - Roof:
An aerial drone was used for the roof evaluation. It is understood that this method of inspection is not as thorough as if the roof surface was able to be walked, and is considered a limited inspection. Any comments made in this report relating to the roof covering, roof protrusions, gutters, chimneys, etc. are limited to the visible perspective of the drone. If a more thorough inspection is desired I recommend consulting a roofing contractor prior to the end of your inspection contingency.





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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **Foundations**

Foundation(s) Observations:
During the inspection, the foundation was examined for any signs of unusual structural movement or settling, including a review of the exterior slab surface for issues like exposed steel reinforcing cables, cracks, and areas of obstruction. Often, floor coverings and stored items can obscure visible signs of settlement, such as cracking, unless they are severe. It should be noted that this inspection was not a structural engineering evaluation, nor did it include specialized testing of any sub-slab plumbing systems, as those processes require excavation. If any structural movement is observed, it is advisable for the client to consult a Structural Engineer to identify the causes and discuss potential corrective measures.

Foundation Care:
For maintaining and caring for foundations, it's crucial to ensure proper drainage and moisture management, particularly due to the expansive soils. Drainage should be directed away from the foundation on all sides with appropriate grading. It is recommended to monitor the moisture level of the soil surrounding the building for soil expansion and contraction. This can be done with using soaker hoses or a sprinkler system.

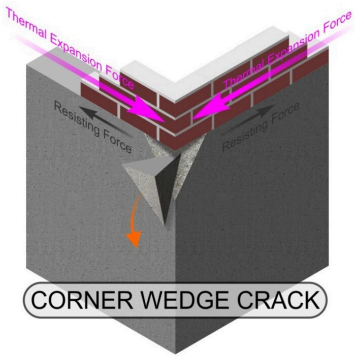
For slab on grade foundations, soil grade levels should be kept below 4-6" of the exterior cladding to prevent water infiltration into the structure and to prevent easily entrance points of wood destroying insects.

For pier and beam and manufactured home foundations, proper drainage and ventilation should be monitored to provide a proper stability.

Foundation(s): Type: Slab on Grade
Foundation Performance Opinion: Some signs of structural movement/settlement observed; however foundation is supporting structure at time of inspection.

1: Slab: Corner Crack/Pop
Minor
Multiple Locations
One or more of the foundation perimeter beam corners were observed to be either cracked, or sheared off (corner pop). This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be necessary

Recommendation: Contact a qualified professional.



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Back Right


Back Right


Back Left


Front Left

☒ ☐ ☐ ☒ **Grading and Drainage**

Grading and Drainage: Information:

The grounds in contact with the structure were inspected to determine that they were graded in a manner to allow rainwater to adequately drain away from the structure. The soil is recommended to slope away from the foundation with a 6 inch drop in elevation in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved swales or drains should be used as needed to properly divert rainwater runoff. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas below grade (if applicable). If downspouts were present the downspouts were inspected to ensure they were diverting rainwater away from the structure. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point.

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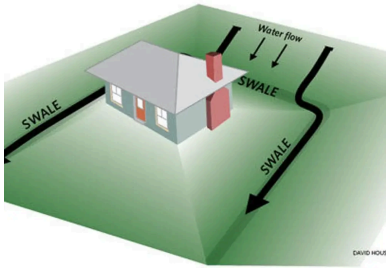
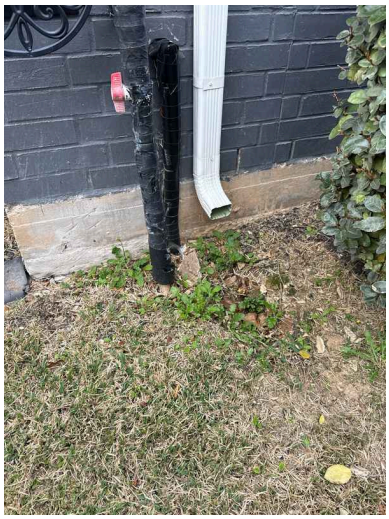


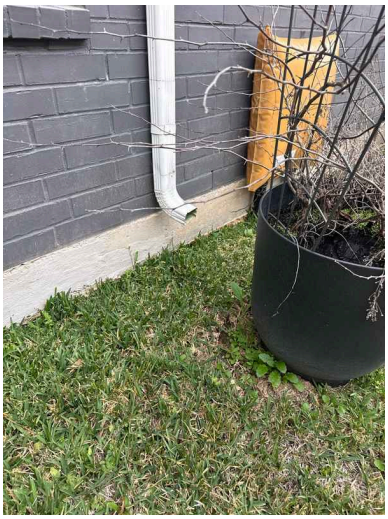
1: Gutter(s): Splash Blocks Missing

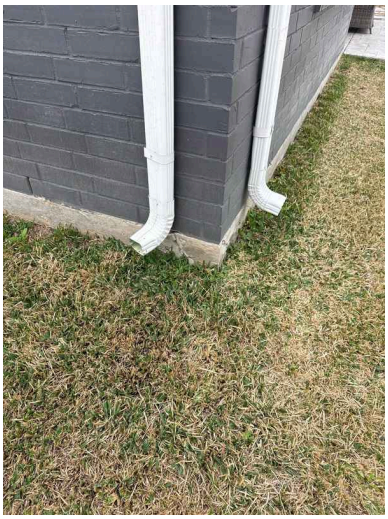
Minor

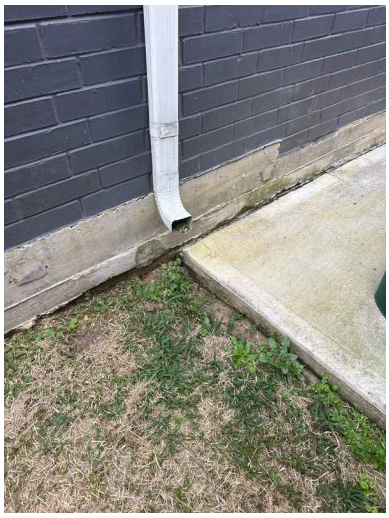
Most Locations

Observed missing splash blocks. Recommend installing splash blocks to help divert water away from the foundation to prevent erosion.









☒ ☐ ☐ ☐ **Roof Covering Materials**

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I	NI	NP	D

Shingles Information:
The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, visible loss of adhesion between the shingles, and any other signs of damage or excessive age. The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects.

Roof Covering: Type(s): Architectural Shingle

Roof Viewed From: Drone, Ground

Note: Drone Used:
An aerial drone was used for the roof evaluation due to roof pitch, height of roof, weather, safety, etc. Any comments made in this report relating to the roof covering, roof protrusions, gutters, chimneys, etc. are limited to the visible perspective of the drone. If a more thorough inspection is desired it is recommended to consult a roofing contractor.

Approximate Age of Roof: 0-5 Years

☒ ☐ ☐ ☐ **Roof Structures and Attics**

Roof Structures and Attics: Roof structures and attics are critical components of a home's overall building envelope and thermal performance. They play a significant role in protecting the interior from exterior environmental conditions, providing insulation, and supporting the overall structural integrity of the building. Understanding the composition, condition, and function of roof structures and attic spaces is essential for maintaining a home's long-term performance and energy efficiency.

Viewed From and Inspection Method: Some Areas Obstructed From View, Walked/Crawled Where Possible - The inspection method for roof structures and attics involves a systematic approach to evaluating the condition and components. Inspectors typically use multiple techniques to assess the area, which may include visual examination, accessing available spaces, and checking for potential issues that could impact the property's structural integrity.

Attic Access Location and Type: Garage, Pull Down Stair(s)

Roof Decking and Structure Type: Rafters / Ceiling Joists, Techshield

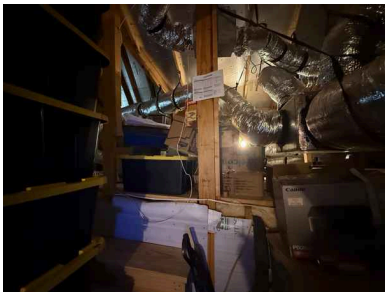
Ventilation Type: Air Hawks, Soffit Vents, Ridge Vents

Insulation Type: Blown-in Cellulose

Approximate Insulation Depth: 8-10 Inches

Inaccessible: Attic Areas (Personal Belongings) :
Personal belongings or furnishings prevented accessibility to the majority of the attic areas. This area is limited to visual portions only, any areas not visible are excluded from this inspection, the possibility of hidden damage may exist in areas that were not visible from accessible areas.





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

Interior & exterior Walls Information:
Visible portions of the interior & exterior walls were inspected for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be included for informational purposes. Any notation of these items should not be construed as all-inclusive. The exterior wall cladding was inspected for damage, presence of proper flashings, caulking, proper installation of materials and potential water entry points, etc.

Exterior Walls Material(s): Brick Veneer, Fiber cement

☒ ☐ ☐ ☒ **Cabinetry**

Cabinetry Observations:
Cabinet door and drawers are inspected for damage, scratches and installation. Drawer slides, door hinges and hardware are inspected for operation and damage.

1: Cabinet Doors Misaligned
Minor
Kitchen
Several cabinet doors were observed to be misaligned at the time of inspection. This condition can prevent proper closing, cause uneven gaps, and lead to premature wear on hinges and hardware. Misalignment is commonly due to loose or improperly adjusted hinges.

Adjust and secure the cabinet hinges to properly align the doors and ensure smooth operation. If this is a newly constructed home, recommend the builder perform the necessary adjustments and repairs.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **Ceilings and Floors**

Ceiling / Floor(s) Information:
The ceiling area(s) were inspected for indications of leaks, settlement cracks, and/or other deficiencies. Minor drywall cracks or minor cosmetic deficiencies are not normally noted, but may be noted while looking for

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I	NI	NP	D

significant defects. Any notation of these items should not be construed as all-inclusive. Visible portions of the floors throughout the home were visually inspected for damage, loose floor decking, cracked or broken tile and signs of water penetration.
Floors: Personal Belongings:
Areas of the floors and/or ceilings have personal belongings limiting the view for inspection.

1: Drywall: Damage
Minor
Guest Bath

The ceiling in the referenced area had damage present. The damage appears to be from mechanical damage due to a persons foot stepping on the drywall from the attic structure above.

Repairs to the damage as needed is recommended by a qualified contractor.

Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **Doors (Interior and Exterior)**
Interior/Exterior Doors Information:
The interior & exterior doors were testing for proper operation and inspected for any damage. Exterior doors were inspected for wood rot or deterioration.

Garage Door Material: Metal

1: Weatherstripping: Damaged
Minor
Multiple Locations

The door had damaged weatherstripping. Replacing affected portions is recommended to be performed by a qualified person.

Recommendation: Contact a qualified professional.

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I	NI	NP	D

Back Door

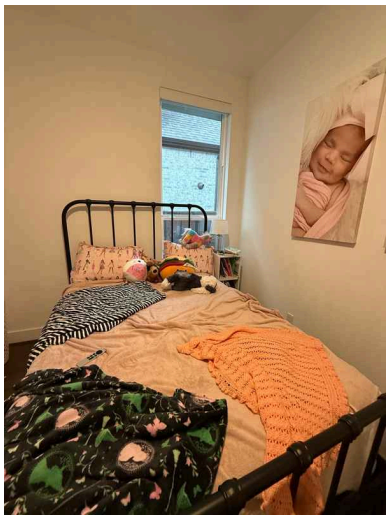
Garage

☒ ☐ ☐ ☒ **Windows**

Interior & Exterior Window information:
All windows were inspected by testing their operation. Windows were checked for damage, broken glass and failed double pane seals. Verified safety glass used in required locations. The exterior components of the windows (trim, flashing, caulking etc.) were inspected for damage, lack of proper flashing, clearance from grade, etc.

Window Types: Double Pane, Vinyl

Windows: Personal Belongings:
Some window(s) were not able to be operated due to personal belongings blocking accessibility. I recommend confirming proper operation of these windows on your final walkthrough, or sometime after personal belongings have been removed.



Window limitations:
Window treatments including but not limited to window blind condition, blind operation, curtains and curtain rods are not inspected. Energy rating of windows are not reported on.

1: Glass: Double Pane Seal Failure

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

I	NI	NP	D

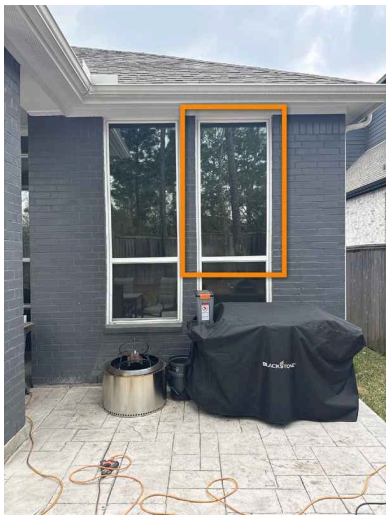
Minor

Back of House

There were windows present that showed potential indications of seal failure. Discerning between dirty windows and seal failure can be difficult when the seal failure is not visually obvious. Changes in conditions such as high humidity and temperature extremes can allow the glass to show signs of failure that were not visible at the time of inspection. If seal failure is a concern, I recommend having a glazing contractor to evaluate all the windows in the home.

Double-pane windows are constructed with two layers of glass separated by a sealed airspace. This space is typically filled with air or an inert gas (such as argon) and is sealed around the perimeter to improve energy efficiency, reduce heat transfer, and help limit condensation. The integrity of the seal is critical to proper performance; when intact, it helps maintain clear glass, consistent interior temperatures, and improved insulation compared to single-pane windows.

Recommendation: Contact a qualified window repair/installation contractor.



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

Stairs: Interior/Exterior Information:

The stairs were inspected by evaluating the risers, treads, railings and balusters.

☒ ☐ ☐ ☐ **Fireplaces and Chimneys**

Fireplace Information:

The fireplace was inspected by a visual examination of the firebox, hearth extension, mantle, and by operating the flue damper (if applicable).

The chimney(s) (if applicable) were inspected for an adequate and functioning chimney crown, the condition of the masonry, flashings, and the condition of visible portions of the flue liner(s), etc.

Type(s): Gas, Factory

Location(s): Living Room

☒ ☐ ☐ ☐ **Porches, Balconies, Decks, and Carports**

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Patio/Porch Information:
The patio/porch area was inspected for significant defects. Concrete flatwork that adjoined the structure was inspected for excessive cracking.

☒ ☐ ☐ ☐ **Driveways and Walkways**

Driveway/Walkway Information:
The driveway(s) and walkway(s) (as applicable) were inspected to determine their affect on the structure of the home only. Any visible deficiencies that may be present will also be reported on such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing, as the Standards of Practice only requires that driveway(s) and walkway(s) be reported on with their respected affect on the structure.

Driveway Material: Concrete
Walkway Material: Concrete

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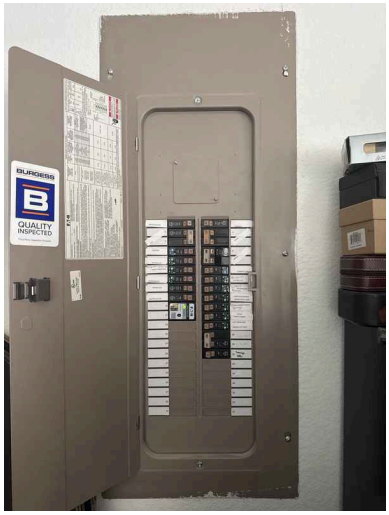
I	NI	NP	D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ **Service Entrance and Panels**

Main Service Panel: Information:
The main electrical panel was inspected for any wiring deficiencies, rust, proper labeling and physical damage. The dead front cover was removed where accessible and all circuits were inspected for proper sizing to match the amperage breaker its connected too. Breakers that are 240V were inspected for proper trip ties were designated. Branch circuit breakers were inspected for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected for double lugging, sizing, damage, etc. Corrosion of wire terminals or water intrusion was inspected and noted.



Service Entrance Conductors Type: Aluminum
Service Entrance Type: Underground Service Lateral -

Main Service Panel Manufacturer: Eaton
Main Service Panel Location: Garage
A/C Breaker Size: 35 amp
Main Breaker Size: 200 amp
Service Disconnect Independent of Main Panel:
The service disconnect was independent of the "main" interior panel, and this panel containing the service disconnect is considered the service equipment. This renders the "main" panel in the home to a distribution panel. The distribution panel will be inspected to determine that the proper rules for distribution panels were followed.

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

I	NI	NP	D

☒ ☐ ☐ ☐ **Branch Circuits, Connected Devices, and Fixtures**

Branch Wiring Inspection Information:
The branch wiring was inspected at visible portions for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. Ceiling fans were inspected by ensuring they powered on and did not wobble. Switches and lights were tested throughout the home unless inaccessible due to personal belongings.

Branch Wiring Type: Copper -

Tamper Resistant Receptacles: Not in Required Locations:
Tamper resistant receptacles were not provided for receptacles less than 5.5' from the floor as required by today's standards (2022). Recommend upgrading to meet today's standards.

Note: Low Voltage Systems/Wiring Not Inspected:
Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

Note: 220V/240V Receptacle(s): Not Tested:
220V/240V receptacles receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

Lights Not Tested:
Photocell type lights, motion sensing lights, landscape lighting or lights not attached to the structure are not included in a home inspection, and were not tested for functionality.

☒ ☐ ☐ ☐ **GFCI (Ground Fault Circuit Interrupter) and AFCI (Arc-Fault Circuit Interrupter)**

GFCI Protection: Information:
Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sinks edge, or where something plugged into a

I	NI	NP	D

receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, basements and crawl spaces.
AFCI Breakers Present: Yes
GFCI Breakers Present: Yes
GFCI Protected Areas: Exterior, Kitchen, Bathroom(s), Garage, Laundry -

☒ ☐ ☐ ☐ **Smoke, Fire and Carbon Monoxide Detectors**
Smoke Alarms/CO Detector Inspection Information:
R314.3 Location.
Smoke alarms are required to be in each sleeping room, and immediately outside of each sleeping room.
R314.5 Interconnection.
Where more than one smoke alarm is required, to be installed within an individual dwelling unit in accordance with section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.
R315.1 Carbon monoxide alarms.
An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements.

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage.

Smoke Alarms/CO Detectors Present at all Required Locations?: Yes
Smoke Alarms Testing Information:
The Standards of Practice recommends depressing the "test" button(s) to determine the functionality of the smoke alarms. **This, unfortunately only tests the functionality of the audible alarm, as a true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection.** We highly recommend replacing all the alarm batteries as soon as you move in, and then testing them monthly thereafter, replacing the batteries every six - twelve months.

Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended for optimal safety.

☒ ☐ ☐ ☐ **Doorbell**
Doorbell Information:
The doorbell was tested by depressing the button and listening for a chime. The door bell button was inspected for physical deficiencies and operation.

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **General**

HVAC Testing Information:
An HVAC temperature differential test was performed. This test also called a "Delta T" test, was performed by measuring the temperature of the air at the return air vent and comparing it to the temperature at the supply air vent, then subtracting the return air temperature from the supply air temperature to determine the temperature difference. Industry standards for a proper performance is between 15-23 degrees. A difference outside of these readings can indicate potential issues with the HVAC system like a dirty filter, leaking ductwork, or a malfunctioning refrigerant system. The inspection of the HVAC system is limited to the response of the system at normal operating controls (weather permitting); a non-invasive visual observation of the exterior and interior equipment was performed. If a more thorough inspection is desired, an HVAC contractor should be consulted.

HVAC Servicing Information:
Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units.

☒ ☐ ☐ ☐ **Heating Equipment**

Heating Equipment: Information:
The inspection of the heating system is limited to the response of the system at normal operating controls (the thermostat) in heating modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment.

Type of Heat System: Central
Energy Source : Gas
Heat System Brand: Trane -
The typical life expectancy is approximately 13-15 years.

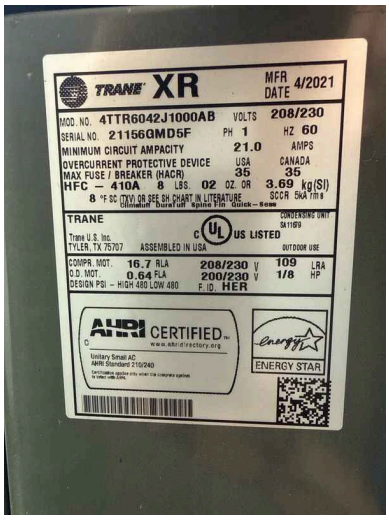
Heat System Approximate Age: 0-5 years
Number of Heat Systems: 1

☒ ☐ ☐ ☒ **Cooling Equipment**

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

I	NI	NP	D

HVAC: Information:
The exterior and interior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that heat and conditioned air was produced (weather permitting). The inspection of the system is limited to the response of the system at normal operating controls (the thermostat) in cooling and heating modes. If a more thorough inspection is desired, an HVAC contractor should be consulted.



Type of System(s): Central Air Conditioner

HVAC Temperature Differentials:
Temperature differentials for the HVAC system are measured by taking the air temperature at the return vent (before the system conditions the air) and at the supply vent (after the air has been cooled or heated). The difference between these two readings is known as the temperature differential, or “delta T.”

For cooling systems, an acceptable temperature differential is typically between 14°F and 22°F, depending on system type and environmental conditions. This measurement helps determine whether the system is operating within normal performance ranges, but it does not confirm overall system efficiency, refrigerant levels, or component condition.

Temperature Differential - Cooling Mode: 15-20 Degrees -

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

I	NI	NP	D

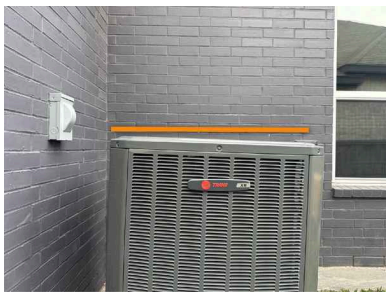
Condenser Location(s): Right side of home
Condenser Tonnage: 3.5
Condenser Brand: Trane -

Max Breaker Size: 35 amp
Manufacture Date Of Condenser: 2021

1: Exterior Unit - Not Level
Minor

The exterior unit was not level. This can put strain on the fan motor, prevent proper lubrication of the compressor, affect system performance, and may void the warranty for the system. Properly leveling the unit and/or pad is recommended to be conducted by an HVAC contractor or other qualified person.

Recommendation: Contact a qualified HVAC professional.



☒ ☐ ☐ ☒ **Duct Systems, Chases, and Vents**

Ductwork Inspection:
The ductwork was inspected at visible portions looking for damage, leaks, condition, loose connections, or other significant defects.

Type of Duct Work: Flex Duct -

Filter(s): Information:
The return air grille, air filter, and return air plenum were inspected at visible portions for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. Changing the filter every 30 days to 6 months depending on the style of filter used is recommended. This is one of the most important "maintenance" items you can perform as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

Fresh Air Intake Blower:
This system is equipped with a fresh air intake and blower assembly designed to supply the unit with adequate combustion air and promote indoor air circulation. Proper fresh air intake is important for maintaining healthy indoor air quality and ensuring efficient operation of the furnace. These components help reduce the buildup of indoor pollutants and can support balanced air pressure in the home. Periodic cleaning and maintenance of the blower and filter are recommended to ensure continued performance.

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

I	NI	NP	D

Home Dehumidifier Maintenance:
Regular maintenance of a home dehumidifier is essential for proper moisture control and efficient performance. Most manufacturers recommend cleaning or replacing the air filter every 30–60 days, depending on usage and indoor air quality. A dirty or clogged filter can restrict airflow, reduce moisture-removal efficiency, increase energy consumption, and shorten the lifespan of the unit.

In addition to filter maintenance, periodic tasks may include cleaning the collection bucket, inspecting the drain hose (if equipped) for proper flow, vacuuming dust from the intake/exhaust grilles, and ensuring adequate clearance around the unit for proper ventilation. Recommend reviewing the manufacturer's maintenance guidelines and servicing the dehumidifier as needed to maintain optimal operation.

1: Fresh Air Filter Dirty
Minor
The fresh air filter was inspected and showed to be dirty. Recommend cleaning. Fresh air filters should be cleaned or replaced every 30 to 60 days.

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☐ **General**

Location of Water Meter: Front
Main Shut Off Valve Location: Exterior Wall

Type of Supply Piping Material: PEX
Static Water Pressure: 55 PSI

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

Plumbing: Inspection Information:
The supply and drain pipes were inspected for leaks, improper installation, and other deficiencies. All faucets and plumbing fixtures were operated manually and inspected for proper operation and leakage where accessible. Water shut off valve were not operated as risk to causing a leak. Visible plumbing beneath sinks or vanities was also inspected for general condition and leakage.

1: Faucet: Handle Loose
Minor

Faucet valve(s) handle(s) loose in the bathtub. Proper securement is recommended by a qualified person.

Recommendation: Contact a qualified plumbing contractor.

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

I	NI	NP	D

2: Loose Faucet

Minor

Kitchen - Filtered Water

The faucet listed in this section was loose.

Recommendation: Contact a qualified plumbing contractor.

☒ ☐ ☐ ☐ **Drains, Wastes, and Vents**

Drains, Wastes, and Vents: Information:

Visible portions of the (DWV) drain, waste, and vent pipes were inspected for leaks or indications of other significant deficiencies. Underground or under-slab drain systems were not inspected unless otherwise noted in this report.

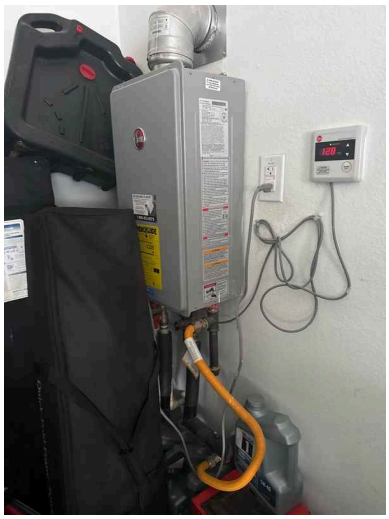
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Type DWV Material (Visible Portions): PVC

☒ ☐ ☐ ☐ **Water Heating Equipment**

Water Heater: Information:
The water heater was inspected by looking at the overall condition of the unit, its power source, the water pipes, etc., and that it produced heated water at the time of inspection.



Energy Sources: Gas
Capacity: Tankless Unit
Location: Garage
Brand: Rheem -
The typical life expectancy of a water heater is 13-15 years.

Year of Manufacture: 2021
Number of Water Heaters: 1
TPRV Discharge Tube Material: CPVC

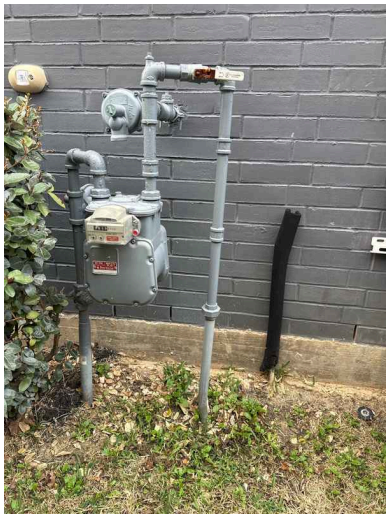
☐ ☐ ☒ ☐ **Hydro-Massage Therapy Equipment**

☒ ☐ ☐ ☐ **Gas Distribution Systems**

Gas Shutoff Valve Information:
The pictured main gas shutoff valve will shut off the gas supply to the home in the case of an emergency, or for servicing.

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

I	NI	NP	D



Location of Gas Meter: Exterior
Gas Piping Material: Cast Iron

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

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **Dishwashers**

Dishwasher: Information:
The dishwasher was operated by running a wash cycle and was functional at the time of inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested.

Manufacturer: Cafe

☒ ☐ ☐ ☐ **Food Waste Disposers**

Disposal: Information:
The garbage disposal was inspected by activating it at normal controls and ensuring the motor ran, while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. The unit is not tested to determine if it can effectively "grind" food waste.

Manufacturer: Badger

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

I	NI	NP	D

☒ ☐ ☐ ☐ **Range Hood and Exhaust Systems**

Range Hood and Exhaust Systems: Information:
The kitchen exhaust fan was inspected by operating normal controls and checking for proper operation. The type, condition and termination point of the vent pipe was also inspected.

Fan Type and Termination Point: Exterior Vented
Manufacturer: Unknown

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

Range/Cooktop and oven Information:
All of the heating elements on the gas or electric range or cooktops were turned to "High", unless otherwise noted in this report. The oven was operated by placing into "Bake" mode at 350F. The timer and oven light are tested for functionality. Ranges are inspected for anit-tip device. "Clean" options, and other functions are not tested.

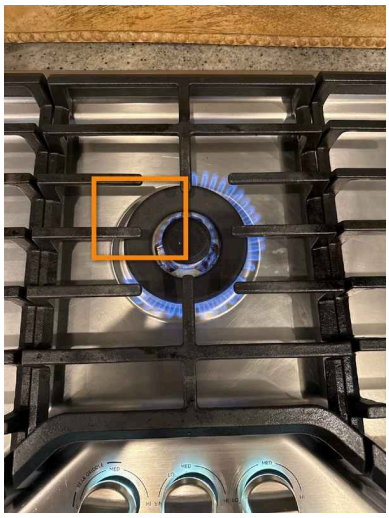
Range/Cooktop Brand: Cafe
Range/Cooktop Type : Gas
Oven Brand: Cafe
Oven Type: Electric

1: Burner(s): Not Functioning Properly
Minor
Middle
Gas burner(s) were present that were not producing flame all the way around the burner. Repairs to the burner as needed to achieve proper operation is recommended to be conducted by an appliance repair company.

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

I	NI	NP	D

Recommendation: Contact a qualified appliance repair professional.



☒ ☐ ☐ ☐ **Microwave Ovens**

Microwave: Information:
The microwave was tested by initiating it on "Cook" mode, and the unit powered on at the time of inspection. The efficiency of the unit or other functions are not tested for.

Brand: Cafe

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

Mechanical Exhaust Vents and Bathroom Heaters: Information:
The bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. Heaters are checked for performance if equipped.

Ventilation Sources: Ventilation Fan(s)
Exhaust Fan Vent(s) Termination Point(s): Exterior
Bathroom Heaters Present: No

☒ ☐ ☐ ☐ **Garage Door Operators**

Garage Door Operators: Information:
The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested).

Garage doors contain two safety mechanisms that are tested; the photoelectric eyes, and the ability to auto-reverse if met with resistance. The safety eye beam(s) were inspected by closing the garage door and "breaking" the path of the eye beam(s) to ensure the door auto-reversed properly. If a manual garage door(s) is/are present they are tested by opening and closing the door(s) and examined for damage or installation related deficiencies.

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

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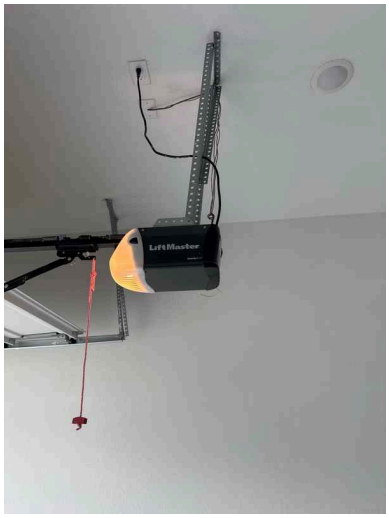

Manufacturer: LiftMaster

☒ ☐ ☐ ☐ **Dryer Exhaust Systems**

Dryer Exhaust Systems: Information:
The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions.

The electric dryer receptacle was visually inspected for proper installation and apparent safety concerns. Functional testing of the receptacle and dryer operation is outside the scope of a standard home inspection. Recommend further evaluation by a licensed electrician if operational concerns exist.

Dryer Energy Source and Termination Point: Electric, Gas, Exterior