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TREC REI 7-6 2024

2300 Halls Creek Ct
Friendswood, TX 77546

Inspector
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PROPERTY INSPECTION REPORT FORM

Ken Cooper	04/20/2026 8:00 am
Name of Client	*Date of Inspection*
2300 Halls Creek Ct, Friendswood, TX 77546	
Address of Inspected Property	
Robert Ramirez	TREC# 10013-PI
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

Type of Building: Single Family -
As with all buildings, ongoing maintenance is/will be required and improvements to the systems of the structure will be needed over time. The improvements that are recommended in this report are not considered unusual for a building of this age and location. Please remember that there is no such thing as a perfect construction. This inspection is NOT a pest inspection. We recommend consulting with a licensed pest inspector for the presence of, trapping, exclusions etc... of pests.

Occupancy: Occupied

In Attendance: Owner, Family member

Temperature (approximate): 70 Fahrenheit (F)

Weather Conditions: Cloudy

Buyers Notice:
Keep in mind, as noted, this report will have many items in it and they will be marked "deficient."

This does not mean it is a "bad house" if some things are not correct. In these areas of the home, it may be a simple repair. If you have questions PLEASE GIVE US A CALL FOR CLARITY. We will be happy to answer any questions you might have.

Check Boxes:
Home Inspectors are regulated by the Texas Real Estate Commission Standards of Practice which dictate which systems must be inspected, the minimum standards of for the inspection, and allowable inspector limitations such as inspectors are not required to walk a roof if, in their opinion, it is not safe to do so.

In the report, each system or unit has four checkboxes. The following is an explanation of these checkboxes.

I - Inspected

NI - Not Inspected or partially inspected which may occur when full access to the system or unit is not available. For example, an inspector may not be able to inspect an entire roof because of a large amount of debris, snow, or height.

NP - System or unit is not present

D - system or unit has a deficiency. This does not necessarily mean the system or unit is deficient. For example, an AC unit may have a deficiency of dirty air filters. It does not mean the AC unit is deficient and needs to be replaced.

Every system or unit should be marked either I, NI, or NP.

I & D - system or unit was inspected and deficiencies found. If D is not checked, no deficiencies were found.

NI & NP - system or unit was not inspected because it was not present. NP by itself is also sufficient and means the same thing.

NI & D - system or unit was not inspected and deficiencies exist. For example, the inspector was able to inspect a portion of the roof and found deficiencies, but he was not able to inspect the entire roof.

NI & NP & D - system or unit was not inspected because it was not present and a deficiency exists. For example, the deficiency could be smoke detectors, which are required, are not installed.

Garage Storage:
We were unable to view much of the garage floor and wall finishes due to the presence of occupant's belongings.

Heavily Furnished / Storage Items:
Heavily furnished and stored items can prevent the identification of existing issues. Recommend to re-examine home after vacant for possible unidentified issues at time of inspection.

Expert Evaluation:
Home inspectors are considered generalists. Often times, we recommend further evaluation by a specialist based on readily accessible conditions we observe. Specialists in many categories may discover additional deficiencies based on a more invasive, expert evaluation which is not restricted by the same limitations as a general inspection.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab on Grade

The Client Approved Elevation Plot:

A precision pressurized hydrostatic altimeter was used to measure the level of the foundation. This data provided us with additional information to help us determine the performance of the foundation. Furthermore, this data included in the report will give the client a baseline for future movement.

The digital reader, which the unit is in inches, was "zeroed" near the center of the structure. A level/measurement was then taken approximately every 10-12 feet around the interior perimeter, and any other areas we considered necessary. Floor finishes such as carpet do affect the reading. About 0.3" to 0.5" is deducted from the reading to compensate for the carpet and padding thickness. These finishes are taken in consideration in our calculation of foundation level differential when possible, but poor or recent installation can have an undeterminable affect on the measurement in some circumstances.

We have not yet measured a perfectly flat foundation. Should you have any questions concerning this tool, process, or data, please ask the inspector or call our office.

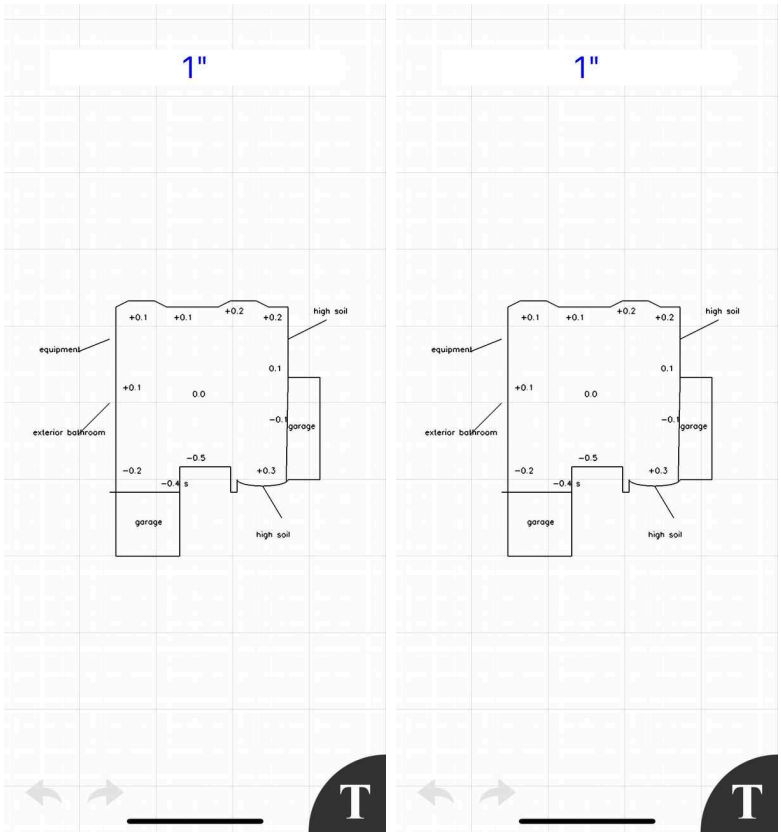
In Limits:

Foundation was found to be within limits (deflection from middle is < .7 and deflect is no more than 1 inch over 30 feet or 1 1/2 inches from side to side.

Recommend to monitor.

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

I	NI	NP	D



Foundation Performed as Intended:
In our opinion, the foundation was performing as intended at the time of inspection. While some signs of structural movement or regular settlement may have been present, there was not sufficient visible or accessible indications of significant structural movement to indicate the foundation was not providing adequate support for the structure.

Comments:
Foundation Limitation:
This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Inspectors are not responsible for defects in areas that are not visible for inspection.

Soil in many areas of Texas is known to be unstable and unpredictable. Due to the expansive nature of the soil in this area, no warranty against future movement can be made. The inspection of the foundation may show it to be providing adequate support for the structure, or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation.

The Inspector is not a structural engineer. The inspector does not perform any engineering studies or measurements such as geological, and hydrological stability test, soils conditions reports; wave action reporting; any form of engineering analysis. Only licensed engineers can conduct such evaluations. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Structural Engineer for further evaluation.

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

I	NI	NP	D

☒ ☐ ☐ ☒ **B. Grading and Drainage**

GRADING and DRAINAGE:

It is advisable to maintain at least 6 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet where possible. We recommend that you monitor areas around the structure(s) when it rains and make sure that water is channeling away from structure(s) as intended. If it is not, there will be upgrades needed and you may consider adding a form of sub surface drainage.

Comments:
The following limitations and/or deficiencies (if any) with the **grading and drainage** were observed on the day of the inspection of this structure and are noted below.

1: Foliage / Vegetation Near Structure
Maintenance Required

Foliage was noted close to the structure. We recommend trimming all bushes and tree limbs at least 1 foot away from buildings. Bushes and trees too close to the structure can prevent the walls from drying properly, their roots can affect the foundation, and their branches can damage the roof.

Recommendation: Contact a handyman or DIY project

2: Grading Too Low / Improvement Needed
Repair/Replace

Low elevation of grading noted. The grading should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.

Recommendation: Contact a qualified landscaping contractor

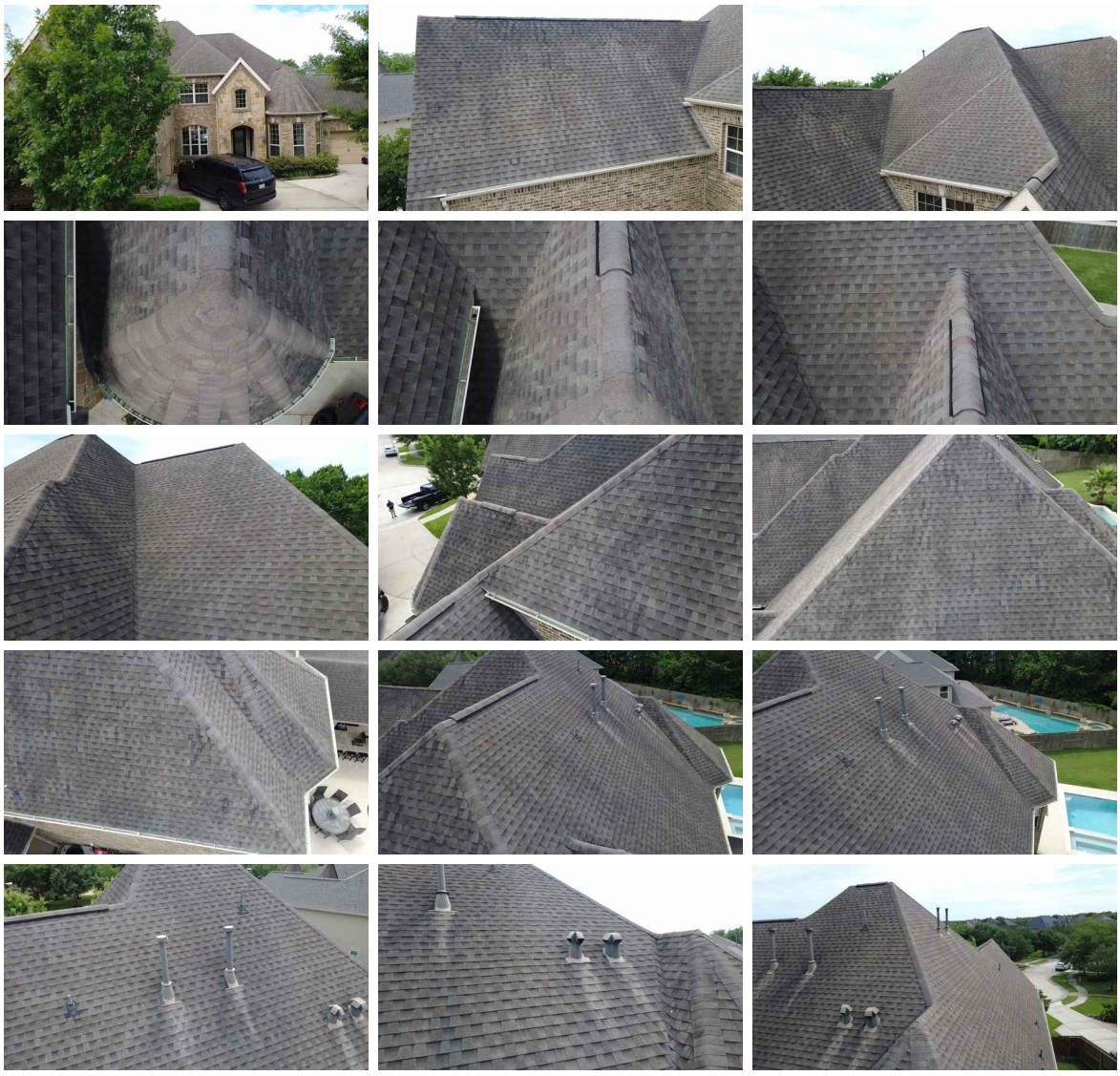
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Example Rear Exterior

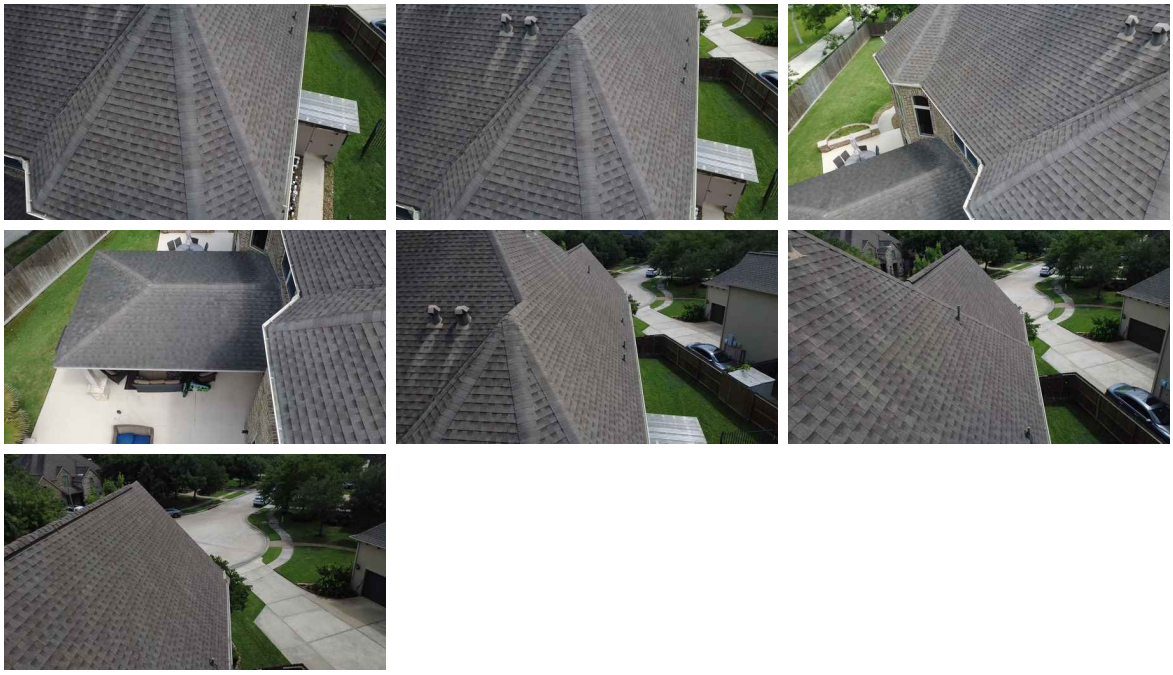
☒ ☐ ☐ ☐ **C. Roof Covering Materials**

Photos of Roof Slopes :



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

I	NI	NP	D



Types of Roof Covering: Asphalt
Viewed From: Ground w/Drone
Comments:
The following limitations and/or deficiencies (if any) with the **Roof Covering Materials** were observed on the day of the inspection of this structure and are noted below.
Roof:
Inspectors do not speculate on the remaining life expectancy of the roof covering. Inspection of the fastening system at shingle tabs are not inspected as lifting shingles or tiles could damage the covering. Inspection of the roof surface, attic and interior spaces should not be interpreted as a certification that the roof is or will be free of leaks or of it's insurability.

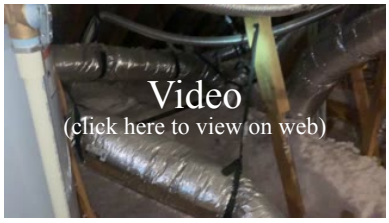
Limited Access :
The inspector is not required to walk 2 story roofs, roofs with steep slopes, snow or roofs with biological growth debris. When these conditions occur the inspector may use any of the following process to examine the roof. (ladder,ground, binoculars) Due to the nature of this type of visuals inspection some conditions may not be identified. When these conditions occur it is advisable to have the roof further evaluated by a roofing company.

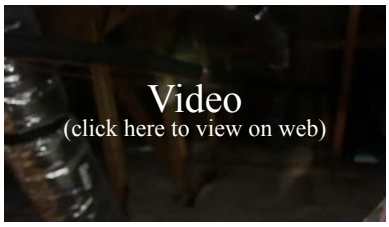
Drone Inspection:
A drone inspection is limited to areas visible based on the height and angle of the drone during the inspection. It is impossible for a drone to identify every deficiency with a roof, for this reason, we always recommend that you have a professional roofer confirm our findings and to examine the roof further if you have any concerns regarding the condition and overall performance of the roof.

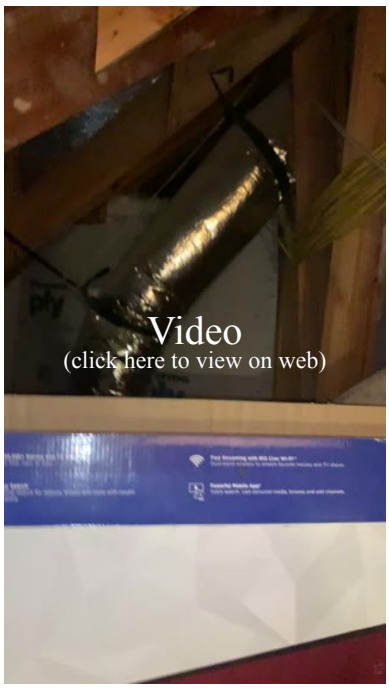
☒ ☐ ☐ ☐ **D. Roof Structures and Attics**
Viewed From: Walkways only
Approximate Average Depth of Insulation:: 0 to 13 inches
Video of Attic Access from Walkway:

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

I	NI	NP	D







Comments:
The following limitations and/or deficiencies (if any) with the **roof structure and attic** were observed on the day of the inspection of this structure and are noted below.
Limited access:
Portions of the roof structure had no accessible attic space, were inaccessible due to insulation levels, roof design, mechanical equipment, duct work, and/or owners belongings. We were unable to perform a visual inspection of those areas.

Inaccessible: Safety Hazard:
One or more areas of the attic could not be safely accessed. Should you desire these areas be inspected, please contact us about a follow-up inspection once accessibility is improved.

Storage:
The attic space contained storage items which prevented a full examination of the attic space. Once storage items are removed, it would be advisable to perform another visual inspection of the area(s).

Insulation:
Insulation in attic can prevent identification of structural issues, leaks, etc. This becomes more so with spray foam insulation that is applied directly to gable walls and roof structure.

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

Comments:
The following limitations and/or deficiencies (if any) with the **walls (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

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

I	NI	NP	D

1: Cracked / Deteriorated Mortar

Repair/Replace

The mortar at the exterior brick/stone veneer was cracked and/or deteriorated. We recommend having these areas repointed to prevent excess moisture intrusion.

Recommendation: Contact a qualified masonry professional.


Example Front Exterior

2: Wood Decay

Repair/Replace

Wood decay was observed on the exterior siding. We recommend repairs/replacement to all decayed wood to prevent further deterioration and creating conducive conditions for wood destroying insect activity.

Recommendation: Contact a qualified professional.

Example Front Exterior

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

The following deficiencies (if any) with the **ceilings and floors** were observed on the day of the inspection of this structure and are noted below.

1: Stained Carpet

Repair/Replace

Carpet is stained in multiple areas are recommended to evaluation and

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

I	NI	NP	D

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

Comments:

The following deficiencies (if any) with the **doors (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

When reading this section of the inspection if there are no comments below, the doors were operating as intended at the time of inspections and may have had minor paint and caulking blemishes that are cosmetic in nature and can be repaired as a maintenance item. In this report, there may also be references to doors not operating properly.

Replacing or rekeying exterior locks before moving in is generally recommended. After new locks have been installed, ensure that jambs at striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless the bolt is fully extended.

☒ ☐ ☐ ☒ **H. Windows**

Comments:

The following deficiencies (if any) with the **windows** were observed on the day of the inspection of this structure and are noted below.

No reportable deficiencies were present unless otherwise noted in this report.

Windows Locked / Blocked:

All accessible windows were operated normally to determine functionality. Windows that are locked or blocked by occupant storage / furnishings are not lifted. Double pane window seals may be broken or have failed without having a visible amount of condensation build up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection.

1: Failed / Lost Seal

⛔Repair/Replace

One or more windows had lost its seal and/or experienced low-E failure. This had resulted in condensation/discoloration developing between the panes of glass. This is primarily a cosmetic deficiency, but can cause the window to lose some of its insulating properties. We recommend having the glass replaced as needed.

Recommendation: Contact a qualified window repair/installation contractor.

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

I	NI	NP	D


Example Living Room


Example Dining Room

2: Consult Window Specialist for Further Evaluation

Repair/Replace

Due to the number of defects identified, we recommended having all windows further evaluated by a qualified window specialist and obtaining an estimate for an itemized list of needed repairs and/or window replacements.

Recommendation: Contact a qualified window repair/installation contractor.

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

Comments:

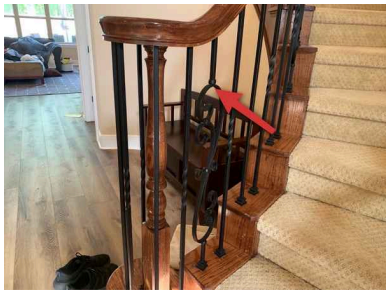
The following deficiencies (if any) with the **stairways (interior and exterior)** were observed on the day of the inspection of this structure and are noted below.

1: Loose Baluster / Spindle

Safety Hazard

Spindles at the sloped handrail and/or horizontal guardrail assemblies were loose and, for safety reasons, should be securely fastened by a professional, competent and qualified contractor.

Recommendation: Contact a qualified professional.


Example

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

Photo of Fireplace Ignited:

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

I	NI	NP	D

Annual Service :
Fireplaces and stoves should be serviced and inspected every year for proper operation by a qualified repair man. We perform a Level 1 Inspection. This inspection is typically suitable for the following conditions. No Changes or Problems Have Occurred to the Fireplace, for chimneys under continued service that operate under the same conditions, with the continued use of the same appliance. In these instances, we'll check the readily visible portions of the fireplace, chimney ,and flue for basic structural soundness and examine the appliance installation and connections.

If you feel like you need to go further with an inspection you may want to consider a level 2 or level 3 inspection.

- Level 2 – System Has Changes or Suspected Issues. These types of inspections are typically warranted if you suspect an issue with your system, if there has been an event that may have caused damage, or if you have made any changes to the system since your last inspection. In these situations, a technician thoroughly checks all accessible parts of the chimney system, and will examine the internal surfaces and joints of all flue liners within the chimney for issues using a camera.
- Level 3 – Hidden Hazards That Require Special Tools

Whenever there is a suspected safety issue in a part of your system that cannot be viewed during a Level 1 or 2 inspection, a Level 3 inspection is recommended. These can be much more invasive and could require removing certain system components (chimney crown, interior chimney wall, etc.) where necessary. The contractor will work closely with the client during these inspections to discuss all work thoroughly before beginning, so there are no surprises.

Comments:
Note: Anytime the fireplace is repaired, the entire fireplace and chimney should be evaluated.
Flue Interior:
By nature, the design and height can limit or prevent the examination of the interior of the flue pipe. The inspector is only able to report on the condition of the flue for areas that are visible at time of inspection. This can be limited to the firebox and the cap, if the cap was accessible.

Fireplace Interior:
The fireplace had a sealed glass front and back panels. Therefore, we were unable examine the interior of fireplace due to unremovable glass doors.

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

Comments:
The following deficiencies (if any) with the **porches, balconies, decks, and carports** were observed on the day of the inspection of this structure and are noted below.

☐ ☐ ☒ ☐ **L. Other**

Comments:

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

I	NI	NP	D	

☒ ☐ ☐ ☐ **M. Cabinets**

Comments :

☒ ☐ ☐ ☐ **N. Fences**

Comments :

☒ ☐ ☐ ☐ **O. Driveway, Sidewalks**

Comments :

☒ ☐ ☐ ☒ **P. Pests**

Comments :

Pest Inspection:
A typical home inspection does not include pest activity within the scope. While the inspector may have conducted and wood-destroying-insect inspection or made courtesy observations in this report about other pests, this is not a full pest evaluation. Should there be specific concerns related to pest control or activity, we recommend consulting with a qualified professional for a specialized evaluation.

1: Ant Nests

Repair/Replace

Ant nests were observed. We recommend treatment against any type of pest insect, especially when close to structure.

Recommendation: Contact a qualified professional.


Example Front Exterior


Example Left Exterior

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

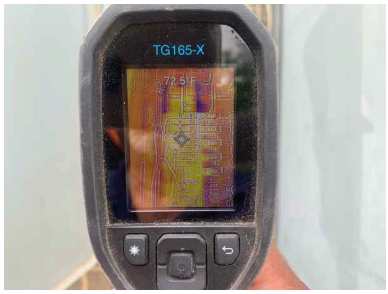
I	NI	NP	D

II. ELECTRICAL SYSTEMS

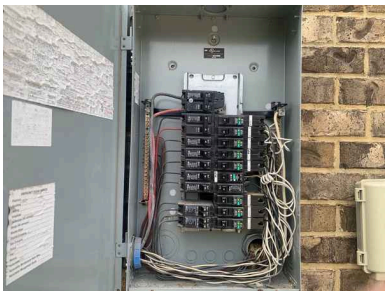
☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Main Panel: Thermal Imaging Photo, Photo With Cover On, Breaker Label, Photo With Cover Off





Main Panel 2: Thermal Imaging Photo, Photo With Cover On, Breaker Label, Photo With Cover Off


Main Panel 3: Photo With Cover Off, Photo With Cover On

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

I	NI	NP	D

Location of Main Panel: Right exterior

Comments:
All electrical repairs listed should be performed by a licensed electrician. Inspectors are not licensed electricians and additional deficiencies may be identified by licensed professionals that are beyond our scope and qualifications.

1: Missing Surge Protection
Repair/Replace

The service equipment was not equipped with a surge protector. Todays standards require a surge protector to be integrated with or installed near the service entrance in order to protect the whole house from electrical surges. The 2020 NEC (National Electric Code) has made surge protection required for service replacements and upgrades. With a new service, service upgrade, or service replacement, there must now be a type 1 or type 2 surge protector installed at the panel.

Recommendation: Contact a qualified professional.

2: 2 Grounding Rods
Repair/Replace

It is common practice for 200 amp service to require two grounding rods set a minimum of 6 feet apart. We recommend to confirm with local building code.

Recommendation: Contact a qualified professional.

3: Dryer Outlet Not On a GFCI Protected Breaker
Safety Hazard

Today's standards typically require all 125-volt through 250-volt receptacles installed at dwelling units supplied by single-phase branch circuits rated 150-volts or less to ground be provided with ground-fault circuit-interrupter (GFCI) protection for personnel. During the 2020 NEC cycle it was substantiated that 250-volt receptacle outlets present similar shock hazards as 125-volt receptacle outlets. This change will impact the typical 240-volt receptacle outlets for cord-and-plug connected dryers, ranges, ovens or similar appliances. This new addition of 250-volt receptacles, and the removal of any ampere limitation, will require GFCI protection for commonly used receptacle outlets in the specified areas: Bathrooms, Garages and Accessory Buildings, Outdoors, Crawl Spaces, Basements, Kitchens, Sinks, Boathouses, Bathtubs and Shower Stalls, Laundry Areas, Indoor Damp and Wet Locations.

Recommendation: Contact a qualified professional.

4: Subpanel Improperly Bonded
Safety Hazard

The subpanel was improperly wired. In a downstream subpanel, the white neutral and the equipment grounds must not be bonded together. The neutral MUST be insulated from contacting the metal enclosure and any

I	NI	NP	D

equipment grounds. Bonding these conductors is hazardous because it will cause neutral currents to travel on metal services of electrical boxes and conduits. These need to be repaired.

Recommendation: Contact a qualified electrical contractor.

Example

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

Type of Wiring: Copper

Comments:

Outlet(s) Present at Kitchen Island/Peninsula:
Outlet receptacles were present on the side of the kitchen island/peninsula. While installation of receptacles in these locations is not prohibited, since 2023, it has come to be considered a potential safety hazard by many experts as the cord for common cooking appliances could be pulled or snagged resulting in impact or burn injuries. Safer receptacle designs capable of being installed on the top surface are available by various manufacturers. Extra care should be taken when using these receptacles to prevent hazards, particularly if/when children are present.

Occupied / Furnished Structure: Not all receptacle outlets and GFCI devices were tested as the structure contained furniture and/or other belongings which blocked access to various outlets at the time of the inspection. Should any outlets be found to be deficient after belongings are removed, we recommend having a licensed electrician evaluate and repair as needed.

Exterior and Garage Outlets:
Due to heavy storage and/or the use of a refrigerator/freezer, the outlets and GFCI devices for the garage and exterior were not tested. We recommend to remove stored items and retest operation of all exterior and garage outlets once accessible.

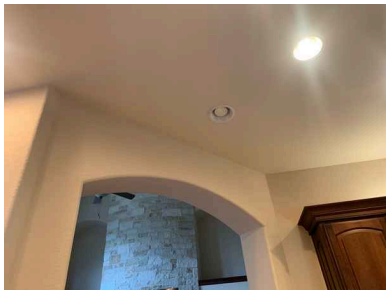
1: Inoperative Light Fixture(s)

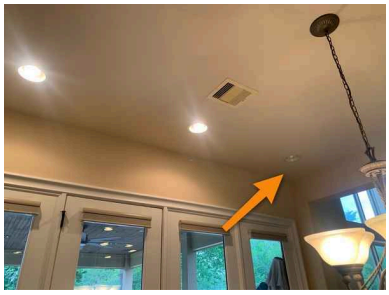
Repair/Replace

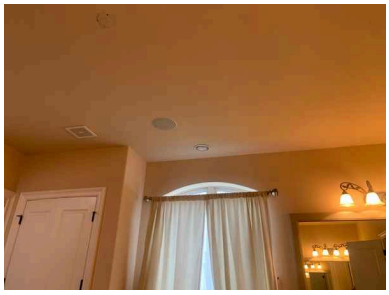
One or more inoperative light fixtures were noted. We recommend replacing the bulb. Should this not resolve the issue, we recommend having the fixture repaired/replaced.

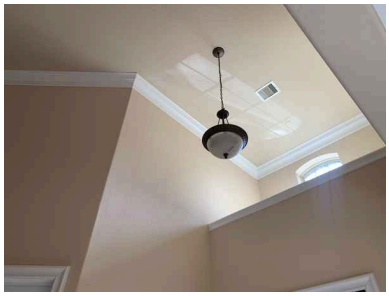
Recommendation: Contact a qualified professional.

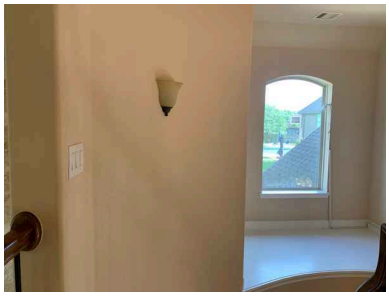
I	NI	NP	D


Example Kitchen


Example Kitchen




Example Front Interior


Example Stairs

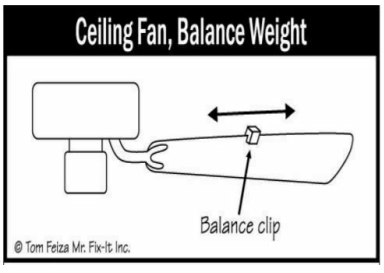

Example Media Room

2: Ceiling Fan Out of Balance

Repair/Replace

A ceiling fan was out of balance. We recommend to balance the fan for proper function.

Recommendation: Contact a qualified professional.




Example Guest Bedroom

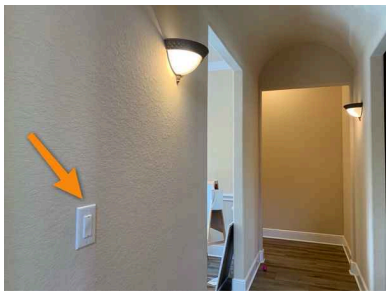
3: Light Switch Damaged

Repair/Replace

Damaged light switches should be repaired or replaced.

I	NI	NP	D

Recommendation: Contact a qualified electrical contractor.

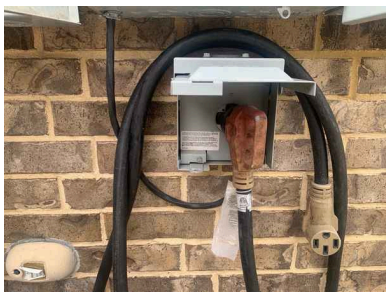

Example Hall

4: Outlet Not GFCI Protected
⚠Safety Hazard
One or more outlets lacked proper Ground Fault Circuit Interrupter (GFCI) protection. Today's standards require GFCI protection be installed at all 120 and 240 volt circuits in the kitchen, laundry rooms, basements, crawl spaces, garages, exterior outlets, as well as any interior receptacles located within 6 feet of a plumbing fixture as measured by flexible cord, in order to avoid potential electric shock or electrocution hazards. It is also a best practice for floor outlets to be GFCI protected. We recommend having proper GFCI protection installed per today's standards.

Recommendation: Contact a qualified electrical contractor.


Example Outdoor Kitchen

☐ ☐ ☐ ☐ **C. Other**
Comments:
Car Charging Equipment:
Specialty equipment and/or wiring was present that appeared to be intended for vehicle charging. This type of equipment is beyond the scope and qualification of a typical home inspection. We recommend further evaluation and repair as needed by a licensed electrician.



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

I	NI	NP	D

☒ ☐ ☐ ☒ **D. Smoke/ Carbon Monoxide Detectors**

Informational :
The following deficiencies (if any) with the **smoke, fire, and carbon monoxide detectors** were observed on the day of the inspection of this structure and are noted below.

We recommend checking the alarms quarterly and replacing the batteries at least every six months to make sure they operate properly. We recommend replacing the some/ carbon monoxide system every 10 years.

Smoke Alarm Information:
Smoke Alarms Information:
Smoke alarms are required for each sleeping room and (1) outside of each sleeping room(s), and one per level including habitable attics and basements. It is recommended to test the smoke alarms before spending your first night in the home, and monthly thereafter. Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms

Carbon Monoxide Detectors :
Carbon Monoxide Alarm Required

If the structure has an attached garage and/or gas appliances, the installation of Carbon Monoxide (CO) detectors are required outside of each sleeping area. More information about CO detectors and their requirements can be found here: Info about CO

Comments :

1: Smoke/Carbon Monoxide Detector Missing
⚠Safety Hazard

Smoke/Carbon monoxide detector is not present at time of inspection. Recommend installation before closing.

Recommendation: Contact a qualified professional.

Example Primary Bedroom

☒ ☐ ☐ ☐ **E. Doorbell**

Comments :
The following deficiencies (if any) with the **doorbell** were observed on the day of the inspection of this structure and are noted below.

☐ ☐ ☒ ☐ **F. Generator**

Comments :

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Type of Systems: Forced Air
Energy Sources: Natural Gas
Unit 1: Photo Manufactures Label

Unit 2: Photo Manufactures Label, Photo of flames, Photo of hot air temperature



Near End of Life:
Given the age of the furnaces, replacement should be anticipated in the near future.

Comments:
All repairs listed in this section should be performed by a licensed HVAC technician. Inspectors are not licensed HVAC technicians and additional deficiencies may be identified by licensed professionals that are beyond our scope and qualifications.

1: Did Not Respond
Repair/Replace

The furnace did not respond to the thermostat and should be examined by a licensed, professional, competent and qualified HVAC technician.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

Example Primary Bedroom


Example 1st Floor

2: Non Working Thermostat

Repair/Replace

The thermostat was non functional at the time of the inspection. We were unable to operate the unit. We recommend having the system evaluated after the thermostat is repaired/replaced.

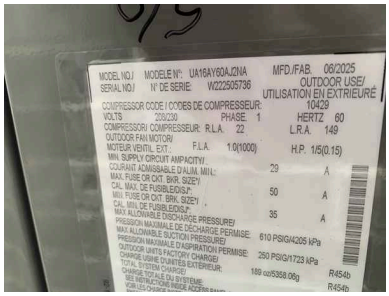
Recommendation: Contact a qualified professional.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Central Air Conditioner

Unit 1- Primary Bedroom : Photo of evaporator data plate, Photos of thermostat upon arrival and departure, Photo of vent temperature, Photo of condenser data plate, Photo of condenser, Thermal image of cool air at vent, Photo of return air temperature

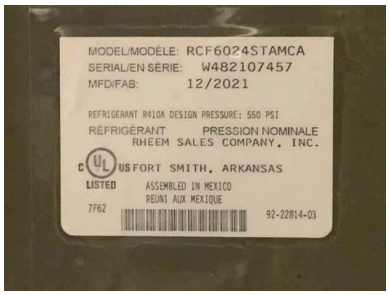
Delta T Result: 10 Degrees F

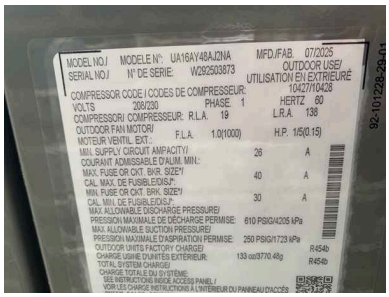


I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Unit 2- 2nd Floor : Photo of evaporator data plate, Photos of thermostat upon arrival and departure, Photo of vent temperature, Photo of condenser data plate, Photo of condenser, Thermal image of cool air at vent, Photo of return air temperature
Delta T Result: 24 Degrees F

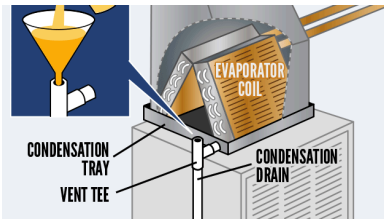




Bi-Annual service:
It is generally recommended to have a regular HVAC tune up (one AC tune up, one furnace tune up) twice a year, typically at the beginning of each heating and cooling season, to ensure that your system is working efficiently before the weather gets too hot or too cold. However, maintenance may be scheduled at any time. When maintenance is performed the technician should perform a complete system evaluation and cleaning of the HVAC system. If the system has not been cleaned or serviced in the last 6 months servicing is recommended. We recommend to inquire about maintenance history from the existing homeowner.

Flush drain pipes:
We recommend to flush drain pipes to kill any harmful bacteria or buildup and make sure your system continues to operate at peak performance by cleaning your drain line every 30 days.

I	NI	NP	D



Comments:
All repairs listed in this section should be performed by a licensed HVAC technician. Inspectors are not licensed HVAC technicians and additional deficiencies may be identified by licensed professionals that are beyond our scope and qualifications.
Evaporator Coils Sealed: The evaporating coils had been sealed. Cutting the seal goes beyond the scope of the home inspection. We were unable to view the condition of the coils. We recommend having the HVAC system serviced on at least a biannual basis.
Testing Delta T : Testing the differential temperature of the supply (vent) air and the return (ambient) air is the best test available (without releasing gasses into the environment) for diagnosing the present condition of the air conditioning equipment. The normal range is between 15.◦ f. & 22.◦ f. For a complete evaluation of the system, we recommend having the entire system inspected by a licensed, professional, competent and qualified HVAC technician.
Dampers Not Tested:
If HVAC duct dampners are installed, they were not tested because, when they fail, they will fail in the open position.

1: Did Not Pass Differential Test
Repair/Replace

The difference in air temperature at the supply register and the return air should be 15 to 22 degrees F according to the Texas Real Estate Commission. A difference that is too high or too low indicates a possible problem with the cooling system and should be evaluated further by a HVAC technician and repaired as needed.

Recommendation: Contact a qualified HVAC professional.

Example 1st Floor

Example 1st Floor

2: Cap Missing
Repair/Replace

The primary condensate drain line cleanout did not have cap. We recommend adding one to prevent debris from clogging the line.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D


Example


Example

3: Drain Pan Has Water

Repair/Replace

The auxiliary drain pan installed below the of the air conditioning system contains water and debris. Most likely a clogged drain. This should be emptied and cleaned.

Recommendation: Contact a qualified HVAC professional.

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

Comments:

All repairs listed in this section should be performed by a licensed HVAC technician. Inspectors are not licensed HVAC technicians and additional deficiencies may be identified by licensed professionals that are beyond our scope and qualifications.

1: Dirty Filter(s)

Repair/Replace

One or more air filters were dirty and should be changed. Conventional filters should be checked every month and replaced as necessary. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: - Reduced blower life due to dirt build-up on vanes, which increasing operating costs. - Reduced indoor air quality. - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. - Reduced air flow through the home.

Recommendation: Contact a handyman or DIY project

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

I	NI	NP	D

Example 1st Floor

2: Temperature Variance in Living Space

Repair/Replace

One or more area of the home felt significantly warmer or cooler than other areas. This could be the result of multiple conditions or deficiencies in the HVAC system, duct work, insulation or design of the structure and may vary throughout the year depending on the climate. We were unable to determine the cause. Should this affect your comfort level, we recommend consulting with a licensed, qualified HVAC technician. Further investigation from other contractors may be required.

Recommendation: Contact a qualified professional.

☐ ☒ ☐ ☐ **D. Other**

Comments:

Dampers:

The HVAC system was equipped with automatic dampers. These dampers are contained within the duct work, and were not visible. Operation of these dampers goes beyond the scope of a typical home inspection. Inspection of the damper system was limited to testing balanced temperatures at the supply vents. If this is a concern, we recommend having the HVAC system further evaluated by a licensed, qualified technician capable of performing a more invasive evaluation.

Mechanical Purifier: The HVAC system was equipped with an inline air purifier. This type of equipment was beyond the scope of the typical home inspection. The unit appeared to be operating as designed, however, no diagnostic testing was performed. If this is of a concern, we recommend having the unit further evaluated by a licensed and qualified HVAC technician.

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

I	NI	NP	D

Example

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Photo of Location of Water Meter: Front Yard

Photo of Location of Main Water Supply Valve : Left exterior wall

Photo of Type of Supply Piping Material: PEX

Photo of Static Water Pressure Reading: 50 PSI

Comments:

Inspectors are not licensed plumbers and additional deficiencies may be identified by qualified specialists that are beyond our scope and qualifications.

Shower pan:

The inspector will perform a visual inspection of the shower pan. Recent repairs such as grout, caulking, sheetrock and painting can prevent identification of a leak. Vacant homes or shower's that are not routinely operated may have leaks at time of inspection that are not identifiable. The buyer has been advised that we are not liable for leaks detected after move in. If the buyer suspects a problem or would like to have the shower pan further evaluated a licensed plumber can perform a pressure test on the shower pan to check for leaks.

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

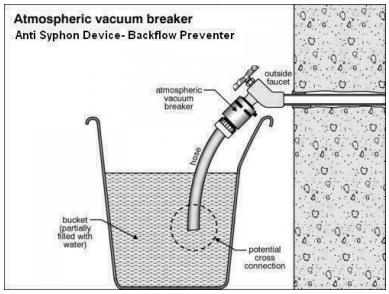
I	NI	NP	D

1: Anti-siphon / Backflow Prevention Device Missing

Repair/Replace

One or more exterior hose bibs did not have a back flow preventer. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are typically affordable and can be found in most home improvement stores. We recommend having these added.

Recommendation: Contact a handyman or DIY project

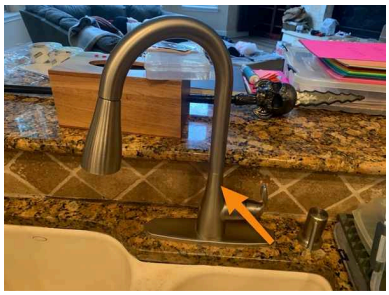


2: Loose Faucet

Repair/Replace

A loose faucet was noted. We recommend having this properly secured.

Recommendation: Contact a qualified professional.



Example Kitchen

Example Primary Bathroom

3: Inoperable Tub Stopper(s)

Repair/Replace

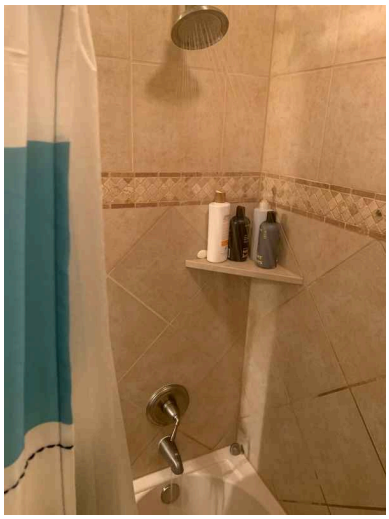
One or more bathtub stopper(s) was not functional at a bathroom. We recommend having stoppers adjusted or repaired to retain water as designed.

Recommendation: Contact a handyman or DIY project


Example Primary Bathroom

4: Faulty Diverter
Repair/Replace
The bathroom shower diverter did not fully divert the water from the spout to the shower head or visa versa. We recommend having this repaired/adjusted to operate as intended.

Recommendation: Contact a qualified professional.


Example 2nd Floor Hall Guest Bathroom

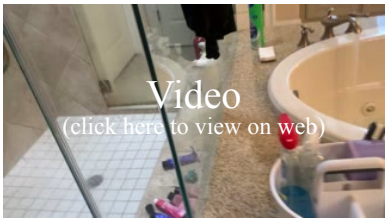
5: Shower door sweeps missing / damaged
Repair/Replace
The shower door sweeps are missing/damaged. The sweeps help prevent water from exiting the enclosure when operating the shower. Recommend to install door sweeps.

Recommendation: Contact a handyman or DIY project

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

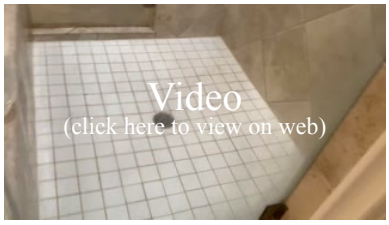
I	NI	NP	D


Example Primary Bathroom



Example Primary Bathroom


Example Primary Bathroom



6: Toilet loose
Repair/Replace

Loose toilet. Recommend to properly secure to flange

Recommendation: Contact a qualified plumbing contractor.


Example Primary Bathroom

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

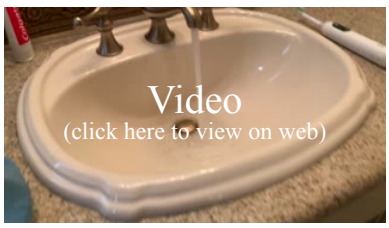
Material Type: PVC

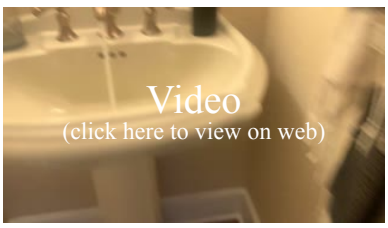
Photo of the Location of sewer drain cleanout: Not Visible

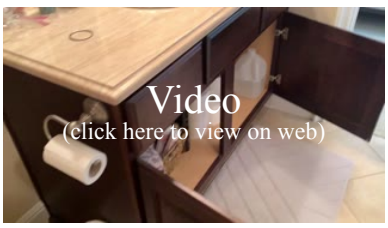
Every 18 to 22 months:

A good general rule is to have the sewer lines cleaned out every 18 to 22 months.

Functional Flow Videos: Videos

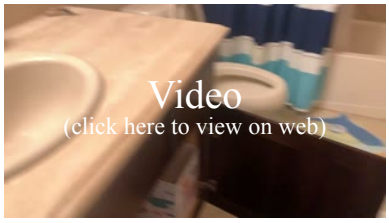


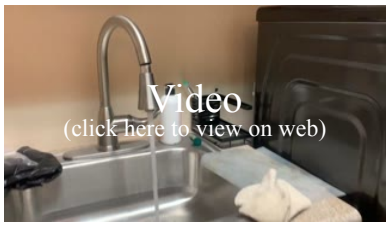




I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D





Comments:

1: Drain Cleanout - Damaged / Missing Cap

Repair/Replace

The cap to a drain cleanout was missing or damaged. We recommend having this repaired to prevent pest intrusion or debris from clogging the line.

Recommendation: Contact a qualified professional.

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

Annual Maintenance Flush Recommended:
Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency.

Here is a DIY link to help.

Water Heater Drain Pan Debris:
It is not uncommon for insulation or other debris to enter into the drain pan. We recommend to clean drain pan upon move in and then reinspect annually.

Energy Source: Gas
Location: Attic

Photos Unit 1: Manufacture Label, Burner Flame, Top of Unit
Capacity 50gal - 2022

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

I	NI	NP	D


Photos Unit 2: Hot water temperature, Manufacture Label, Top of Unit, Burner Flame
Capacity 50gal- 2022





Comments:
Inspectors are not licensed plumbers and additional deficiencies may be identified by licensed specialists that are beyond our scope and qualifications.
TPRV Valve:
Due to the age of the unit or other conditions which could damage the water heater or surrounding structure, the temperature pressure relief valve was not operated. These valves should be reinspected at least once every 3 years by a licensed plumbing contractor or authorized inspection agency, to ensure that the product has not been affected by corrosive water conditions and to ensure that the valve and discharge line have not been

altered or tampered with illegally. Certain naturally occurring conditions may corrode the valve or its components over time, rendering the valve inoperative. Such conditions are not detectable unless the valve and its components are physically removed and inspected. Do not attempt to conduct this inspection on your own. Contact your plumbing contractor for a reinspection to assure continuing safety. FAILURE TO REINSPECT THIS VALVE AS DIRECTED COULD RESULT IN UNSAFE TEMPERATURE OR PRESSURE BUILD-UP WHICH CAN RESULT IN SERIOUS INJURY OR DEATH AND/OR SEVERE PROPERTY DAMAGE.

TPRV Testing

Gas Off:

The gas utility was not available, preventing operation.

Example Unit 1

1: Scalding Water

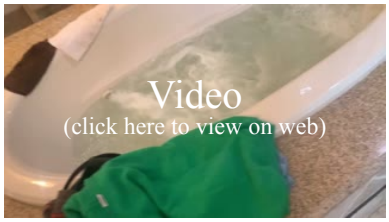
⚠Safety Hazard

Scalding water temperature was measured. We recommended adjusting the water heater thermostat so as not to exceed 120 degrees Fahrenheit. 134 degrees was observed.

Recommendation: Contact a qualified professional.

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

Video of Hydro Therapy Tub Being Operated:



Comments:

Inspectors are not licensed plumbers or electricians and additional deficiencies may be identified by qualified specialists that are beyond our scope and qualifications.

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

I	NI	NP	D

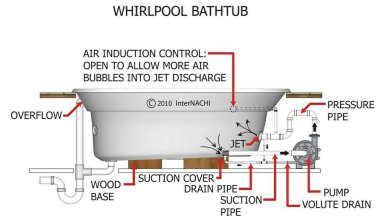


Photo of GFCI:

No Access Hatch: There was no hatch provided for access to the pump for the whirlpool tub. A hatch should be provided to allow for inspection, service and repair of tub, pump and electrical equipment.

Limited Use:
Hydro therapy tubs tend to have limited use. Issues may not be apparent without routine operations. It is recommended that the hydro therapy tub be operated weekly to help identify underline issues. If any issues becomes apparent a qualified plumber should evaluate and perform repairs.

☐ ☐ ☐ ☐ **E. Other**
Comments:

☒ ☐ ☐ ☒ **F. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: Left Exterior Wall

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

I	NI	NP	D

Type of Gas Distribution Piping Material: Black Iron
Comments:

1: Lack of visible bonding on gas distribution system.
Repair/Replace
Lack of visible bonding on gas distribution system. Recommend repair by a licensed plumber.

Recommendation: Contact a qualified professional.

☐ ☒ ☐ ☐ **G. Sewer Scope**

Client Approved Sewer Scope: The main sewer line from the point of entry toward the public connection was inspected. We recommend having regular maintenance/inspection performed every three to five years and cleaned as needed.
Photo of Sewer Scope Point of Entry: N/A: Unable to scope
Material Type: PVC -
The main drain line appeared to be made of the following material(s).

Photos of Sewer Scope: N/A
Sewer Scope Hydro-jetting:
Hydro-jetting offers a comprehensive cleaning of your plumbing. The system uses, on average, 4000 psi. That level of pressure and the amount of water is sure to tackle even the smallest of dust particles. It clears out any obstructions, clogs, or build up, allowing the water to run smoothly after. We always recommend consulting a professional for any work that gets done.

Comments:
Sewer Scope Inspection:
The main lateral line sewer scope will be conducted only when a readily accessible cleanout can be located and opened. Cleanouts located in crawlspaces will require necessary clearance to safely transport and operate the equipment without damaging the property, equipment, or operator.

The Main Line Sewer Scope Inspection is limited to the main drain line between the building and the city sewer line when readily accessible. The inspector will attempt to traverse as far as possible beneath the structure through the main sewer line but this can often be limited by design/layout of the drain system. This inspection does not include scoping all drain lines under the building. The camera equipment may not reach the public connection depending on condition and design of the pipe.

Sewer Scope Could Not Be Performed:
We were unable to locate or access the main cleanout and could not safely access the roof plumbing vents with the camera equipment. Therefore, we were unable to complete the camera scope of the main sewer drain line as requested by the client. We recommend having the entire drain system further evaluated by a licensed, qualified plumber capable of more invasive inspection techniques.

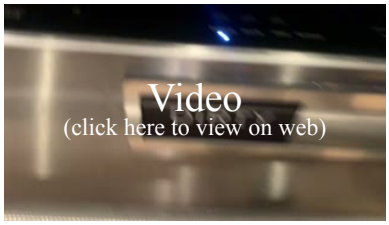
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Video of Unit Operating: Video

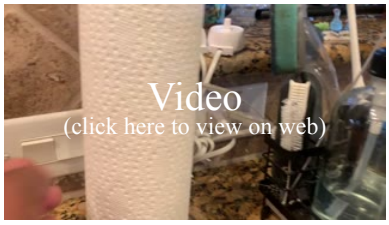


Comments:

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Videos:

Videos of each unit being operated



Comments:

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

Video Operating:

Comments:

1: Inoperable Hood Lights

Repair/Replace

One or more range hood lights were inoperable at the time of the inspection. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If, after replacing the bulb, the light fixture still does not respond, we recommend correction by a qualified contractor.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D

Example

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

Photo of Oven Temperatures :

Overview of Cooktop Burners on High:

Comments:

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Video of Operation and Turntable Spinning:

Comments:

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

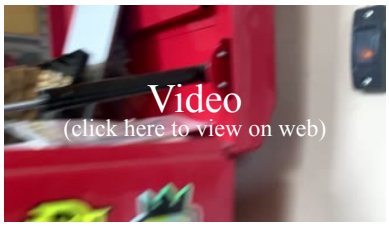
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

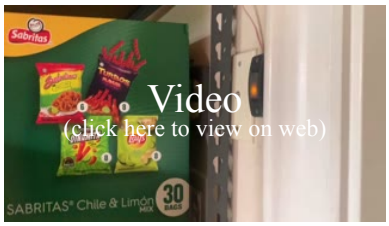
I	NI	NP	D

Comments:

☒ ☐ ☐ ☒ **G. Garage Door Operators**

Video of Units Being Operated:





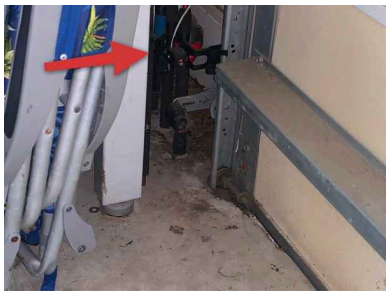
Comments:

1: Photo Sensor - Improper Height Above 6 Inches

⚠Safety Hazard

The photo sensor was installed at a height greater than 6 inches. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors at 6 inches. We recommend correction by a qualified contractor.

Recommendation: Contact a qualified professional.



Example

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Clean vent Annually:

Experts say dryer exhaust vents should be inspected and cleaned at least once a year. Depending on the size of the household and dryer usage more frequent cleaning may be required. We recommend to clean and remove any debris from vents before move in.

Comments:

Dryer Connected : A dryer was connected to its exhaust vent. We were unable to view the condition of the duct interior. We recommend having the dryer exhaust vent cleaned on a yearly basis to prevent lint buildup.

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

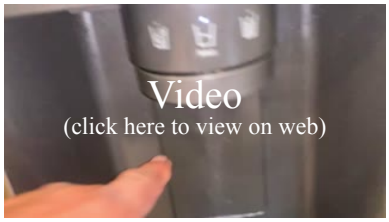
I	NI	NP	D

☐ ☒ ☐ ☐ **I. Other**

Washer/Dryer not inspected : Note: Inspection of the clothes washer and dryer is beyond the scope and qualification of our standards of practice. These appliances were not operated. If this is a concern, we recommend further evaluation and repair as needed by a qualified technician.

☒ ☐ ☐ ☒ **J. Refrigerators**

Unit 1 Refrigerator/Freezer : Photo of Ice Maker, Photo of Refrigerator Cool Temperature, Thermal Temperature readings, Photo of Freezer Cool Temperature, Video of Water/Ice Dispenser



Unit 1 Refrigerator/Freezer 2: General Photo

Units 1 Icemaker Only: Photo of Interior

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

I	NI	NP	D



Units 1 Wine Fridge Only: Thermal Temperature readings, Photo of cool temperature


Comments:

1: Ice Maker/Water Despenser Inoperative

Repair/Replace

Ice maker/water despenser appears to be inoperative. Recommend further evaluation/repair by appliance repair technician.

Recommendation: Contact a qualified professional.



2: Refrigerator inoperable

Repair/Replace

The refrigerator was inoperable at the time of the inspection recommend evaluation and repair as needed


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

I	NI	NP	D

Example Outdoor Kitchen

Example Outdoor Kitchen

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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

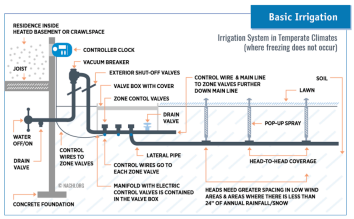
☒ ☐ ☐ ☒ **A. Landscape Irrigation (Sprinkler) Systems**

Photo of Control Panel:

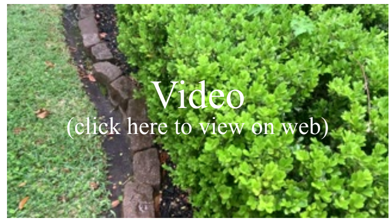
Photo of Rain Sensor:

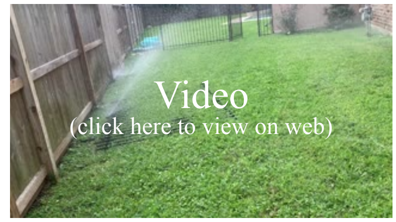
Photo of Backflow Device:

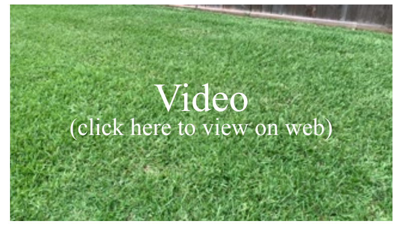
Comments:
All Repairs Listed should be performed by a qualified irrigation company.

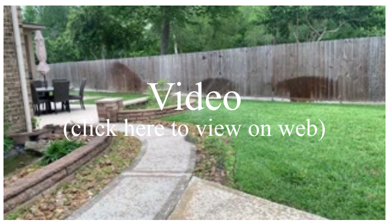


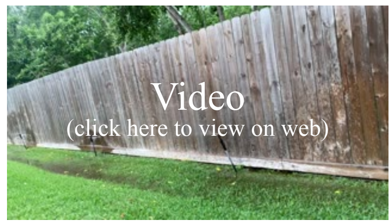
Video of Sprinklers On:









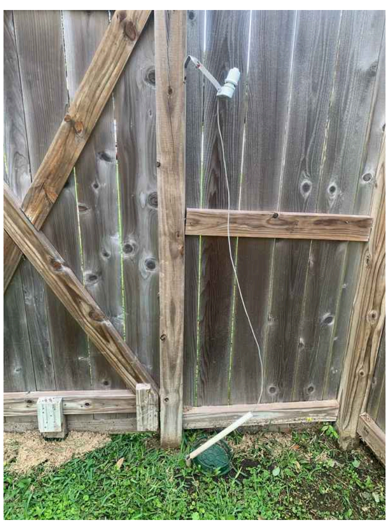


1: Damaged conduit

Repair/Replace

The conduit is damaged. Recommend to repair.

Recommendation: Contact a handyman or DIY project



2: Leak in plumbing

Repair/Replace

A leak was detected during the inspection recommend to have repaired.

Recommendation: Contact a qualified landscaping contractor

I	NI	NP	D


Example zone 2

3: Older system
Repair/Replace
Older systems are more prone to repairs and can require a higher level of maintenance.

Recommendation: Contact a qualified professional.

4: Pipe Insulation Missing / Insufficient
Repair/Replace
Missing, damaged, deteriorated or insufficient was noted. Pipe insulation improvement recommended.

Recommendation: Recommended DIY Project

5: Sprinkler not spraying as intended
Repair/Replace
One or more sprinkler heads was not spraying as intended. We recommend having this repaired as needed.

Recommendation: Contact a qualified landscaping contractor


Example zone 3

6: Sprinklers Spraying Against House / Fence

Repair/Replace

One or more sprinkler heads are spraying against either the house or the fence. Adjust spray pattern accordingly

Recommendation: Contact a handyman or DIY project

Example zone 3

7: Spraying over concrete

Repair/Replace

The sprinklers are currently spraying over concrete. This practice has been outlawed in Texas as part of the water conservation act.

Recommendation: Contact a qualified professional.

Example zone 1

8: Damaged Head

Repair/Replace

One or more sprinkler heads were damaged and/or did not operate as intended. We recommend repair.

Recommendation: Contact a qualified professional.

Example zone 1

Example zone 6

Example zone 6

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

I	NI	NP	D

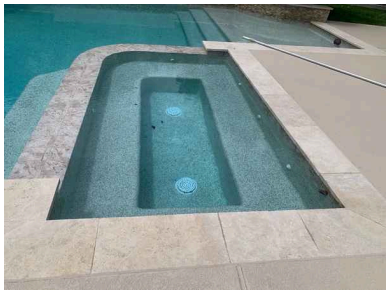

Example zon8

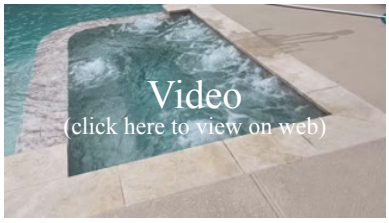

Example zone 8

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

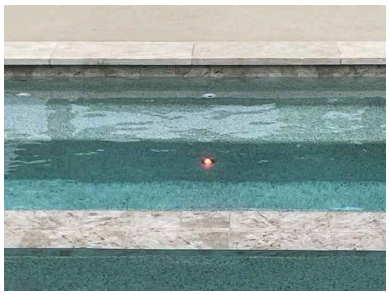
Photo of the Shape of the Pool: Square\

Photos of the Spa On: In Ground





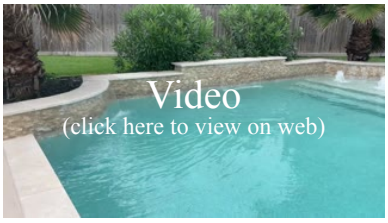
Photos of the Spa and Pool Lights:



Video of Water Features:

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

I	NI	NP	D



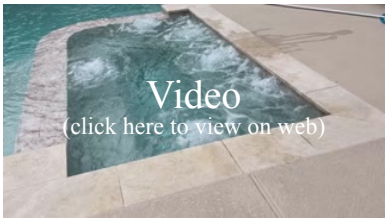
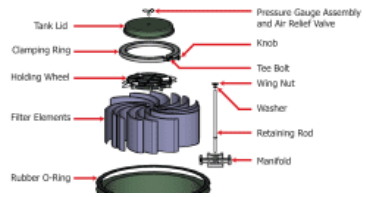
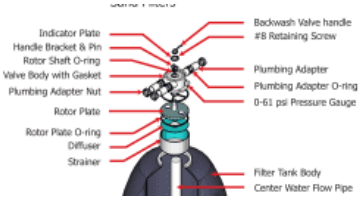


Photo of the Pool Equipment:

Photo of the Pool Filter: Cartridge Filter





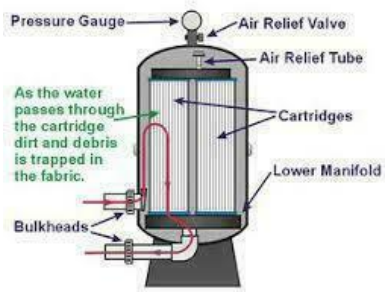


Photo of the Chlorinator: In-Line Chlorinator -
ADDITIONAL INFORMATION

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

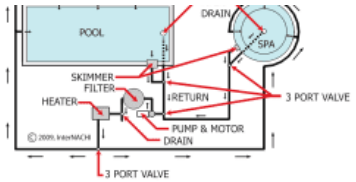
I	NI	NP	D

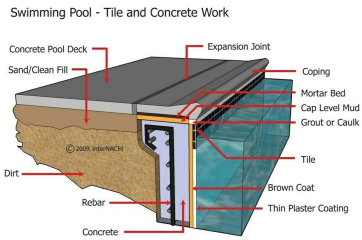
In-line Chlorinators

In-line pool chlorinators are pool sanitization systems that are installed in your pool's plumbing system. This type of pool chlorinator system is more common in in-ground pools and is a bit more difficult to install. These pool chlorination systems have a feeder line that provides chlorine to the pool through a feeder line that reaches into the pool water. In-line pool chlorinators are designed based on the size of the pool and water capacity.

Video showing Heater on and Vent Temperature: Gas

Comments:
All Repairs Listed should be performed by a licensed pool company. Home inspectors are not licensed for pool repairs and service, for this reason when repairs are performed the licensed pool company should evaluate the entire pool system.





Inspection Limitations:
Only the components readily accessible are inspected. Timers, freeze guards, automatic chlorinators or ozonator's, if present, are not inspected. Underground leaks or seepage (unless obvious) can not be detected.

Our Inspection Company did not perform a leak test nor agree to perform this service. If you have concerns about a leak we recommend to schedule a pool leak inspection prior to the expiration of your option period.

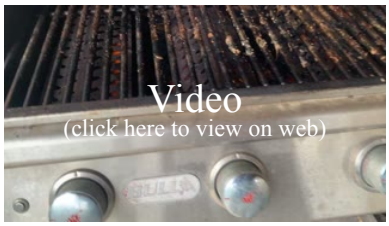
The following items are not included in this inspection: underground or concealed piping, motorized covers, Ozone Generators, Ultraviolet light systems, pool light niche.

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

I	NI	NP	D

☒ ☐ ☐ ☐ **L. Outdoor Kitchen**

Photo of Grill and Burners Ignited:



Photos of Outdoor Kitchen : Front, Cabinets, Sides, Back

Photo of the Thermostat:

Photo of The Gas Shutoff:

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

I	NI	NP	D

Comments: