TREC REI 7-6 SUPER INSPECTOR RESIDENTIAL INSPECTION

11027 Hilltop Park Ln
Cypress, TX 77433

Inspector
Chris Pinina
Trec 24606
832-247-2136
cpinina@yoursuperinspector.com

Agent
Shelley Odom
Keller Williams The Woodlands/Magnolia-HOUSTON
(713) 962-6563
shelleyodom@kw.com

PROPERTY INSPECTION REPORT FORM

John Montgomery	06/07/2022 9:00 am
Name of Client	*Date of Inspection*
11027 Hilltop Park Ln, Cypress, TX 77433	
Address of Inspected Property	
Chris Pinina	Trec 24606
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).

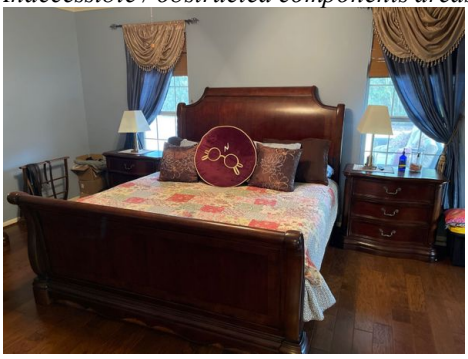
Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

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.

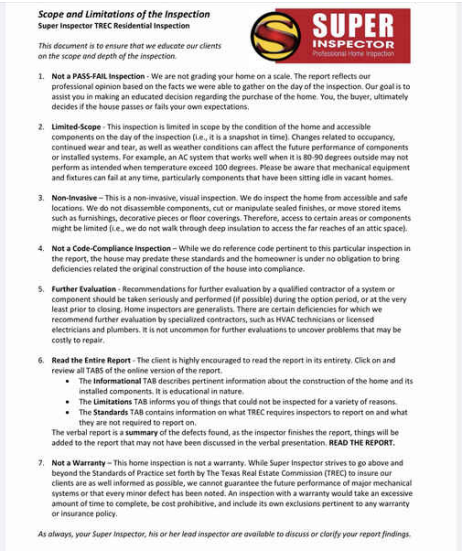
ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Occupancy: Furnished, Occupied
In Attendance: Buyer Agent, Buyer
Temperature : 80 to 90
Weather Conditions: Partly Cloudy
Type of Building: Single Family
The direction the building faces for orientation purposes.: North
Inaccessible / obstructed components areas:



Possible hidden damage:
Where deteriorated or missing caulk/mortar joints, roof coverings/flashing/decking, wall penetrations, high soil, negative drainage, or conducive conditions for wood destroying insects are notated as deficient within structural systems, it should be assumed that moisture penetration may have occurred and hidden damage may be present.

Important Scope And Limitations:



Scope and Limitations of the Inspection
Super Inspector TREC Residential Inspection

This document is to ensure that we educate our clients on the scope and depth of the inspection.

1. **Not a PASS-FAIL Inspection** - We are not grading your home on a scale. The report reflects our professional opinion based on the facts we were able to gather on the day of the inspection. Our goal is to assist you in making an educated decision regarding the purchase of the home. You, the buyer, ultimately decides if the house passes or fails your own expectations.
2. **Limited-Scope** - This inspection is limited in scope by the condition of the home and accessible components on the day of the inspection (i.e., it is a snapshot in time). Changes related to occupancy, continued wear and tear, as well as weather conditions can affect the future performance of components or installed systems. For example, an AC system that works well when it is 80-90 degrees outside may not perform as intended when temperature exceed 100 degrees. Please be aware that mechanical equipment and fixtures can fail at any time, particularly components that have been sitting idle in vacant homes.
3. **Non-Invasive** – This is a non-invasive, visual inspection. We do inspect the home from accessible and safe locations. We do not disassemble components, cut or manipulate sealed finishes, or move stored items such as furnishings, decorative pieces or floor coverings. Therefore, access to certain areas or components might be limited (i.e., we do not walk through deep insulation to access the far reaches of an attic space).
4. **Not a Code-Compliance Inspection** – While we do reference code pertinent to this particular inspection in the report, the house may predate these standards and the homeowner is under no obligation to bring deficiencies related the original construction of the house into compliance.
5. **Further Evaluation** - Recommendations for further evaluation by a qualified contractor of a system or component should be taken seriously and performed (if possible) during the option period, or at the very least prior to closing. Home inspectors are generalists. There are certain deficiencies for which we recommend further evaluation by specialized contractors, such as HVAC technicians or licensed electricians and plumbers. It is not uncommon for further evaluations to uncover problems that may be costly to repair.
6. **Read the Entire Report** - The client is highly encouraged to read the report in its entirety. Click on and review all TABS of the online version of the report.
   - The **Informational** TAB describes pertinent information about the construction of the home and its installed components. It is educational in nature.
   - The **Limitations** TAB informs you of things that could not be inspected for a variety of reasons.
   - The **Standards** TAB contains information on what TREC requires inspectors to report on and what they are not required to report on.

   The verbal report is a **summary** of the defects found, as the inspector finishes the report, things will be added to the report that may not have been discussed in the verbal presentation. **READ THE REPORT.**
7. **Not a Warranty** – This home inspection is not a warranty. While Super Inspector strives to go above and beyond the Standards of Practice set forth by The Texas Real Estate Commission (TREC) to insure our clients are as well informed as possible, we cannot guarantee the future performance of major mechanical systems or that every minor defect has been noted. An inspection with a warranty would take an excessive amount of time to complete, be cost prohibitive, and include its own exclusions pertinent to any warranty or insurance policy.

As always, your Super Inspector, his or her lead inspector are available to discuss or clarify your report findings.

Repair Cost Guide:
A **Repair Cost Guide** is provided as a courtesy to our clients and their real estate agents at **www.yoursuperinspector.com**. The dollar values reflect our partner contractor recommendations and/or national averages for the region.

Estimating repair costs are often limited by the non-invasive scope of the inspection itself as outlined by the standards of practice and your inspection agreement. Purchasers of real property are encouraged to seek further onsite evaluation by qualified professionals when recommended in the report. The onsite costs of work to be completed by qualified contractors may vary based on the actual scope of work and materials needed.

Super Team Services, a partner of Super Inspector, is available if you need help prioritizing repairs or producing cost estimations. Once you take possession of the home, **STS Handyman and Renovations** is available for all your repair and make ready needs.

Call or text 817-**MYSUPER** (817-697-8737) or visit **www.SuperTeamServices.com** to learn more.

Spectora Report Tools:
Your Spectora report software is equipped with a "Report Tools" feature. There are two tools which can assist in the preparation of repair request lists, priority cost estimations, and/or TREC contract addenda. The "Report Tools" feature is located at the top right hand corner of the online report view. The following tools are available:

- **Observations Copy-and-Paste Text** - This feature allows you to view the report deficiencies as plain text without pictures. The deficiencies can be sorted by category, and you can cut and paste selected remarks for use in other documentation.
- **Repair Builder Tool** - This feature allows you to build a PDF document utilizing the remarks and pictures related to specific deficiencies. You have the option of requesting a credit for specific items, making specific comments regarding the repair or replacement of specific items, or both.

Click HERE to watch a brief video overview of how to use the **Spectora Report Tools**. Also, feel free to call our *Super Team Services* office at 817-697-8737 and we will walk you through how to utilize the Report Tool features.

The Report Tools can be used in conjunction with the **Repair Cost Guide** below to make cost estimations for requested repairs and/or treatments.

Further Evaluation:
It is highly recommended that clients seek the opinion of a qualified contractor when the report advises "further evaluation," especially involving major mechanical systems and potential water penetration. The typical rates for contractors to perform further evaluation are listed below. In some cases the fee can be applied to the cost of repairs. The majority of agents work with a team of preferred contractors. If the client or agent needs assistance in connecting a qualified contractor, Super Concierge is happy to help. Call 817-697-8737.

- Foundation Engineered Report: $500 - $1,000
- Foundation Contractor Report: $150 - $300
- Roofing Contractor: $100 - $300
- Licensed Electrician: $200 - $700
- Licensed Plumber: $150 - $400
- HVAC Technician: $125 - $300
- Qualified Contractors: Free to $150

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I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Type of Foundation: Post-Tension Cable

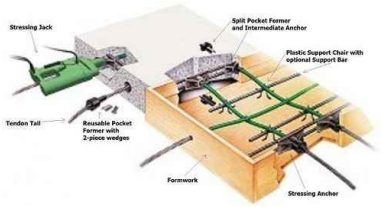
Comments:

(An opinion on performance is mandatory.): This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concerns exists about the potential for future movement.

For more information concerning foundation maintenance click this link
http://yoursuperinspector.com/foundation-problems/

Post tension slab description:

Bonded post-tensioned concrete is the descriptive term for a method of applying compression after pouring concrete and during the curing process. The concrete is cast around a plastic, steel, or aluminum curved duct, to follow the area where otherwise tension would occur in the concrete element.
A set of tendons is fished through the duct and the concrete is poured. Once the concrete has hardened, the tendons are tensioned by hydraulic jacks that react (push) against the concrete member itself.
When the tendons have stretched sufficiently, according to the design specifications, they are wedged in position and maintain tension after the jacks are removed, transferring pressure to the concrete. The duct is then grouted to protect the tendons from corrosion.
This method is commonly used to create monolithic slabs for house construction in locations where expansive soils create problems for the typical perimeter foundation. All stresses from seasonal expansion and contraction of the underlying soil are taken into the entire tensioned slab, which supports the building without significant flexure.



Foundation Performance Opinion: Performing as intended: In my opinion the foundation appeared to be providing adequate support for this dwelling based on a limited visual observation today. At this time I did not observe any evidence that would indicate the presence of significant deflections in the foundation; there were no notable functional problems resulting from foundation movement; the interior and exterior stress indicators showed little affects of movement and I perceived the foundation to contain no significant unlevelness after walking the floors. -

Foundation Measurements:

Random 1st story floor surface measurements were taken with a Zip Level. Allowances were made for the difference in floor covering. Zero reference is rechecked for repeatability. The measurements are reported in the diagram below. It should be noted that foundations may reveal some unevenness due to workmanship (as built). Therefore, measurements do not necessarily represent the actual degree of deflection from differential movement of the foundation. Although deviations/slopes in the foundation can assist the inspector in evaluating the foundation performance as to the direction and degree of possible movement, these deviations/slopes are not, by themselves, a measurement of foundation movement.

Foundation Elevation Measurements
Elevation Measurements are Expressed in Inches
X = Zero Reference Point

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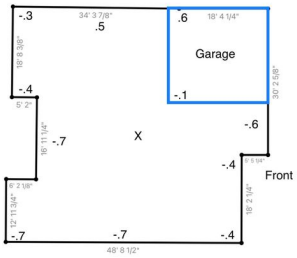

Note: Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.:

1: Corner Pop

Maintenance/Recommendation

Foundation corner fracture(s) existed, which are generally the result of differential movement between the masonry walls (expanding) and the concrete foundation (shrinking). Although this condition did not appear to adversely affect the structure, sealing these cracks may be desired as they could provide hidden access for wood destroying insects. Please note that the corners should be examined periodically. If the fracturing worsens and the corner(s) break off then the brick veneer may lack proper support and repair would be needed.

2: Exposed Rebar

Maintenance/Recommendation

There is exposed reinforcement steel at one or more locations on the foundation. Reinforcement steel should be covered with non-shrink/non-metallic grout. The grout used for this repair should not contain any chemicals known to be destructive to the reinforcing steel. Contact a qualified service company for corrective action. Please note that some areas of the perimeter beam(s) was/were hidden from view by soil or vegetation; therefore, other exposed reinforcing steel may exist.

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☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:
The inspector will report on drainage around the foundation that is not performing; deficiencies in grade levels around the foundation; and deficiencies in installed gutter and downspout systems.

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet is appropriate slope.

For more information on proper grading and drainage click this link.

Roof gutters installed:

The building is equipped with roof gutters to help divert roof runoff away from the foundation. These are not required in every situation, but are recommended to divert roof runoff away from entry areas and mechanical equipment. This can help prevent roof drainage hitting the porch slab and splashing back onto the doors and wall coverings and help prevent moisture penetration in those areas. Additionally, roof gutters can help to manage soil moisture content near the foundation. This is important where expansive or collapsible clay soils exist. This is reflected in the 2012 International Residential Code as follows: R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an approved drainage system.

Subsurface drainage system installed:
Note: There is a subsurface drainage system installed to control storm water runoff. It is beyond the scope of this inspection to determine the effectiveness of the system. It is recommended that the system be monitored during a rain storm to verify proper drainage.

Dry weather conditions:
If dry weather conditions existed at the time of this inspection, yard drainage was not observed firsthand.

1: Areas of pooling or possible pooling water
Maintenance/Recommendation
There are areas of pooling or possible pooling water near the foundation at one or more locations. The grading may need to be improved to ensure proper moisture runoff in those areas.

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I	NI	NP	D

2: No splash blocks

Maintenance/Recommendation

There are no splash blocks at one or more gutter downspouts. Splash blocks should be installed to help direct drainage away from the foundation and to prevent soil erosion in those areas.

☒ ☐ ☐ ☐ **C. Roof Covering Materials**

Types of Roof Covering: Shingles\Composition Asphalt Shingles

Viewed From: Camera pole, Roof Level

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 for future problems, a roofing specialist should be consulted. The home inspector is not responsible for insurability of the roof covering materials.

Photos: Average Condition of Roof Covering:

Roof condition: Good condition

No deficiencies observed:

The roof covering materials appeared to be serviceable at the time of the inspection.

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I	NI	NP	D
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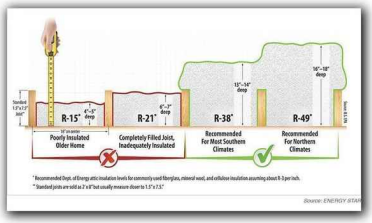
D. Roof Structures and Attics

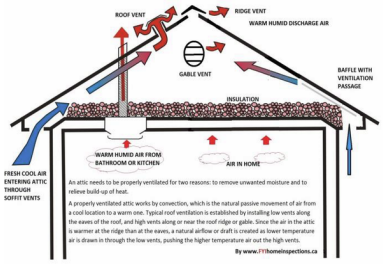
Viewed From: Entered the Attic

Approximate Average Depth of Insulation:: and radiant barrier on the roof decking., 10 to 12 inches blown fiberglass insulation -
Find out more about how much insulation you need. Click Here.

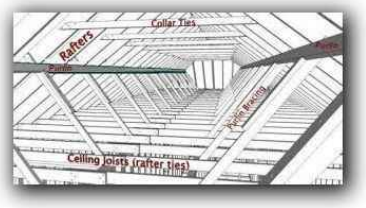


Comments:
This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Attic Ventilation: Soffit Vents, Static Exhaust Ports, Ridge Vents -
For information concerning proper attic ventilation Click Here.



Roof Structure Description - Stick Framing: The roof structure is framed using conventional stick framing. Stick framing utilizes lumber constructed on site by contractors.



The attic appears to be ventilated and insulated to minimum standards at the time of construction: The attic appears to be ventilated and insulated to minimum standards at the time of construction

1: Ladder installed with screws
Code/Safety Concerns

The attic ladder is not installed in accordance with the manufacturer's instructions. It appears deck or drywall screws have been used to fasten the unit to the ceiling joists. The manufacturer's instructions require 16d nails be used to properly fasten the unit to the joists. Repair is advised.

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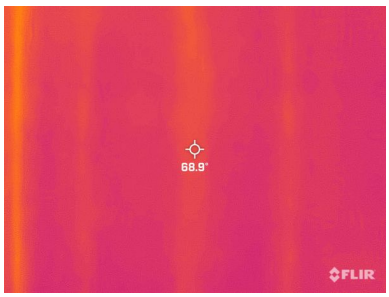
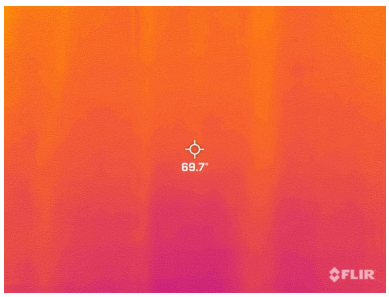
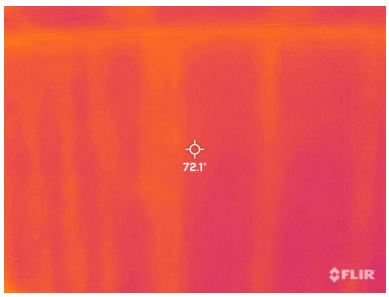
☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

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

Photos - Interior Walls Thermal Image Samples:
The interior walls were scanned with a FLIR thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. The thermal pictures below are a sample of random interior walls in this house at the time of this inspection.



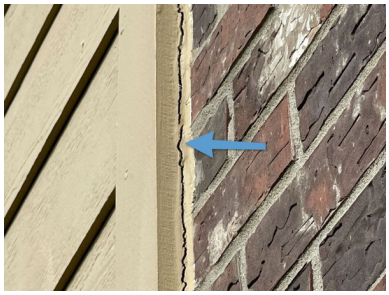




Wall construction: Wood Stick Framing
Siding Material: Brick, Cement Board
Interior wall materials: Textured Drywall Finished With Paint
Composition siding maintenance: Hard Board siding or composition board siding is installed as an exterior cladding. Some of these types of siding material may be vulnerable to disfigurement due to moisture absorption at bottom edges and at butt joints. Wavy bulges are also common. Diligent maintenance is needed at all joints and edges to prevent moisture absorption. Follow with a good primer and finish paint schedule to prevent moisture from reaching the edges and ends of the siding. Do not allow vegetation or tree branches to come in contact with the siding as this can quickly damage the siding allowing water penetration.
Possible hidden damage:
Note: if water stains are noted on ceilings or walls it should be assumed that moisture penetration has occurred and that some hidden damage may exist.

1: Seal caulk joints at wall trim
Maintenance/Recommendation

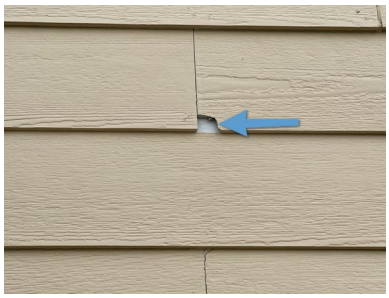
There are separated caulk joints at the exterior wall trim at one or more locations. The joints should be sealed to help prevent moisture penetration in those areas.



2: Mechanical damage to exterior walls

Maintenance/Recommendation

There is mechanical damage to the siding at one or more locations. Repair as needed.



3: Mirror Degrading

Maintenance/Recommendation

One or more mirrors are degrading. This can happen over time as the mirror ages or with exposure to UV rays. Replace the mirror as needed.

4: Siding maintenance

Maintenance/Recommendation

The hard board siding needs to be sealed at the joints to prevent moisture penetration in those areas.

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I	NI	NP	D

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

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

Photos - Ceilings with Thermal Image Samples:
The ceilings were scanned with a FLIR thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects.

Possible hidden damage:
Note: if water stains are noted on ceilings or walls is should be assumed that moisture penetration has occurred and that some hidden damage may exist.

1: Ceiling Nail Pops
Maintenance/Recommendation

There are nails backing out of the ceilings at one or more locations. This is a common occurrence usually related to expansion and contraction of the roof rafters and/or seasonal structural movement.

2: Settlement Cracks Garage Floor
Maintenance/Recommendation

There are settlement cracks visible on the garage floor.

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3: Flooring Creak/Pops
Maintenance/Recommendation

The sub flooring makes noise when walked on at one or more locations. This may indicate the sub floor is loose from the joists in those areas. This is a common occurrence this is typically addressed when the floor coverings are replaced.

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

Comments:
Note: 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: Exterior doors - Seal caulk joint
Maintenance/Recommendation

One or more exterior door frames are not sealed to the exterior wall covering. The door frames should be sealed to the exterior wall coverings to help prevent moisture and/or pest intrusion in those areas.

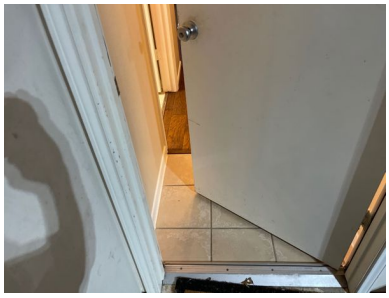
2: Garage door not self closing
Code/Safety Concerns

The door between the house and garage is not self closing. Garage to house doors should be self closing as reflected in the International Residential Code section R302.5.1 where it reads:

R302.5.1 Opening Protection

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, **equipped with a self-closing device.**

Remediation is recommended.



3: Garage door- Seal caulk joint

Maintenance/Recommendation

There are separated caulk joints at the overhead garage door casing. The joints should be sealed to help prevent moisture penetration in those areas.

4: Missing doorstops

Maintenance/Recommendation

There are one or more doors without door stoppers or with non functioning door stoppers. The door stoppers should be repaired or replaced to protect walls adjacent to doors.

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

I	NI	NP	D

5: Swings open or closed
Maintenance/Recommendation
One or more door(s) swing(s) on their own when set at a partially open position. This is commonly referred to as "ghosting". This repair can be accomplished by removing a hinge pin and bending the pin slightly and then replacing the pin. This will add friction on the hinge and prevent ghosting.

☒ ☐ ☐ ☒ **H. Windows**
Comments:
This inspection covers the presence and condition of windows and screens.

Type of Windows: double pane thermal windows

1: Exterior window deteriorated caulk joint
Maintenance/Recommendation
There are separated caulk joints around the exterior window frames at one or more locations. This may indicate settling and/or seasonal movement in those areas. The caulk should be touched up or replaced to exclude pests and moisture from those areas. Where deteriorating caulk is noted it should be assumed that some moisture penetration has occurred and that some hidden damage may be present.

☒ ☐ ☐ ☒ **I. Stairways (Interior and Exterior)**
Comments:
This inspection will note deficiencies in steps, stairways, landings, guardrails, and handrails and for proper spacing between balusters, spindles, or rails for steps stairways, guards and railings.

Stair construction meets standards: Yes

1: Loose Handrail
Code/Safety Concerns

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

I	NI	NP	D

The stairway handrail is loose. This could pose a safety hazard. Recommend a qualified handyman evaluate and fasten.

☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

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

Photos - Gas Fire Place and Damper:

Location: Living Area
Type of fire place: with gas starter pipe, wood burning with gas logs
Type of fire box: Metal W/ Refractory Panels
Type of chimney: Metal
Chimney viewed from: Ground Level
Attic fire stop: Not accessible
Chimney cap installed: Yes
Combustion Air Vent: no
Gas Valve/Logs: Yes
Gas log lighter not tested:
Gas log lighter that are not equipped with an electronic ignition are not tested for operational performance per TREC standards of practice. Inspectors are not required to apply an open flame to gas appliances.

1: Buildup of soot and creosote
⚠Code/Safety Concerns

There was a buildup of soot and creosote in the firebox and chimney at the time of the inspection. It is recommended that they be professionally cleaned prior to the next use.

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

I	NI	NP	D

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

Comments:

This inspection covers any attached porches, decks, steps, balconies, and carports for structural performance.

No Deficiencies observed :

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

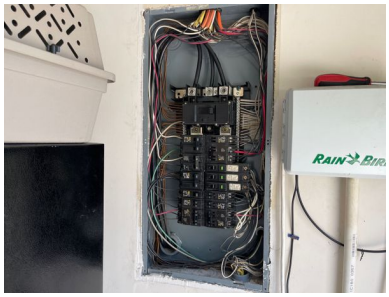
I	NI	NP	D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

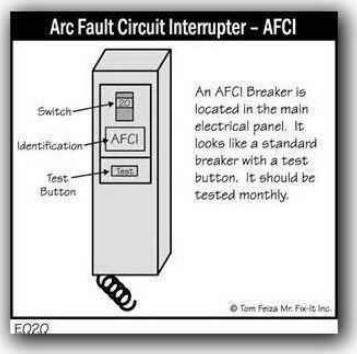
Comments:
This inspection covers the service entrance wiring, electrical panels and subpanels.

Photos - Electrical panels uncovered for inspection:



Service Entrance Type: Underground
Panel Manufacturer: Square D
Location of Main Panel: Garage
Main Panel Rating Amps: 150
Wire Types Found in Panels: copper, aluminum
Grounding and Bonding: verifiable ground rod
Condenser Breaker Sufficient: Yes
Arc Fault Tested: Not tested-Occupied
Arc Fault Protection Devices: The house is equipped with arc fault protection in accordance with requirements at the time of construction -
Arc fault breakers are special equipment that are designed to detect electricity arcing off the protected circuit, causing the breaker to trip and cut off power to the circuit. Arc faults can happen in several situations, such as: when hanging a picture, a nail could penetrate electrical conductor casing behind the wall covering. This can result in electricity arcing between the nail and the conductor, which could result in a fire. 2015 International Residential Code: E3902.16 Arc-fault circuit-interrupter protection. Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected.

For more information concerning Arc Fault Protection click here.



Condenser disconnect panel sealed to wall:

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

I	NI	NP	D

The condenser disconnect panel cover is sealed to the wall. The panel could not be removed for inspection without damaging private property.

1: Partial arc-fault protection installed
Code/Safety Concerns
There are missing arc-fault protection devices in the electrical panel. These may not be required in every jurisdiction but are recommended to prevent shock and fire hazards. The installation of arc-fault breakers is reflected in the 2015 International Residential Code: E3902.16 Arc-fault circuit-interrupter protection. Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun-rooms, recreations rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected.

2: No Exterior Disconnect
Code/Safety Concerns
There does not appear to be an outdoor service disconnect for the home's electrical system. Outdoor service disconnects should be in place to allow emergency personnel to shut off all power within the dwelling in case of an emergency (i.e. firefighters responding to a house fire, can easily shut off an exterior disconnect). This is reflected in the 2020 NEC section 230.85 where it reads: **230.85 - Emergency Disconnects**. For one- and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a **readily accessible outdoor location**. If more than one disconnect is provided, they shall be grouped.

***This recent change to the NEC code may not have been adopted by your local jurisdiction as of yet. Check with the local governing bodies to determine your area's current "exterior disconnect" requirements.

3: Missing surge protection
Code/Safety Concerns
There is missing or improperly installed Surge protection devices in one or more required locations in the home. It is recommended that surge protection be installed in accordance with current building code.

2020 NEC 230.67 Surge Protection. (A) Surge-Protective Device. All services supplying dwelling units shall be provided with a surge-protective device (SPD). (B) Location. The SPD shall be an integral part of the service equipment or shall be located immediately adjacent thereto. Exception: The SPD shall not be required to be located in the service equipment as required in (B) if located at each next level distribution equipment downstream toward the load. C) Type. The SPD shall be a Type 1 or Type 2 SPD. (D) Replacement. Where service equipment is replaced, all of the requirements of this section shall apply.
This house may pre-date these standards.

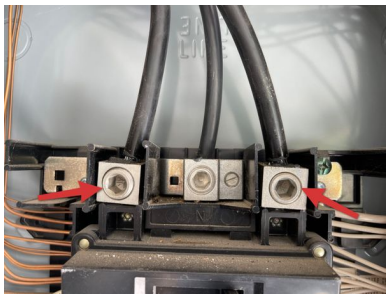
***This recent change to the NEC code regarding Surge circuits may not have been adopted by your local jurisdiction as of yet. Check with the local governing bodies to determine your area's current

surge protection requirements.

4: Missing Terminal Covers

Code/Safety Concerns

There are no terminal covers installed over the service entrance conductors. Terminal covers should be in place to protect against accidental contact with high voltage wiring. Repair is advised.



Example Photo

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

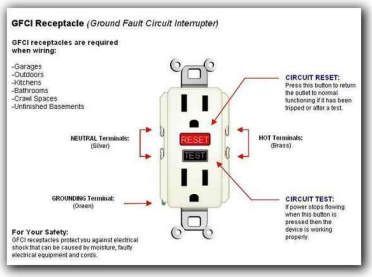
Types of Wiring:: copper

Comments:

This inspection covers electrical receptacles, switches and fixtures.

A ground fault circuit interrupter (GFCI) or Residual Current Device (RCD) is a device that shuts off an electric circuit when it detects that current is flowing along an unintended path, possibly through water or through a person. It is used to reduce the risk of electric shock. Current code requires that there be Ground Fault Circuit Interrupt Protection at all kitchen outlets above counter tops and on islands, garage outlets, exterior outlets, bathroom outlets, and any outlets within 6 feet of a water source.

For more information concerning Ground Fault Protection click here.



Type of electrical system: 3 wire grounded

Smoke Alarms Present: Yes

Carbon Monoxide Alarm: No

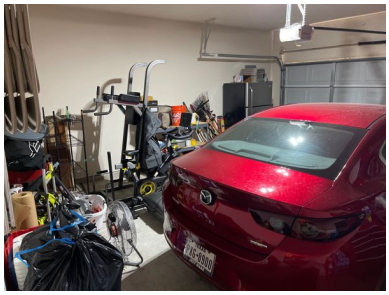
Dryer plug has power photo/video:

The dryer receptacle had power at the time of the inspection.

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

I	NI	NP	D

Exterior/garage outlets not tested for GFCI protection:
The exterior/garage outlets were not tested for GFCI protection due to storage in the garage. No GFCI was visible to reset during the inspection. Testing for GFCI protection could cause food in freezers to spoil. All exterior and garage outlets should be tested for GFCI protection prior to closing.

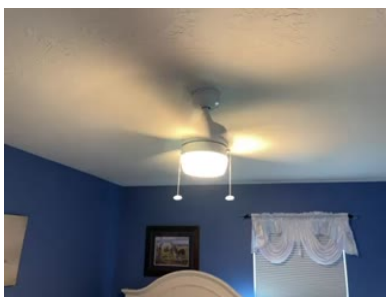


1: Cover Plates Damaged
Maintenance/Recommendation
Laundry Room

One or more receptacles/switches have a damaged cover plate. Recommend replacement.

2: Ceiling fans out of balance
Maintenance/Recommendation

The ceiling fans are out of balance in one or more locations. Repair as required.



3: Exposed incandescent light bulb fixtures in the closets

Code/Safety Concerns

There are exposed incandescent light bulb fixtures in the closets. These should be replaced with covered fixtures for safety.

4: Missing CO alarms

Code/Safety Concerns

There are missing carbon monoxide alarms in the home. Carbon monoxide alarms should be installed in accordance with current standards, as follows: 2009 International Residential Code R315.2.1 New construction. Carbon monoxide alarms shall be provided in dwelling units when either or both of the following conditions exist. 1. The dwelling unit contains a fuel- fired appliance. 2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit. R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. When a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. Carbon monoxide is an odorless, colorless, and tasteless gas that is near impossible to identify without a proper detector. It is caused by fuels not burning completely, including wood, gasoline, coal, propane, natural gas, gasoline, and heating oil. This unburned fuel can come from anything from clothes dryers, water heaters, and ovens to ranges, a fire-burning fireplace, or a car left running in a closed garage.

5: Missing screw in cover plate

Maintenance/Recommendation

One or more cover plates are missing screws. Replace as required.

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

I	NI	NP	D

6: Missing tamper resistant receptacles

⚠Code/Safety Concerns

There are missing tamper-resistant receptacles at one or more locations in the home. According to current building standards, every receptacle located less than five and a half feet above the floor should be tamper-resistant. Installing tamper-resistant receptacles (TRRs), also called tamper-resistant outlets, is an effective way to safeguard young children from a potentially serious electrical injury.

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Types of Systems: Central

Energy Sources: Gas

Comments:

This inspection covers the gas and electric heating systems.

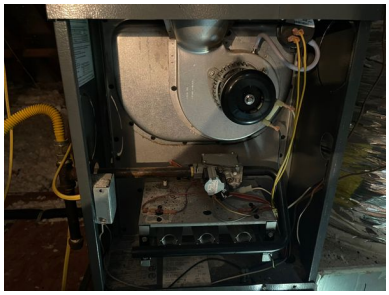
Photos - Furnace Uncovered and Return & Supply Sample Images:

Upper Level



Photos - Furnace Uncovered and Return & Supply Sample Images:

Lower Level



Mechanical Equipment Locations: attic

Gas valve: Present, And Accessible

Number of units: 2

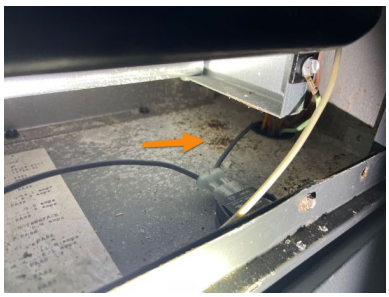
The heating equipment appeared to operate as intended at the time of the inspection:

1: Rust in furnace housing

Further Evaluation Required

2nd Floor Unit

Rust was observed in the furnace housing. This may indicate a leak in the flue vent and/or condensation accumulation. Further evaluation and/or repair by a licensed HVAC technician is advised.



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

I	NI	NP	D

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Types of Systems: Central - Air Conditioner

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.

Photos - Manufacturer's Tag and Operational Video:



Photos - Temperature Differential Return & Supply Sample Images: upper level, 16

Photos - Temperature Differential Return & Supply Sample Images: lower level, 17

Size in tons: 3.5, 2.5

Year manufactured: 2007

Seer Rating of at least: Could not be determined

Refrigerant used: R22

R-22:

Note: The U.S. government has enacted a policy requiring all air conditioners and heat pumps no longer use the ozone-depleting R22 refrigerant (AC Freon), which has been the HVAC industry standard in the manufacture of central air conditioning systems. While recharging an AC or Heat Pump is not typical, if your system develops a leak or requires service, replacement refrigerant may be necessary.

Testing method:

The equipment was operated in the cooling mode for 20 minutes, at which time the temperature of the air coming from the supply registers was measured and compared to the room temperature. The desirable differential is 15 to 22 degrees.

The selected temperature differential tested at the above selected degrees at the time of the inspection.

Recommended maintenance :
Even if the system(s) appear to be performing as intended at the time of the inspection, yearly maintenance is recommended on HVAC systems. It is recommended that all documentation of recent service be obtained. If recent service cannot be verified, service is recommended to ensure proper operation in extreme conditions and to ensure warranty requirements are satisfied.

Location of condensate drain lines: Under sink -
If the condensate drain line could not be located this may indicate the drain line is not properly terminated. Locating the drain line is advised.

The cooling system appeared to be operating as intended at the time of the inspection:

1: Rust in emergency drain pan
Further Evaluation Required
There is rust in the evaporator coil emergency condensate drain pan. This may indicate that the primary drain is clogged or that the system is under performing. Further evaluation and/or repair by a licensed HVAC technician is advised.

2: Fungal growth on the plenum
Further Evaluation Required
Fungal growth is forming on the duct plenum. This may indicate this area is not properly insulated. Further evaluation and/or repair by a licensed HVAC technician is advised.

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

I	NI	NP	D

3: Condenser suction line insulation deteriorated

Maintenance/Recommendation

The suction line insulation is deteriorated and/or missing near the outside condensing unit. The insulation should be replaced to ensure proper operation.

4: Fungal growth

Further Evaluation Required

Fungal growth was observed on the condensate drain pipes. The pipes should be better insulated to prevent condensation forming.

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

Comments:

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

Photos - Sample Images Taken During Operation:

Upper Level

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

I	NI	NP	D



Photos - Sample Images Taken During Operation:
Lower Level



Type of Ducts: Flexible
Filter Locations: At the return air vents
HVAC Filter Sizes: 16x25, 20x30
HVAC Filter Width: 1 inch
Filter Condition: Needs Replacement

1: Grime/rust on registers
Further Evaluation Required
There is a buildup of grime on the air diffusers, registers, and inside the ducts. This commonly occurs when the cooling equipment is under performing or oversized and not dehumidifying the air as intended. This allows moisture to condense on duct equipment. Moisture mixes with dust and dirt creating a build up of grime. This can also result in fungal growth. The ducts and registers should be inspected and cleaned as necessary by a professional duct cleaning contractor.

2: Dirty air filter
Maintenance/Recommendation
The air filter is dirty. Replacement is recommended.

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

I	NI	NP	D

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

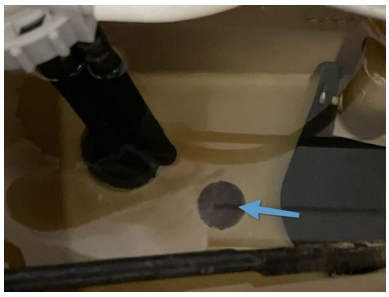
Location of water meter: Northwest, near the curb, Front
Location of main water supply valve: West, Near the foundation
Static water pressure reading: 50-55
Types of supply piping material: PVC
Comments:
This inspection covers the type and condition of all accessible and visible water supply components.

Photos - Water Meter, Homeowner Shutoff Valve, Static Water Pressure:


Note - Potential Hidden Damage:
If deteriorated caulk/mortar joints, broken tiles, or evidence of previous or current leaks are notated as deficient within plumbing systems, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

1: Tank bolts rusted
Maintenance/Recommendation

One or more toilet tank bolts are rusted. The bolts should be monitored for leaks and replaced as required.



2: Grout/caulk separations
Further Evaluation Required

There are fractured and/or separated caulk and/or grout joints in the shower enclosure(s). 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. For a more detailed analysis, a professional tile contractor should be consulted. The joints should be sealed to help prevent moisture penetration in those areas.

3: Leak at shower head

Maintenance/Recommendation

2nd Floor Bathroom

One or more shower heads leaked when tested. Repair or replace as required.

4: Missing anti siphon

Maintenance/Recommendation

The anti-siphon device has been removed from the exterior faucet. The fine threads for the anti siphon device will not connect to a standard water hose thread. A hose cannot be connected without installing an anti siphon device as a result. The anti-siphon device helps prevent hose water from being siphoned into the potable water supply. Replacement is advised.

5: Anti-Siphon Leak

Further Evaluation Required

One or more exterior faucets leaked from the anti-siphon device when the valve was opened. Repair or replacement is recommended.

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

I	NI	NP	D

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

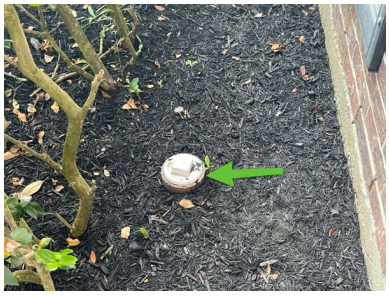
Type of Drain Piping Material: PVC

Comments:

This inspection covers the condition of all accessible and visible waste-water and vent pipes.

Location of cleanouts: North, Front, Near the foundation, In the flower bed

Photos - Drain Cleanout Location/Observation:



Bathtub Overflow Drains and drain load test: Partial -

Note: A drain load test was performed by filling all available sinks, bathtubs, and shower pans to a high level. Note: upper level tub overflow drains are not tested due to the risk of damage to private property.

Laundry Drain Tested: no, Not accessible

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

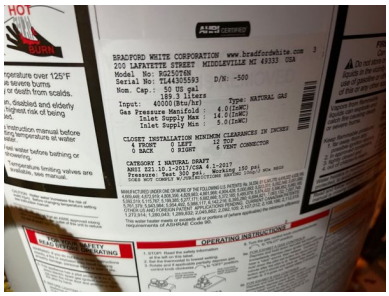
I	NI	NP	D

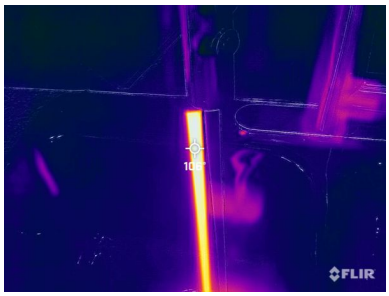
No Deficiencies Observed:
The drains wastes and vents appeared to operate as intended at the time of the inspection.

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Gas
Capacity: 50
Comments:
This inspection covers the water heating equipment and its temperature and pressure relief system.

Photos - Water Heater ID tag and Sample Temperature Images:





Water Heater Locations: attic
Numbers of units: 1
Years: 2019
Life Expectancy of water heater:
10 to 15 years

TPR test: Operated
Safety pan and drain: Yes
Gas Shut Off Valve: Present, Accessible
Gas appliance connector: Iron/Flex
Type of Visible Vent Pipe: Double Wall
Garage Unit Physically Protected: Not applicable
18 Inch Floor Clearance: Not applicable
Water temperature test range: Below 120 degrees -
Note: The water temperature at the fixtures tested at the range indicated above. Water temperatures should be 120 F or below to help prevent accidental injury from scalding.

Table 10.2 Scald chart

Water Temperature °F (°C)	Time for 1st Degree Burn (Less Severe Burns)	Time for Permanent Burns 2nd & 3rd Degree (Most Severe Burns)
104-110 (43.3)	(normal shower temp.)	
116 (46.7)	(pain threshold)	Permanent burn injury
116 (46.7)	35 minutes	45 minutes
122 (50)	1 minute	5 minutes
131 (55)	5 seconds	25 seconds
140 (60)	2 seconds	5 seconds
149 (65)	1 second	2 seconds
154 (67.8)	instantaneous	1 second

(U.S. Government Memorandum, C.P.S.C., Peter L. Armstrong, Sept. 15, 1978)

No Deficiencies Observed:
The water heating equipment appeared to operate as intended at the time of the inspection.

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

Comments:

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

I	NI	NP	D

This inspection covers built-in hydrotherapy and whirlpool equipment

Photos - Access Panel, GFCI Location, Video of Operation:



Access panel: Available
GFCI protection: Present
No Deficiencies Observed:
The hydro-massage tub appeared to operate as intended at the time of the inspection.

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

Location of Gas Meter: West, Right Side, Near Foundation
Type of Gas Distribution Piping Material: Iron, Black Iron
Comments:
This inspection covers the type and condition of all accessible and visible gas supply components.

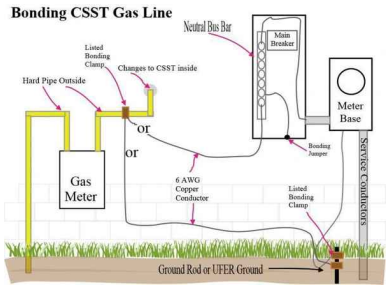
Photos - Gas Meter:

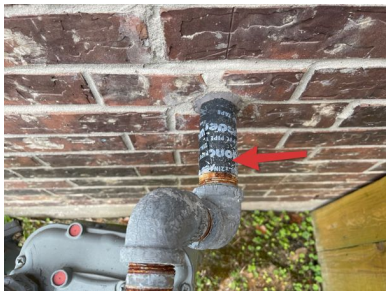
1: Gas piping not bonded
Code/Safety Concerns

The gas piping system is not bonded to the grounding electrode system. This house may predate these standards. Where metal piping servicing the house is capable of being energized, it should be bonded to the grounding electrode system. This is reflected in the 2012 International Residential Building Code as follows: E3609.7 Bonding other metal piping. Where installed in or attached to a building or structure, metal piping systems, including gas piping, capable of becoming energized shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor where of sufficient size, or to the one or more grounding electrodes used. The bonding conductor(s) or jumper(s) shall be sized in accordance with Table E3908.12 using the rating of the circuit capable of energizing the piping. The equipment grounding conductor for the circuit that is capable of energizing the piping shall be permitted to serve as the bonding means. The points of attachment of the bonding jumper(s) shall be accessible.

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

I	NI	NP	D





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

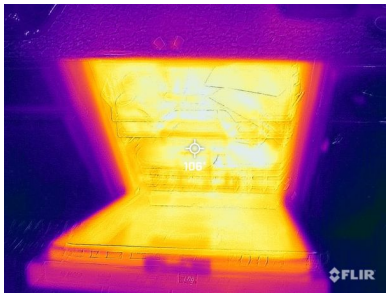
I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:
The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

Photo - Dishwasher Thermal Image:



Note - Potential Hidden Damage:
If deteriorated or missing caulk/grout at wall and roof penetrations and/or evidence of previous or current leaks are notated as deficient within appliance components, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

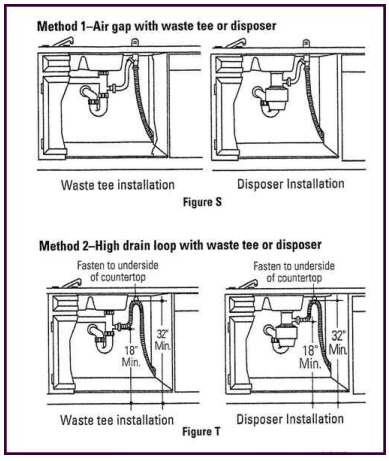
Back Flow Prevention: Not Present

The dishwasher appeared to operate as intended when tested.:

Switched Power:
The dishwasher power is connected to a switch above the countertop. The switch must be in the on position for the dishwasher to operate.

1: No back flow prevention
Maintenance/Recommendation

There is no air gap or sanitary loop in the dishwasher drain line to prevent waste water from contaminating the potable water supply. It is recommended that a sanitary loop or air gap be installed in the drain line.



☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:
The inspection covers the splash guard, grinding components, and exterior.

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

I	NI	NP	D

No deficiencies observed:
The unit appeared to operate as intended when tested.

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

Comments:
The inspection covers the filter, vent pipe, and switches as well as operation of the blower.

Photo - Exhaust Termination:

Range Exhaust: vents to the exterior
No deficiencies observed :
The range exhaust system appeared to operate as intended at the time of the inspection.

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

Comments:
The inspection of the range, oven, cooktops, covers the knobs, elements, drip pans, handles, glass panels, lights or light covers, and other parts.

Photos - Cooktop and Oven Operation:

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

I	NI	NP	D


Type of Cook Top: Gas
Gas Shut Off Valve: Present, and accessible
Type of Oven: Electric
The oven was tested at 350: The oven tested at 325-350 degrees -

The normal differential temperature range between the thermostat and the actual oven temperature is +/- 25 degrees.

Anti Tip Device: Not applicable
The oven and cook top appeared to operate as intended at the time of the inspection.:

1: Worn Control Readings
Maintenance/Recommendation

The readings are worn from the cooktop control knobs. Replace as necessary.

☒ ☐ ☐ ☐ **E. Microwave Ovens**

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

Photo - Microwave Operation:

No deficiencies observed :

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

I	NI	NP	D

The microwave oven appeared to operate as intended at the time of the inspection.

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

Comments:
The inspection will cover the operation of the unit, observing sound, speed and vibration level.

Exhaust Fans: vents to the exterior
Operated as intended at the time of the inspection:

☒ ☐ ☐ ☒ **G. Garage Door Operators**

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

Safety Features Door 1: Beam sensors operated as intended, Some deficiencies observed

1: Door did not pressure reverse
Code/Safety Concerns
The garage door operator did not auto reverse when pressure was applied to the bottom of the door. This may indicate the sensitivity of the mechanism needs adjustment.

2: Manual door lock not disabled
Maintenance/Recommendation
The overhead door lock should be disabled because there is an automatic garage door operator in place. This will help prevent accidentally activating the automatic opener when the door is locked, which may result in damage to the door and/or the automatic operator.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:
The inspection will cover the condition and operation of the unit.

Photo - Vent Termination:

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

I	NI	NP	D

Dryer Vents: : Through Roof
No deficiencies observed:

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

I	NI	NP	D

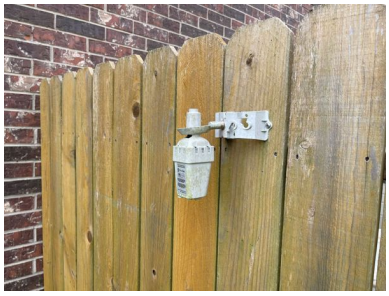
VI. OPTIONAL SYSTEMS

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

Comments:

The inspection of the sprinkler system will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow preventers.

Photos - Main Valve, Back Flow Prevention, Rain Bypass Sensor:



Numbers of zones: 10

Areas of non coverage: None

Location of Main Sprinkler Valve: West, Near the foundation

1: Over spray

Maintenance/Recommendation

The irrigation spray heads are spraying on the sidewalk/roadways. These heads should be adjusted to prevent wasted water.

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

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

Type of Construction: Gunite - Pebbletec surface

Comments:

The inspection of the swimming pool and/or spa will cover the condition of pool surfaces, identifying cracks or deterioration of the surface(s), and observe the condition of tiles, copings, decks, and the operation of heaters and pumps. Included in the inspection are the condition of slides, steps, diving boards, lights, and other equipment as well as inspecting the condition of drains, skimmers, and valves.

Photos - Pool, Equipment, and Heater Operation:




Pool Type: Pool
Pool Filter: Cartridge
GFCI on pool lights: Present and accessible
Filter pressure: 11
Safety enclosure present: No
Type Of Sanitizer: Conventional Chlorine
Pool Equipment is Externally Grounded: Yes
Type of Heater: : Gas
Branch Line: : Iron/ Flex
Gas Shut Off Valve: Present, And accessible
Overflow Drain Present: Yes
The pool equipment appeared to operate as intended at the time of the inspection:
The pool surface appears to be serviceable at this time:
Backwash Drains into Sewer: Not applicable -

Air Gap Present at Backwash Sewer Drain: Not applicable -

1: Pool heater service light

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

I	NI	NP	D

Further Evaluation Required

Pool heater displayed service light on the controller when activated. Further evaluation by a qualified irrigation specialist is recommended.