



RESIDENTIAL INSPECTION REPORT

6330 Southwood South Ct
Houston, TX 77035



Inspector
Derek Carl
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PROPERTY INSPECTION REPORT FORM

Christine Lim

Name of Client

07/10/2026 1:00 pm

Date of Inspection

6330 Southwood South Ct, Houston, TX 77035

Address of Inspected Property

Derek Carl

Name of Inspector

TREC # 22170

TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

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

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Definitions:

DEFINITIONS 22 TAC 535.227(b) (1) Accessible -In the reasonable judgment of the inspector, capable of being approached, entered, or viewed without: (A) hazard to the inspector; (B) having to climb over obstacles, moving furnishings or large, heavy, or fragile objects; (C) using specialized equipment or procedures; (D) disassembling items other than covers or panels intended to be removed for inspection; (E) damaging property, permanent construction or building finish; or (F) using a ladder for portions of the inspection other than the roof or attic space. (2) Chapter 1102 - Texas Occupations Code, Chapter 1102. (3) Component - A part of a system. (4) Cosmetic - Related only to appearance or aesthetics, and not related to performance, operability, or water penetration. (5) Deficiency - In the reasonable judgment of the inspector, a condition that: (A) adversely and materially affects the performance of a system, or component; or (B) constitutes a hazard to life, limb, or property as specified by these standards of practice. (6) Deficient--Reported as having one or more deficiencies. (7) Inspect - To operate in normal ranges using ordinary controls at typical settings, look at and examine accessible systems or components and report observed deficiencies as specified by these standards of practice. (8) Performance - Achievement of an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use. (9) Report - To provide the inspector's opinions and findings on the standard inspection report form as required by §535.222 and §535.223 of this title. (10) Standards of practice - §535.227 - 535.233 of this title.

Inspection Limitations:

DISPUTE RESOLUTION: Notice: Client understands and agrees that any claim for failure to accurately report the major visible defects of the subject property, as limited herein, shall be made in writing and reported to the inspector **within 10 business days of discovery**. Inspector agrees to respond promptly to any legitimate complaint and to re-inspect the portion of the property relating to the claimed condition by requesting permission to do so within 15 days of client's written notice of the claimed condition. Client further agrees that client and its agents, employees or independent contractors will make no alterations, repairs, or replacements to the claimed condition prior to a re-inspection by the inspector. **Client understands and agrees that any failure to timely notify the inspector and allow adequate time to investigate and re-inspect as stated above shall constitute a complete waiver of any and all claims client may have against the inspector related to the alleged act, omission, or claimed condition.**

LIMITATION OF INSPECTION: *The inspection is offered for a limited, fixed fee and is performed within a limited amount of time during one (1) site visit. The Inspector's liability, therefore, is limited, specifically by the following terms and conditions. The report is neither an expressed nor implied warranty and/or guarantee as to the future life and/or performance of the items inspected. Since the inspection procedure is visual only and is not intended or designed to be diagnostically and/or technically exhaustive, an inherent risk remains that undiscovered problems exist and/or future problems will develop. For these reasons, it is not intended to be, nor should it be implied, that the inspection process could or is intended to identify and/or discover all irregularities or deficiencies of any nature. Client agrees not to rely on the report as the basis for the condition of the subject property, the establishment of property values, for the purchase of the building or for obtaining any type of financial arrangements. Client acknowledges that the Inspector is not an insurer and it is not the intent and/or purpose of the inspection procedure to provide Client with a risk-free purchase or usage of the structure. The purpose of the inspection is to provide the client an opinion of the inspector of the identified irregularities and deficiencies that inspector (1) observed and (2) deemed material (if possible) those items covered by the International Residential Code and TREC Standards of Practice which appear in need of repair and lend themselves to discovery by a visual process; therefore, there are no expressed or implied warranties that all problems and/or existing irregularities or deficiencies of any and all nature have been discovered and noted in the report. The inspector will not act as an intermediary in any capacity, including between the client and the general contractor or the builder's representative. The inspector has no authority to enforce code compliance or adherence to construction standards.*

LIMITATION OF LIABILITY: *In the event the inspector fails to fulfill the obligations under this agreement, **Client's exclusive remedy at law or in equity against inspector is limited to a maximum recovery of damages equal to the inspection fee paid herein.** This limitation of liability applies to anyone, including client, who is damaged or must pay expenses of any kind, including attorney fees and costs, because of mistakes or omissions by inspector in the inspection or report. Client assumes the risk of losses greater than the refund of the fee paid herein. Client acknowledges that this limitation of liability is reasonable in view of the relatively small fee that inspector charges for making the inspection when compared with the potential of exposure that the inspector might otherwise incur in the absence of such limitation of liability.*

Purpose of Inspection:

The purpose of the inspection is to inform the client of visually observable major deficiencies (as defined in the Texas Real Estate Inspector Standards of Practice) in the condition of the inspected systems and items at the time of the inspection. Deficiency: In the reasonable judgment of the inspector, a condition that: (A) adversely and materially affects the performance of a system, or component; or (B) constitutes a hazard to life, limb, or property as specified by the Texas Real Estate Inspector Standards of Practice. Client understands that he/she must carefully read the entire inspection report when he/she receives it and will promptly call the inspector with any questions they may have.

Scope of Inspection:

The inspection to be performed for client is a non-invasive visual examination of the inspected systems and items of the subject property. Major visible defects as they exist on the date of the inspection will be noted on the report, which will be prepared by the inspector during and after the actual inspection. The inspection intends to reduce risk but will not eliminate risk; therefore, the inspection to be done may not identify all defects or problems. All properties experience some degree of wear and cosmetic considerations which are not within the scope of the report. This report is not an exhaustive technical evaluation and cannot be expected to reveal every condition you may consider significant to ownership. The report is not a repair list and is made for the sole purpose of assisting the purchaser to determine the feasibility of purchasing and in no way meant to influence the client's decision to purchase. No engineering services are/were offered or provided. Unless otherwise indicated in writing, the inspector will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, the inspector will not test for mold. Unless otherwise indicated in writing, the inspector will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure client wants the inspector to inspect is a log structure or includes log construction, client understands that such structures have unique characteristics that may make it impossible for the inspector to inspect and evaluate them. Therefore, the scope of the inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects. The inspection report will contain the OPINION OF THE INSPECTOR on the need of repair or replacement of the items inspected on the DAY OF THE INSPECTION ONLY. The inspector is not an International Code Council® Certified Residential Building Inspector. Codes are primarily adopted and enforced locally. All local jurisdictions can make any amendments they deem necessary in their jurisdictions. Although code compliance and verification of any manufacturer requirements are excluded from the inspection, reference to such may be used as a basis for the opinions of the Inspector. Inspector may reference building codes, but the inspector does not claim to be a certified or licensed code inspector and any mention of codes is specifically based on the inspector's opinion and experience. To form his/her opinion, the inspector may reference codes including, but not limited to the National Electrical Code (NEC), International Building Code (IBC), International Fuel Gas Code (IFGC), International Plumbing Code (IPC), International Mechanical Code (IMC), International Residential Code (IRC), International Energy Conservation Code (IECC), International Existing Building Code (IEBC), National Fire Protection Association (NFPA). The report will be furnished to client within three days after completion of the inspection, if not earlier. The inspection will be performed in accordance with the Standards of Practice of the Texas Real Estate Commission (TREC) and the inspector will use the TREC Property Inspection Report format to set forth the findings where applicable. The TREC Standards of Practice (TREC SOP) and the Property Inspection Report define the scope of the inspection to be performed. Copies of the TREC Standards of Practice and the Property Inspection Report will be provided upon request or client may view them at <https://www.trec.texas.gov>. The inspector does not claim to perform any

other inspections requiring an occupational license in the jurisdiction where the property is located. If the inspector does hold an occupational license, the inspector may inform client of this and client may hire the inspector to perform additional inspections. If client requested that the inspector perform any inspection service requiring an occupational license, not covered in the TREC SOP, an agreement for that service must be provided to and signed by the client, any such agreement shall be in a separate writing. If the inspector holds an inspection certification or knowledge for Optional Systems as mentioned in the TREC SOP, the inspector may inform client of this and client may hire the inspector to perform additional inspections within the TREC SOP. If client hires the inspector to inspect any Optional Systems as mentioned in the TREC SOP, the Optional System(s) inspected is/are subject to all terms and conditions set forth in this agreement. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards. The inspection only includes those systems and items expressly and specifically identified in the report. The inspection and report of these systems do not act as a warranty, guarantee, insurance policy, or substitute for real estate disclosures, warranties, or Seller's Disclosure Statement which may be required by law.

Disclaimer- Exclusions per TREC Standards Of Practice (SOP).:

This inspection is limited to the real property and does not include personal property unless so indicated in the report. Inspector will not inspect or report on systems and items that are not included or that are specifically excluded in the TREC Standards of Practice or Property Inspection Report unless otherwise agreed to in writing and signed by the parties. Inspector is not required to inspect anything identified in the TREC Standards of Practice as limitations or exclusions specific to the systems and components inspected. No representation is made as to how long any equipment will continue to function. Maintenance conditions may be discussed, but they are not a part of this inspection. The inspection to be performed is a visual inspection only. Latent and concealed defects and deficiencies are excluded from the inspection. Inspector shall have no liability for conditions that are concealed from view or inaccessible to the inspector. A system or component is not accessible if inspection requires moving personal property, dismantling, destructive measures, or any action that will, in the opinion of the inspector, likely involve risk to person or property. Anything not readily observable because it is concealed or inaccessible due to obstructions including (but not limited to) flooring coverings, suspended ceiling tiles, insulation, furniture of other personal property, anything underground or covered by soil, vegetation, water, ice or snow cannot be inspected. Inspector does not and is not required to move or disturb such items in order to diminish or eliminate the obstruction.

Disclaimer- Inspection is performed and determination is made by the opinion of the inspector based upon the experience of the individual inspector.:

The inspection is an evaluation and determination of the inspector's opinion of the workmanship and construction of the subject property. ***The information provided in this inspection report is based upon the experience of the individual inspector. The inspection report and opinions expressed in the report are for informational purposes only, is general in nature, and is not intended to and should not be relied upon or construed as an expert opinion, licensed contractors opinion, or a certified/licensed code inspectors opinion.*** Inspector will attempt to identify major defects and problems with the subject property. ***However, Client acknowledges that the Inspection Report may not identify all defects or problems.*** Client agrees not to rely on the report as the basis for condition of the subject property, a code/safety inspection, an engineering inspection, the establishment of property values, for the purchase of the building, or for obtaining any type of financial arrangements. Texas Real Estate Commission licensees are not required to possess, be a certified or licensed building code inspector. Real estate/home inspectors are not licensed contractors in the state of Texas.

Ground/Soil Surface Conditions: Damp

In Attendance: The Inspector, The Seller, The Client -

Occupancy Status: Occupied, Furnished

Outdoor Temperature: 89 Fahrenheit (F) -

The temperature listed is approximate.



Outdoor Weather Conditions: Light Rain

Property Type and Style: Single Family

Subject Property Faces: South

Deep Clean:

It is recommended that the house is deep cleaned due to the possibility of organic growth on the ceilings, walls and all windows.

Hidden Damage May Be Present:

It should be assumed that moisture penetration may have occurred and hidden damage may be present where any of the following conditions exist: 1) caulk or mortar has deteriorated and/or is missing; 2) roof coverings/flashing/decking were deficient, damaged, and/or missing; 3) exterior wall coverings are cracked, deficient, and/or damaged; 4) openings at exterior wall penetrations are noted; 5) foundation was cracked, deteriorated, and/or damaged; 6) high soil levels are noted; 7) negative drainage is noted; 8) pipes are damaged and/or leaking; 9) vapor barrier materials were torn, damaged, and/or missing; 10) components intended to prevent moisture intrusion were damaged, missing, and/or deteriorated.

Hydrostatic Testing Information:

A hydrostatic test is a method for testing strength and leaks in pipelines, plumbing, gas cylinders, boilers, and fuel tanks. The testing pressure is always higher than the normal operating pressure of the system. It is not mandatory to conduct a hydrostatic test when performing a real estate inspection. An inspector may only perform a hydrostatic test if the inspector is also a licensed plumbing contractor and has the proper authorization to do so. The inspector is not a licensed plumbing contractor and therefore, did not perform hydrostatic testing.

IRC Information:

The International Residential Code® (IRC®) establishes minimum regulations for residential construction. "Internationally, code officials recognize the need for a modern, up-to-date residential code addressing the design and construction of one- and two-family dwellings and townhouses not more than three stories above grade. The International Residential Code is designed to meet these needs through model code regulations that safeguard the public health and safety in all communities, large and small." When the inspector refers to the International Residential Code (IRC) in this report, it is referring to the latest version. It is important to note that the codes may have changed since the home was constructed and/or remodeled. In Texas, you are not required to update your house as codes change unless you're doing some remodeling work, and then only the new part has to meet the new regulations. Typically the only exception to this is smoke and carbon monoxide detectors. Most cities will require your home's smoke/carbon monoxide detectors to meet current standards when a permit is pulled.

Inspection Limitation – Appliance Manufacture Dates Not Verified:

Appliance ages are not confirmed as part of this inspection. The client should independently verify the manufacture dates of **all appliances** using serial number data, manufacturer records, or seller-provided documentation, as appliance age may impact performance, service life expectations, and future replacement planning.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Foundation Inspection Vantage Point: The foundation was viewed at visible exterior beams and uncovered concrete floors. -

The inspector visually evaluated the visible areas of the foundation or crawl space to determine if deficiencies were present at the time of the inspection. If deficiencies were observed, they will be documented in the corresponding section of the report.

Foundation Type and Information: Concrete, Slab on Grade -

A slab foundation is most common in the southern United States where the frost depth is very shallow. It is a concrete pad placed on the ground with the use of rebar reinforcement. It is also called slab on grade foundation. There are different types of slab on grade foundations: floating- supported- monolithic- and post-tension slabs.

Helpful Information Regarding Foundations:

According to the International Association of Certified Home Inspectors (InterNACHI®), there is a variety of what engineers call "non-foundation distress" problems in three general categories that look like foundation problems:

architectural: primarily cosmetic problems resulting from minor separations in the walls, floors (due to separation from the foundation), ceilings, paving, etc.

functional: affecting the use of the building; examples are doors or windows that stick, leak, will not close, or will not latch, and doors which open or close on their own ("ghost" doors). Some other examples include noticeable floor slopes or wall tilts, tilted countertops, and vertical pavement offsets sufficient to cause tripping.

structural: affecting the stability of the building. This includes separations or distortions of structural support members, such as studs, columns, beams, foundation, or pavement elements such that the member may no longer support the intended design load.

The Structural Committee of the [Foundation Performance Association](#) has published a chart that lists more than 25 things that may occur in buildings or their foundations that are sometimes incorrectly attributed to foundation movement. The chart titled "Distress Phenomena Often Mistakenly Attributed To Foundation Movement" suggests more probable causes of the problems, the possible reasons for such problems, and makes repair recommendations.

Required Written Opinion: Minor to Moderate Movement: In the opinion of the inspector- the foundation did not exhibit any evidence of major deformities or excessive settlement distress conditions at the time of the inspection. This opinion is based on the limited visual evidence present and observed at the time of the time of the inspection. The inspector is not a licensed structural engineer. The inspector observed some indicators of minor to moderate movement (as detailed in subsequent sections of this report). The inspector may suggest repairs be completed by a qualified professional and also suggests that the indicators of movement be monitored for changes. Should change occur or the client want a second opinion- the client should contact a qualified professional or licensed structural engineer for further evaluation. Specific recommendations for repair are beyond the scope of the inspector. -

Per the TREC's SOP, "the inspector shall render a written opinion as to the performance of the foundation. The performance of the foundation is best judged over time. It is recommended that the foundation be inspected at least two times per year, if not quarterly. Read this [InterNACHI® article](#) for helpful hints on how to inspect your foundation.

Disclaimer- Foundation Limitations and Exclusions: The home structure rested on a concrete slab. The majority of the slab was hidden beneath floor covering materials and could not be directly viewed. The inspection of the slab will be limited to observation of the floor covering materials and those portions of the

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slab that are exposed to view. -

The limitations and/or exclusions listed above are in addition to the limitations listed in the TREC Standards of Practice (Sections 535.227-535.233 of the Rules) and/or included in the pre-inspection agreement.

1: "Corner Pops" Observed

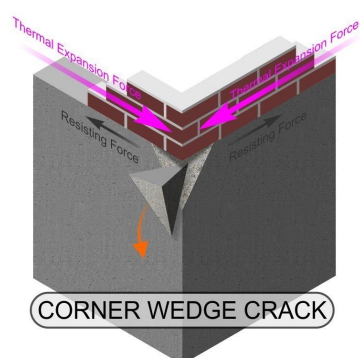
 Maintenance Item

front right Corner

There was a crack observed at the corner of the foundation in the indicated location. These types of cracks are typically caused by expansion and contraction with the heat and cold of outdoor temperatures and are considered cosmetic. Typically, this is not a threat to the structural integrity and does not constitute a deficient foundation. However, it is recommended that they be repaired to prevent pests and water penetration. If left as is, the cosmetic crack has the potential to possibly grow into a damaging one.

A blemish is defined by the American Concrete Institute (ACI) as "any superficial defect that causes visible variation from a consistently smooth and uniformly colored surface of hardened concrete." Specific recommendations for repairs are beyond the scope of the inspector. If repairs are desired or suggested, further evaluation by a qualified professional is suggested to determine the most efficient repair for the conditions that exist at that subject property.

Recommendation: Contact a foundation contractor.



Corner Pop/ "Wedge Crack" Example



☒ ☐ ☐ ☐ B. Grading and Drainage

Expansive Soil Information:

Expansive soils contain a variety of minerals, such as smectite clays that are capable of absorbing water. In Texas, there are primarily vertisol clay soils containing montmorillonite that form deep cracks (desiccation fissures) in drier seasons or years. When they absorb water, they increase in volume, and, inversely, the soil's volume decreases with drying. Expansions and contractions of 10%-25% are not uncommon. The change in volume, especially if applied differentially (as opposed to uniformly), can exert enough force on the foundation of a building that has been improperly designed and constructed to cause significant and costly damage.

Grading and Drainage Information:

Residential landscape grading refers to shaping the land to direct surface runoff away from the home. The goal is to provide proper yard grading for drainage away from buildings. The grading and drainage of the soil on a building site should not allow water to pond in any location or for any length of time. While there are exceptions, the rule of thumb for grading requirements around the perimeter of a foundation is a 6" drop in

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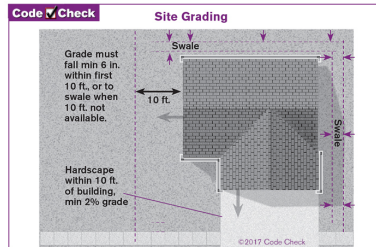
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I	NI	NP	D
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elevation in the first 10' (feet) out from the foundation. For lot and swale slope, look for a 1/4" drop per linear foot.

Ponding water can cause moisture variations and over-saturate the supporting soil can influence the bearing capacity of compressible soils and the activity, both shrinking and swelling, of expansive soils which increases the chance of developing adverse structural movement. Ponding water can also damage landscaping and grass; it is also a health hazard. It can facilitate microbial growth and provides the perfect breeding ground for mosquitoes. These creatures carry many diseases, not the least of which is the West Nile Virus. In addition, poor grading and drainage directly against the home or garage can allow water to damage lower-trim boards and siding. The rising water can also enter the structure or be pulled into the wood framing members via capillary action.



Site Grading Example

Grading and Drainage Type: Surface Drainage -

There are two types of grading: positive and negative. Positive grading is good, negative grading is bad. Positive grading slopes away from your home, directing stormwater away from your foundation. Negative grading slopes toward your home, directing stormwater toward your foundation. When stormwater consistently collects near the home only bad things can happen.

Drainage is the method of removing surface or subsurface water from a given area. The typical types of residential drainage systems are 1) Surface (Trench Drain or Swale) 2) Subsurface (French Drain) 3) Slope 4) Downspout/Gutters. Adequate site drainage is important for a foundation built and supported directly on the ground.

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

Common Terminology and Roof Anatomy:

Roofing Terminology

Decking/Sheathing: The structural covering used directly over framing members, such as studs, joists, or rafters, which transfers perpendicular loads to the framing material. The surface, usually plywood or oriented strand board (OSB), to which roofing materials are applied.

Dormer: A small structure projecting from a sloped roof, usually with a window.

Eave: The horizontal lower edge of a sloped roof.

Fascia: A flat board, band or face located at a cornice's outer edge.

Fire Rating: System for classifying the fire resistances of various materials. Roofing materials are rated Class A, B or C, with Class A materials having the highest resistance to fire originating outside the structure.

Louvers: Slatted devices installed in a gable or soffit (the underside of eaves) to ventilate the space below a roof deck and equalize air temperature and moisture.

Oriented strand board (OSB): Roof deck panels (4 by 8 feet) made of narrow bits of wood, installed lengthwise and crosswise in layers, and held together with a resin glue. OSB often is used as a substitute for plywood sheets.

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Penetrations: Vents, flue stacks, chimneys, skylights, mounting brackets, etc., are all penetrations through a roof's water control layer and roof decking.

Ridge Cap: Shingles installed over the ridge vent to protect it, and provide a clean finished look on the roof, with the exception of metal ridge vents which do not require the use of ridge cap shingles.

Shingles: Shingles are part of an integrated roofing system, and to understand that system, it is important to know that both the shingles themselves and the roof have layers of protection to avoid water ingress.

Substrate: This term refers to the surface on which roofing or waterproofing membranes are applied. The term may refer to the structural deck of the roof, an underlayment, or a cover board.

Underlayment/Felt: A sheet of asphalt-saturated material (often called tar paper) used as a secondary layer of protection for the roof deck.

Valley: The angle formed at the intersection of two sloping roof surfaces.

Flashing Terminology

Flashing serves to direct water away from the leak-prone areas such as an intersection or projection in a roof system, such as vent pipes, chimneys, valleys, and joints at vertical walls. towards gutters or off the roof. Flashing is exposed to the same conditions as the roof. High winds and extreme temperatures can cause flashing to become worn down, just as they can cause wear and tear to the shingles.

Base Flashing: Some roof features, such as chimneys, require two pieces of flashing. This ensures that rain always meets a flashing surface that directs it downwards. Plus, it is notoriously tough to install flashing around a chimney. There is another benefit to two-part flashing: When the roof materials naturally expand and contract with weather changes, the two pieces can move, so the whole system stays secure. The base flashing (or apron flashing) is the bottom piece.

Chimney Flashing: Chimney flashing is a type of roof flashing that creates a waterproof seal to protect your chimney and roof from water damage and penetration. Essentially, chimney flashing functions as weather stripping for your chimney and is made up of three major parts: step flashing, counter flashing—also called cap flashing—and base flashing.

Continuous Flashing: Also called “apron flashing” because it acts a lot like an apron. It's a long, single piece of metal that carries water down to the shingles below. Long pieces of continuous flashing will have trouble flexing as the home expands and contracts in the changing seasons. If left as is, it could break or warp and fail to keep water out. Therefore, long pieces have built-in expansion joints so they can move with the home.

Counter-flashing: Placed opposite to base flashing, or above base flashing, counter-flashing completes the two-part team. It is an L-shaped metal piece, but it is designed to cover the step flashing and embedded into a groove cut in the chimney brickwork.

Drip Edges: Are strips of metal that line the roof edge. Their inverted “L” profile prevents rainwater from seeping into the roof deck.

Headwall Flashing: Headwall or “L” flashing: A headwall is the junction between a sloped roof and a wall. A piece of flashing is placed behind the exterior cladding on the wall and then extended out over the shingles.

Kickout Flashing: Used to bridge the gap between where step flashing ends and the gutter begins. Kickout flashing/diverter flashing directs water away from the wall and into the gutter. Learn how to install kickout flashing below.

Rubber Boots: Also known as vent pipe flashing, rubber boots are cone-shaped pieces made of rubber. They are installed at the base of vent pipes, with the narrow end trimmed to fit the pipe. Sloped and flat bases can

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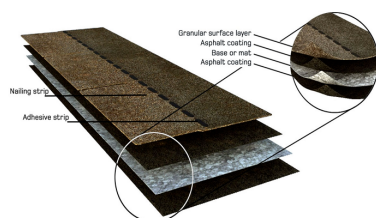
be used, depending on the roof type.

Skylight flashing: While some skylight manufacturers include flashing in their products, sometimes roofing professionals have to create it or purchase it separately.

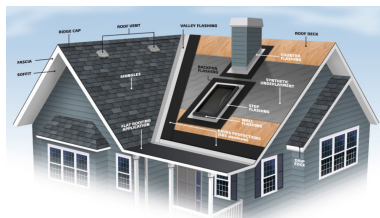
Step Flashing: A rectangular piece of flashing bent 90 degrees in the center. It is used for roof-to-wall flashing. Multiple pieces of the flashing will be installed in layers with shingles to ensure the water flows away from the wall. Learn how to install it below.

Valley Flashing: Protects the critical area of the roof where two slopes come together to form a valley. When properly installed, this flashing will effectively direct the water run-off down the roof and into the gutters.

This is not an exhaustive list of terms and is intended to be a reference for terms that may be used by the inspector throughout this section of the report.



Shingle Anatomy



Roof Anatomy

Roofing Contractor and Warranty Information:

In many states, roofing contractors are required to hold a state license to offer their services, but not in Texas. The Texas Department of Licensing and Regulation doesn't offer licenses for roofing contractors. Therefore, roofing contractors are not mandated to hold a state license in Texas. Though a license is not required for roofing contractors in the state of Texas, licensing is available voluntarily through RCAT, a trade association. You can find more information on their [website](#). Improper roofing jobs done by unqualified professionals can cost homeowners thousands of dollars in damages. The inspector does not hold a roofing contractor's license.

Shingle Warranty

Two types of warranties are offered when new asphalt shingles are installed; The manufacturer's warranty, which covers the shingles themselves and varies among manufacturers, and the contractor's warranty, which covers installation and workmanship. When a home is sold, a roof warranty may fully transfer to the buyer, may transfer for a shortened length of time, may transfer with limited coverage, or may not transfer at all. You should ask the seller about how the sale of the home will affect any warranty presently covering the roof and confirm any seller claims by reading the warranty.

Type of Roof Coverings and Information: Asphalt -

There are numerous shingle manufacturers and a wide variety of types of shingle materials. Almost all brands and styles have offerings that range from low-priced economical choices to high-quality designer and luxury options. The durability, warranty, impact resistance, fire rating, and wind ratings will vary depending on the type and manufacturer. [Here](#) is more helpful information regarding roof warranties and the need for installation per the manufacturer's specifications. A roof will transform from new to old, and will eventually exceed its useful service life. The actual useful lifespan varies with shingle quality. Determining shingle quality, service life, or remaining shingle roof lifespan lies beyond the scope of the home inspection.

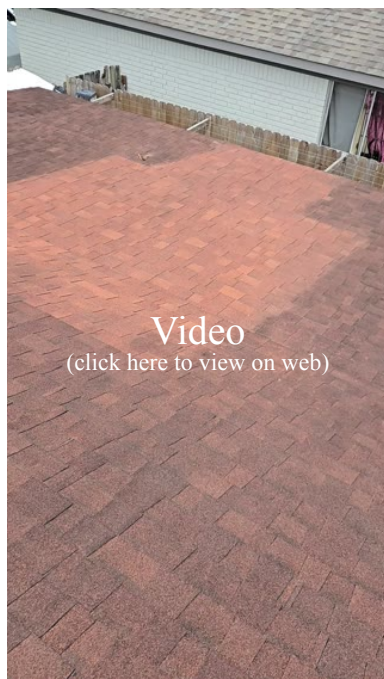
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Vantage Point of Roof Inspection: Roof, The inspector was able to walk some areas of the roof to perform an evaluation. -

Home inspectors are not required to determine conformance with the manufacturer's installation recommendations or compliance with local building codes and regulations. However, there are many standards and building practices that are checked during the home inspection. Any deficiencies present and visible at the time of the inspection will be noted in the corresponding section.

Disclaimer: Limited Inspection: Some portions of the roof were determined to be too steep and/or unsafe to walk without the proper fall protection equipment. Therefore the inspection is limited to what was present and visible through the other inspection methods employed. -

The roof was inspected from readily accessible areas. Where conditions permitted safe access, portions of the roof surface were walked. Other areas were evaluated from ladders and/or ground-level vantage points due to safety considerations, roof pitch, height, and/or access limitations.

Some roof components may not have been fully visible or accessible during the inspection, including concealed flashing details, underlayment conditions, and areas obstructed by roof geometry or obstructions. Accordingly, the inspection is limited to readily observable conditions at the time of inspection.

Hidden or intermittent defects may exist that were not apparent during the inspection. A qualified roofing contractor is recommended for further evaluation if concerns exist or for a more comprehensive assessment.

Walking the roof is outside the scope of work for the inspector, due to safety concerns. If the client would like the roof inspected further, please contact a qualified roofing professional and provide the pertinent details when scheduling such as the roof pitch, roof height, types of shingles, etc. The limitations and/or exclusions listed above are in addition to the limitations listed in the TREC Standards of Practice (Sections 535.227-535.233 of the Rules) and/or included in the pre-inspection agreement.

1: Coverings: Aging

➡ Recommendation

The roof covering exhibited visible signs of age-related wear and weathering. The actual age of the roof covering could not be determined or verified by the inspector. Home inspectors do not determine the age or remaining service life of roofing materials.

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Although no determination can be made regarding the remaining life expectancy of the roof, age-related deterioration may increase the likelihood of future maintenance or repairs. The client is encouraged to obtain documentation from the seller regarding the roof's age, repair history, and any applicable warranties.

Recommendation: Contact the seller for more info

2: Coverings: Defect Observed

👉Recommendation

Front of the roof

Asphalt Exposed in Lower Laminate: There was asphalt exposed in the lower laminate of the shingles on the roof. This is often the result of a manufacturer's defect. -

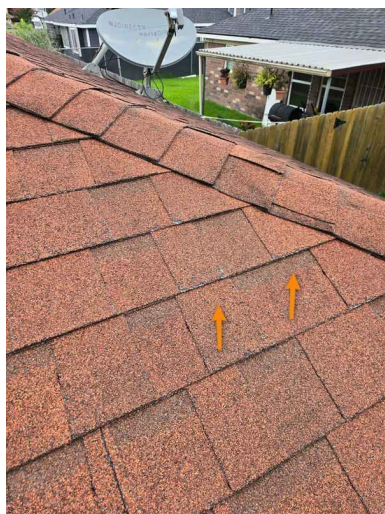
The problem with deficient roof covering materials is that they leave the roof exposed and under-protected, allowing rain to get into areas intended to be protected. A small deficiency has the potential to lead to costly repairs, especially if it isn't repaired promptly and adequately. There are many possible causes for defects in roof coverings.

It is important to note that some defects may be covered under the roofing manufacturer's warranty.

Determining the cause of the defect and its warrantability lies beyond the scope of the home inspector.

Further evaluation and consultation are suggested by a qualified roofing contractor.

Recommendation: Contact a qualified roofing professional.



3: Coverings: Maintenance Recommended

🔧Maintenance Item

Throughout the roof

Biological Growth Discoloration: There appeared to be discoloration as a result of a biological growth on the roof shingles. This is commonly referred to as algae growth and are black spots or streaks on a rooftop. There is disagreement across the different segments of the roofing industry about whether such growth is actually destructive or just a cosmetic problem. Almost all biological growth on shingles is related to the long-term presence of excessive moisture. This condition may be covered by the shingle manufacturer's warranty. -

Any attempts to remove discoloration, growth, or debris should be completed by a qualified professional. It is not advised that a homeowner attempt to clean their own roof. Improper attempts at cleaning may cause permanent shingle damage and void the manufacturer's warranty.

Recommendation: Contact a qualified roofing professional.

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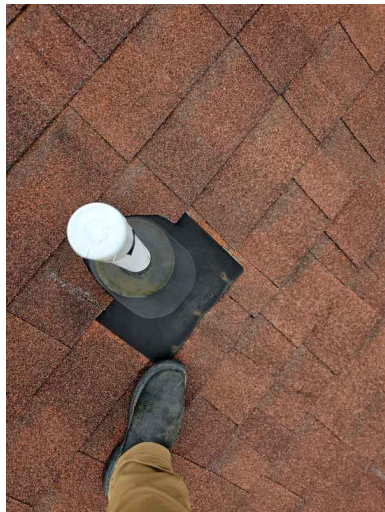
4: Flashing Fasteners Exposed

🔴 Recommendation

throughout the roof

The fasteners used to secure the flashing were exposed at the surface of the roof. Most, if not all, shingle manufacturers specifically state that nails/fasteners must not be exposed on the finished roof. When a nail is not properly sealed, it is exposed to precipitation which can cause the nail to rust and erode and with the natural expansion and contraction effect, the nail hole becomes larger. Each nail on a roof is a point of penetration that leads through the roof decking and into the attic or living space. Water can then use the same hole to make its way into the building and cause damage. Correction is recommended.

Recommendation: Contact a qualified roofing professional.



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5: Flashing Fasteners Loose

🔴Recommendation

Throughout the roof

The fasteners used to secure the flashing were loose. When flashing loosens it can move around with the winds and can potentially create an opening for water and pest penetration. Repairs are recommended.

Recommendation: Contact a qualified roofing professional.



6: Shingle Fasteners Exposed

🔴Recommendation

Throughout the roof

The inspector observed exposed nails or fasteners. Most, if not all, shingle manufacturers specifically state that nails must not be exposed on the finished roof. Exposed roofing nails are then typically covered with roofing cement. When a nail is not properly sealed, it is exposed to precipitation which can cause the nail to rust and erode, and with the natural expansion and contraction effect, the nail hole becomes larger. Each nail on a roof is a point of penetration that leads through the roof decking and into the attic or living space. Water can then use the same hole to make its way into the building and cause damage.

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Most (if not all) asphalt composition shingle manufacturers will void the warranty if the installation specifications are not followed, for this reason, proper installation is imperative. Generally speaking, roofing nails should be driven straight, flush, and snug to the surface of asphalt shingles.

Recommendation: Contact a qualified roofing professional.



☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

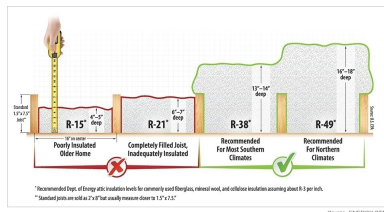
Attic Inspection Vantage Point: From Inside the Attic -

Most attics have very limited walking space and have areas that are inaccessible. The inspector will note any present and visible deficiencies observed at the time of the inspection. It is important to note that the inspection of the attic may not reveal all deficiencies.

Attic Insulation Type, Measurement, and Information: Fiberglass, Loose-Fill, Measurement Varies -

Inadequate insulation can account for a lot of wasted energy, so it is important to be sure that the insulation installed is doing its job properly. The function of insulation is to provide resistance to the flow of heat, and R-value is the measure of exactly this attribute for a given material. A higher R-value equates to higher resistance to heat flow and greater effectiveness in insulating. An insulation material's R-value, in conjunction with how and where it is installed, will determine its overall thermal resistance and effectiveness. [Here](#) is more information on the "Recommended Home Insulation R- Values" by Energy Star.

Due to the lack of accessibility throughout the attic, the inspector was unable to determine if the insulation coverage was sufficient in all areas.



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*Common Roof Framing Terminology:*

Bottom Plate: A horizontal wood member attached to the bottom of a frame wall and connected to floor joists, girders, slabs, or other members.

Collar Tie: A structural framing member located in the upper third of the attic space that ties rafters together to resist roof suction loads at the ridge.

Diaphragm: A roof, floor, or other membrane bracing system acting to transmit lateral forces to the vertical resisting elements.

Header: A beam used at wall, floor, and roof openings to carry loads across the opening.

Jack Rafter: A rafter that spans from a hip or valley beam to a wall plate or ridge, respectively.

Rafter: A horizontal or sloped structural framing member that supports roof loads.

Rafter Tie: A structural framing member located in the lower third of the attic space that ties rafters together to resist thrust from gravity loads on the roof.

Ridge: The horizontal line formed by the joining of the top edges of two sloping roof surfaces.

Ridge Beam: A structural member used at the ridge of a roof to support the ends of roof rafters and transfer roof loads to supports.

Ridge Board: A non-structural member used at the ridge of a roof to provide a common nailing surface and point of bearing for opposing roof rafters.

Ridge Vent: A ridge vent is an air exhaust vent installed on the peak of a roof. When installing this vent, an air slot is first cut in the roof deck at the roof's peak. This air slot is then covered by the ridge vent itself. They help to provide continuous, uniform exhaust ventilation at the highest portion of the attic and are designed to help resist wind-driven rain and snow, as well as insect and debris infiltration.

Roof Assembly: All structural members and attachments that form a roof.

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Sheathing/Decking: The structural covering used directly over framing members, such as studs, joists, or rafters, which transfers perpendicular loads to the framing material.

Sill Plate: A horizontal wood member anchored to the foundation and supporting floor joists.

Stud: Vertical structural element of wall assemblies which transfers vertical and/or lateral loads.

Truss: An engineered structural component, assembled from wood members, metal connector plates or other mechanical fasteners, designed to carry its own weight and superimposed design loads. The truss members form a semi-rigid structural framework and are assembled such that the members form triangles. Variations include metal web trusses, metal tube trusses, and plywood gusset trusses.

Top Plate(s): A horizontal wood member(s) attached to the top of a frame wall and supporting trusses, rafters, roof joists, floor joists, ceiling joists, or other members.

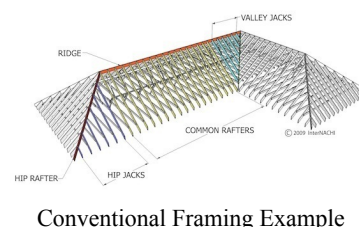
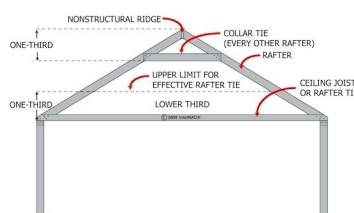
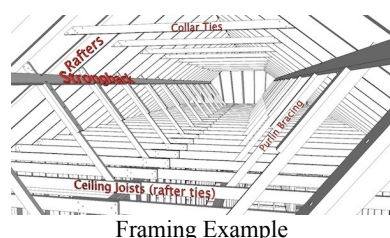
Common Rafters: Rafters that rest on the outside walls at the bottom and connect to the ridge at the top are called “common rafters” (highlighted in yellow).

Hip Rafters: Hip roofs have “hip rafters” which are oriented diagonally to the ridge and outside walls. Hip rafters are simply called “hips,” and are shown in brown. Hips rest on an outside corner at the bottom and connect to the ridge at the peak. Rafters that rest on the exterior walls at the bottom and connect to a hip at the top are called “hip jacks,” shown in purple.

Valleys: Where ridges change direction, an inside corner is created, which is spanned by a “valley rafter” or simply “valley,” shown in green. Valleys are also oriented diagonally to the ridge and exterior walls. Valleys rest on top of the walls at the inside corner at the bottom, and connect to the ridge at the top. Rafters which connect to the valley at their bottoms and connect to the ridge at the top are called “valley jacks,” shown in light blue.

Conventional Ridge: The illustration shows a conventional ridge (colored in orange). In homes with conventional ridges, the rafters support the weight of the roof and transmit the roof load down through the walls to the foundation and, finally, to the soil. The route taken by the weight of the roof through the framing members to the soil is called the “load path.” The purpose of the ridge is to provide an easy method for connecting rafters at the peak of the roof and to provide better nailing at the peak.

This information is provided as a courtesy intended to provide basic information to the client. The roof terminology may vary depending on the type of roof system installed. The inspector may refer to these terms throughout this section of the report.



Roof Framing Information:

The [American Wood Council \(AWC\)](#) and [International Code Council \(ICC\)](#) have released a joint publication, Mass Timber Buildings and the IBC, providing an overview of requirements for mass timber construction as found in the 2015, 2018, and 2021 International Building Code (IBC). The AWC contributes to the development of sound public policies, codes, and regulations which allow for the appropriate and responsible manufacture and use of wood products. The ICC, the International Code Council, is a nonprofit organization that develops and publishes standards related to building safety and fire prevention. Codes are primarily

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adopted and enforced locally. All local jurisdictions can make any amendments they deem necessary in their jurisdictions. Structural members should not be modified in the field without a licensed engineer's approval.

Roof Framing Type and Information: Stick-Framed, 2x6, Wood, Nominal Measurements -

Typically, roofs are framed using one of two methods: standard "stick" framing or the newer "truss" framing. Stick-framed roofs utilize individual rafters that span from the top of exterior walls to the ridge. Truss-framed roofs are built from triangular-shaped, pre-made truss units. The inspector does not verify or complete any roof truss or stick framing test procedures. This is the responsibility of the builder and the structural engineer of record/architect.



Ventilation Type and Information: Box vent, Soffit Vents -

Attic ventilation is designed to provide year-round benefits to help reduce potential heat buildup in the summer, moisture buildup in the winter, and ice dams in climates with snow and ice. Proper ventilation is essential as it helps prolong the life of the building materials including the shingles. It also helps to improve the comfort level inside the home and helps to lower the utility bills by reducing the load on the air conditioner and other appliances such as fans and refrigerators. Different types of roof vents are more effective than others, but each type of vent has the basic task of either removing stale air from your attic space (exhaust) or bringing fresh air into your home (intake).



Disclaimer- Attic Inspection Limitations and Exclusions: Limited Walking Surface: There was no platform installed beyond the HVAC system inside the attic. The inspector determined that walking the surfaces of the attic without a platform installed would not be adequate to proceed further without risking damage to the property or risking injury. -

The visibility in the attic was limited due to insulation materials and inaccessibility in some areas. As a result, the inspector was unable to perform a thorough visual evaluation of the entire attic to determine if there were signs of water penetration, damaged lumber, inadequately secured lumber, organic growths, or pest intrusion.

1: Attic Access: Deficiency Observed

➡ Recommendation

Attic

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Insulation Missing: There was a lack of insulation and/or weatherstripping at the attic hatch. An uninsulated attic hatch allows air from the attic to flow freely into the home which may cause the heating or cooling system to run overtime. An attic hatch cover box can be installed to increase energy savings. -

The inspector recommends repair by a qualified professional.

Recommendation: Contact a qualified professional.



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

Exterior Wall Information: Brick -

Exterior walls can be finished with a wide array of materials and techniques. Here are some common types of exterior walls: poured concrete, masonry (brick or stone), stucco, synthetic or artificial stucco, wood (shingles, shakes or planks), metal (steel or aluminum), vinyl, or fiber cement (planks or panels). Some exterior walls may be combinations, such as stucco installed over poured concrete or wood sheathing or corrugated aluminum fastened over wood framing members.

Interior Wall Information: Framed, Wood -

The interior of the home appeared to consist of framed walls. Typically, framed walls have three or more separate components: the structural elements (2×4 studs), insulation, and finish elements or surfaces (such as drywall or paneling). Most of the components are not visible as they are covered by the finishing elements.

1: Exterior Walls: Cracks Observed

➡ **Recommendation**

front of the home

There were cracks observed in the exterior walls. Repairs are recommended. Any repairs should be completed by a qualified contractor.

Recommendation: Contact a qualified masonry professional.

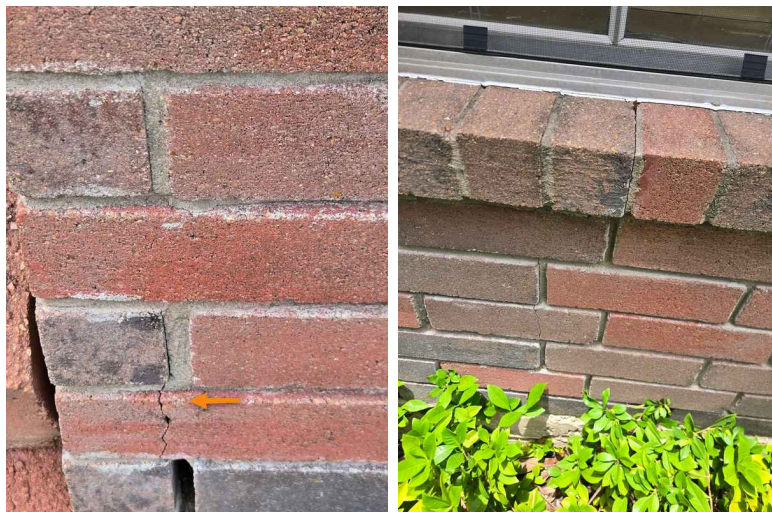
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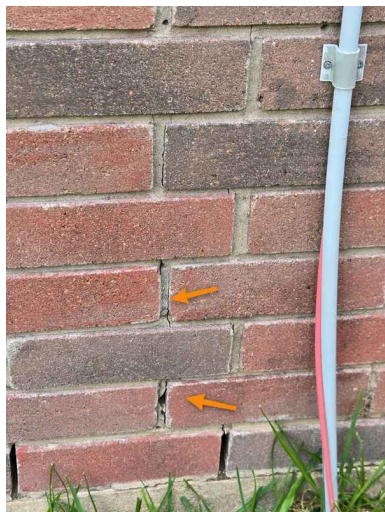
2: Exterior Walls: Mortar Deteriorated

🔴Recommendation

right side of the home

There was visible mortar deterioration in the exterior walls, resulting in unintended gaps. Unintended gaps in mortar can hasten the deterioration of sound mortar around that area. Remedy as necessary.

Recommendation: Contact a qualified masonry professional.



3: Exterior Walls: Penetrations Not Sealed Properly

🔴Recommendation

Perimeter of the home

The fixtures and/or pipes that penetrate the wall were not adequately sealed. This could allow water and insect intrusion resulting in future damage. Remedy as necessary.

Recommendation: Contact a qualified professional.

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**4: Interior Walls: Damaged****👉Recommendation**

Bathroom

The wall was damaged. Recommend having this repaired by a qualified professional.

Recommendation: Contact a qualified professional.

**5: Interior Walls: Organic Microbial Growth Possible****👉Recommendation**

Throughout the home

The inspector observed discoloration and/or what appeared to be a possible growth on multiple walls. The growth is suspected to be an organic microbial growth. The inspector is not a licensed environmental contractor and his opinion cannot be substituted as such. Further evaluation is needed by a qualified professional to rule out the possibility of an organic microbial growth. If it is a growth the inspector recommends remediation as determined necessary by the environmental contractor.

Recommendation: Contact a qualified environmental contractor

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6: Damaged Baseboards

Recommendation

Bedrooms

Damage to the baseboards was observed at the time of the inspection. Recommend repair or replacement of the damaged baseboards by a qualified contractor to restore their condition and appearance.

Recommendation: Contact a qualified carpenter.



☒ ☐ ☐ ☒ F. Ceilings and Floors

Ceilings Construction and Information: Drywall -

The ceiling joists provide the structure for which the ceiling is attached. Ceiling joists also are the member that connects or ties the lower ends of the rafters and prevent the rafters from spreading and causing the roof to sag or collapse.

The ceiling helps conceal the structure of the roof from the inside and the untidy electrical wires and pipe lines above. There are various types of ceiling boards available, but the most common is drywall. Drywall measuring at $\frac{5}{8}$ " is typically the standard for ceilings.

Floors Construction and Information: Tile -

The majority of materials used are hidden beneath floor covering materials and could not be directly viewed or inspected.

1: Ceilings: Damaged

Recommendation

Bathroom

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Ceiling damage was observed in bathroom. Remedy as necessary.

Recommendation: Contact a qualified drywall contractor.



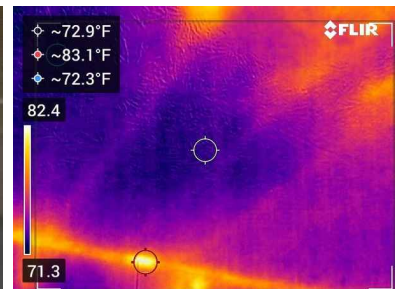
2: Ceilings: Sagging, Elevated Moisture Levels

🔧 Recommendation

Living Room

The ceiling drywall was visibly sagging. There was active moisture detected by the thermal imaging and moisture reading. The source of moisture intrusion should be identified and corrected, and the damaged section of the drywall replaced.

Recommendation: Contact a qualified drywall contractor.



3: Ceilings: Water Stains, No Elevated Moisture Levels

🔧 Maintenance Item

Master Bedroom

The ceiling was water-stained in some areas, but there was no indication of elevated moisture levels. The source of moisture may have been remedied but this should be confirmed with the seller prior to the

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inspection objection deadline.

Although this condition indicated that the source of moisture may have been corrected, further examination by a qualified professional (roofing professional/licensed plumbing contractor) would be required to provide confirmation.

Recommendation: Contact the seller for more info



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

Garage Type and Vehicle Door Type: Attached, 2 Car Garage -

If deficiencies were found with the vehicle garage doors at the time of the inspection, they will be detailed below.

Pedestrian Garage Door(s) Type and Information: Wood -

Per the current International Residential Code: "Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 $\frac{3}{8}$ " (inches-35 mm) in thickness, solid or honeycomb core steel doors not less than 1 $\frac{3}{8}$ " (inches 35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing and self-latching device."

1: Exterior Doors: Caulk Damaged/Deteriorated

➡Recommendation

Perimeter of the home

The sealant around the frame of the exterior door trim has deteriorated. Remedy as necessary.

Recommendation: Contact a qualified professional.

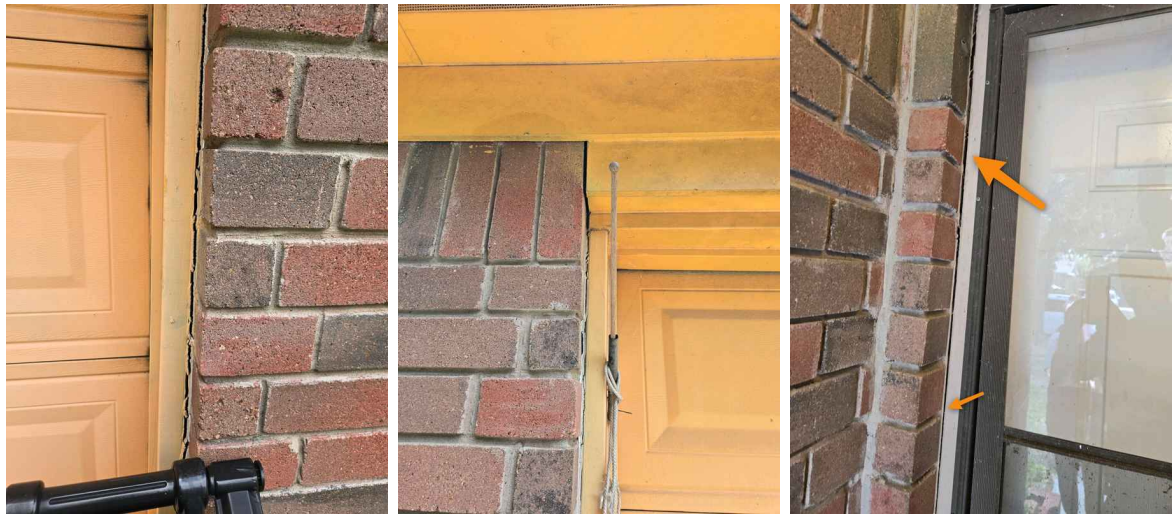
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**2: Exterior Doors: Double cylinder deadbolt****▲Safety Hazard**

front Door

A door to the exterior had a double cylinder deadbolt which required a key for operation from the inside. This condition is unsafe as it may slow or prevent exit during an emergency. The installation of these types of deadbolts is no longer allowed in new construction. All double cylinder deadbolts in the home that require a key for exit from the home interior should be replaced with a single cylinder deadbolt that operates with a lever from the inside.

Recommendation: Contact a qualified door repair/installation contractor.

**3: Interior Doors: Doesn't Latch Properly****🟡Recommendation**

Bathroom

The bathroom door didn't latch properly. Remedy as necessary.

Recommendation: Contact a qualified door repair/installation contractor.

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

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4: Vehicle Garage Door: Damaged

🔴Recommendation

front of the home

Although the garage door operated, it was damaged. Recommend a qualified professional make the necessary repairs.

Recommendation: Contact a qualified garage door contractor.



☒ ☐ ☐ ☒ H. Windows

Type of Windows: Single Pane, Single-Hung -

Double-paned windows have two sheets of glass in a window frame instead of just one. Between the glass panes is a small space to provide insulation. The small space between window panes is filled with insulating

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gas to further increase insulation. Typically, double-paned windows are as much as 50% more efficient than traditional single-pane windows. With windows accounting for as much as half of heating and cooling costs in a home, double-paned windows can have a significant impact on energy costs.

1: Windows: Caulk Deteriorated

🟡Recommendation

Perimeter of the home

There were signs of deterioration in the caulk at the perimeter of the windows, resulting in gaps. This could allow water and insect between the materials. Window caulking is performed to reinforce the sealant covering the gaps between the window and its frames. The deteriorated caulk is recommended to be removed and replaced with new caulk.

Recommendation: Contact a qualified window repair/installation contractor.



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

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

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

1: Enclosed Porch: Unstable

🟡Recommendation

Left Side of the Home

The enclosed porch appeared to be unsound due to multiple deficiencies. It is recommended to have the enclosure inspected further by a qualified professional.

Recommendation: Contact a qualified professional.

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2: Sagging Porch Cover

🔴 Recommendation

Left Side of the Home

The porch cover exhibited visible sagging at the time of the inspection. This condition may indicate structural movement, inadequate support, or deterioration of framing components. Recommend further evaluation and any necessary repairs by a qualified contractor.

Recommendation: Contact a qualified professional.



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II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Main Breaker Rating and Information: 100 AMP -

The main breaker plays a crucial role in the electrical system by offering the means of disconnecting power to the entire circuit breaker panel and hence shutting off power to the entire home.



Service Conductor Type and Information: Below Ground -

The service conductors run from the service point to the service disconnecting means (the service equipment, not the meter). Service-entrance conductors can enter an installation from overhead (service drop) or underground (service lateral)



Service Panel Manufacturer, Type, Location, and Information: General Electric, Circuit Breaker, Right Side Of The Home -

The main service panel acts as a switchboard for all the electricity in the home. It receives the incoming power from the utility company and distributes it to each of the circuits that supply the various lights, outlets, appliances, and other devices throughout the house. It contains a series of fuses and circuit breakers that interrupt the flow if they detect too large a current passing through them.

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Service Panel



The service panel with the cover removed.



There were no significant temperature differentials detected at the time of the inspection.

1: Service Panel: Dead front Cover not secured**🔴Recommendation**

Service Panel

The dead front cover to the service panel was not properly secured. This is a safety issue as this could allow water intrusion or electrical shock. Recommend having a licensed electrician make necessary repairs.

Recommendation: Contact a qualified electrical contractor.

**2: Damaged Wire in Service Panel****🔴Safety Hazard**

Service Panel

Damaged wiring was observed within the service panel during inspection. Exposed or compromised wires in the service panel create a serious electrical hazard, including risk of shock, arcing, or fire. An electrical contractor should evaluate the damaged wire, determine the cause of the damage, and replace it with properly rated wire to restore safe operation.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Recommendation: Contact a qualified electrical contractor.



3: Service Panel: Wire Size Inadequate (14 Gauge)

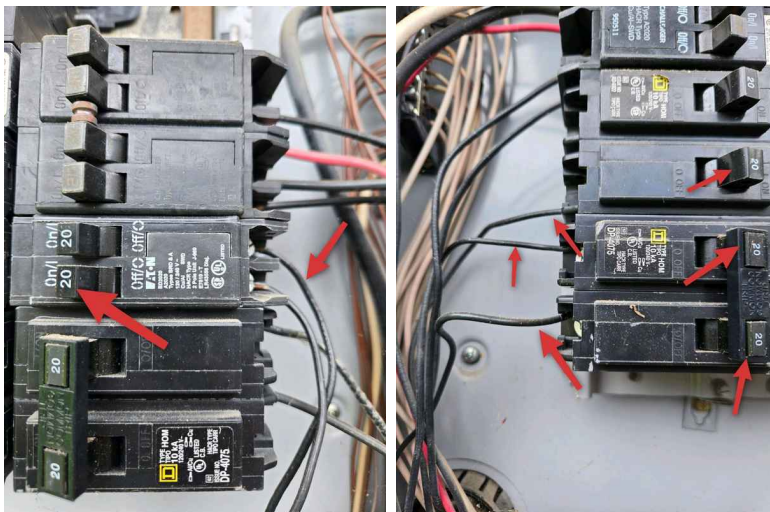
▲Safety Hazard

Service Panel

It appears that a 14-gauge wire was used with a 20-Ampacity (amp) breaker. Current standards recommend only a 12-gauge wire be used with a 20-amp breaker. The wire measurements determine the amount of current that can safely pass through the wire without generating damages. In addition to this, each wire gauge size has a safe Ampacity, which is a measure of electrical current.

The purpose of the breaker is to interrupt current flow before the wiring overheats. If you plug in several devices on an outlet that total 20-amps, you will exceed the safe working capacity of the 14-gauge wire without tripping the breaker. This is a potential safety hazard and should be evaluated and corrected by a licensed electrician.

Recommendation: Contact a qualified electrical contractor.



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

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

Electrical Wiring Type: Romex™ -

Romex™ is a common type of residential wiring that is categorized by the National Electrical Code (NEC) as underground feeder (UF) or non-metallic sheathed cable (NM and NMC).

Fire Safety Information:

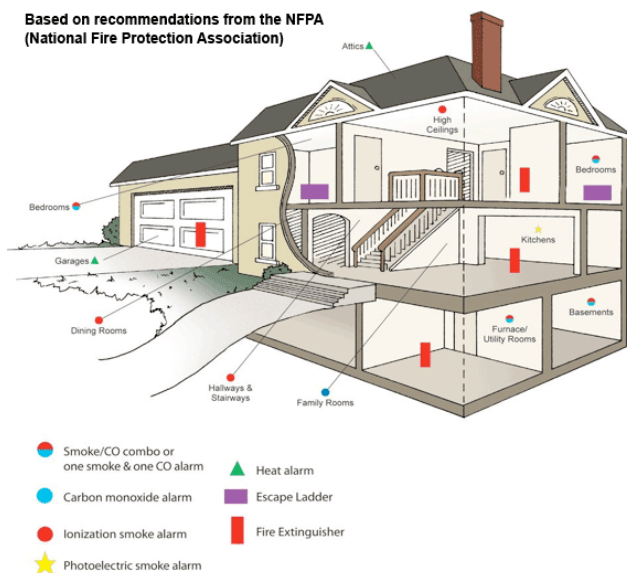
It is highly recommended that a Carbon Monoxide Detector be installed according to the manufacturer's instructions.

Smoke alarms are required by law and/or local ordinances in residential settings. Hard-wired smoke alarms are required in all new construction in local jurisdictions that have adopted IRC standards. The smoke alarms were not tested at the time of the inspection. It is recommended that all smoke alarms be tested prior to occupying the home and testing the alarms on a regular basis as recommended by the manufacturer.

For more safety information visit the National Fire Protection Association [website](#) and the Houston Texas Fire Department [Fire Prevention and Life Safety Guidebook](#).

Placement Recommendations From Fire Safety Experts

Based on recommendations from the NFPA
(National Fire Protection Association)



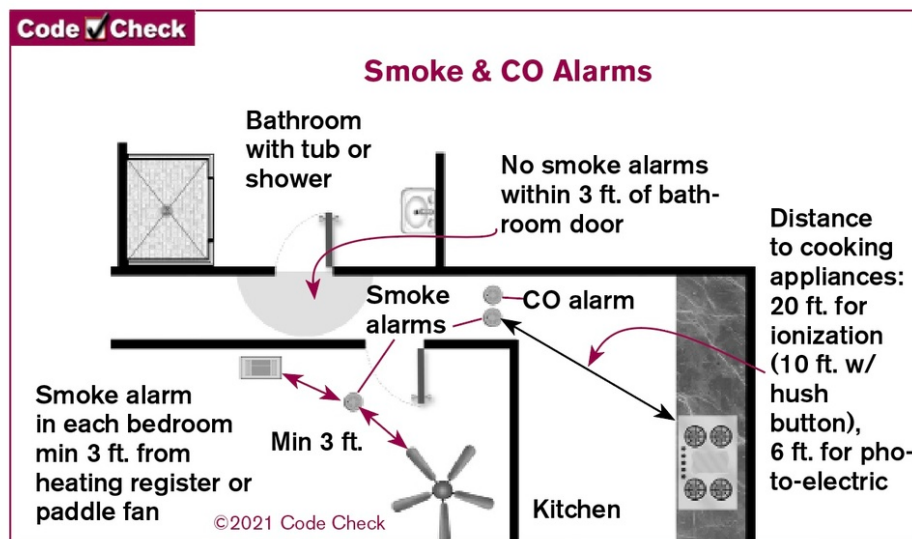
I=Inspected

NI=Not Inspected

NP=Not Present

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1: Fire Safety: Smoke Detectors missing

▲ Safety Hazard

Bedrooms

The smoke detector was defective or missing during the inspection. This is a potential safety hazard as there is no smoke detector in the bedroom or hallway. Local building codes determine where smoke detectors should be installed. Remedy as necessary.

The inspector does not confirm compliance with local building codes. *See Fire Safety Information*

Recommendation: Contact a qualified electrical contractor.

I=Inspected

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D=Deficient

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**2: Interior Receptacle: Open neutral****⚠ Safety Hazard**

Kitchen

An electrical receptacle had an open neutral. The neutral wire is important because it completes a circuit by returning electricity back to the source. An open neutral on a receptacle can allow an electrical device to store excess electricity potentially electrocuting someone that touches the device. A licensed electrical contractor should remedy this.

Recommendation: Contact a qualified electrical contractor.



☐ ☐ ☒ ☐ C. Other

I=Inspected

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D=Deficient

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Heat Distribution System Type, Heat Source, and Information: Furnace, Natural Gas -

Heat can be distributed through a home in a variety of ways but each heating system has three parts:

- Heat distribution system: The heat distribution system moves the warm air, steam, or hot water throughout the home.
- Heat source: The heat source could be a furnace, boiler, or heat pump. The heat source provides warm air or water for heating.
- Control system: The control system is typically a wall-mounted thermostat and controls the heat distribution.

Storing combustibles too close to a heat source is a leading cause of structure fires.

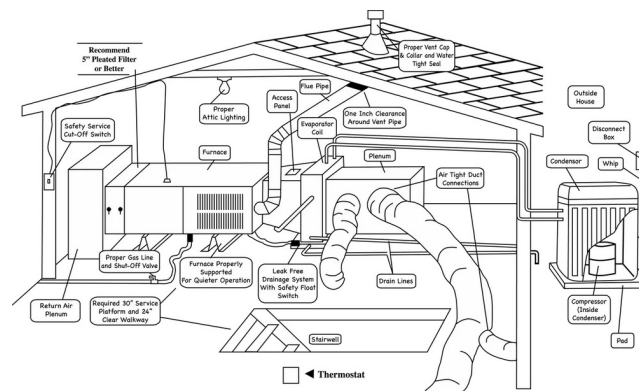
Safety Tips:

- Keep at least three feet of clearance between a heating source and anything combustible.
- Do not store combustible materials in closed areas or near a heat source.



Horizontal Furnace Installation Information:

Horizontal furnace installations have the central air system lie on its side. Typically the furnace is installed in the attic and placed in this position because of space constraints. Air flows side to side rather than up and down. The evaporator coils sit beside the furnace with the air ducts in the attic. See below for a typical horizontal furnace infographic.



Disclaimer- Heating System Not Tested Due to Ambient Temperature:

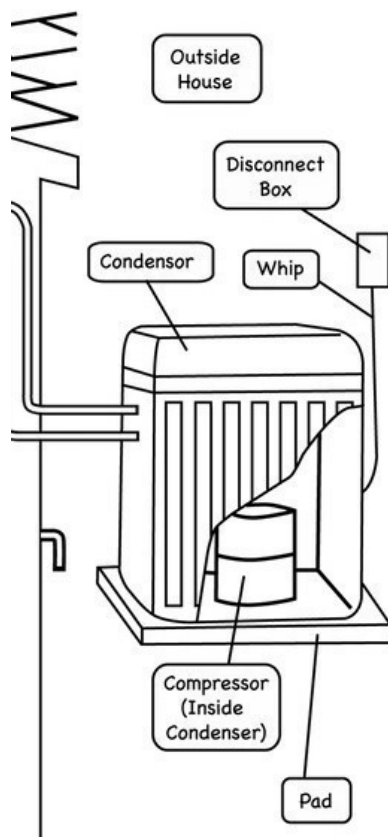
The outdoor temperature was above 70°F at the time of the inspection. To help prevent potential damage to the HVAC equipment, the heating system was not operated. As a result, the heating system could not be evaluated for proper performance under normal operating conditions, and its functionality could not be verified during this inspection.

Recommendation: It is recommended that the heating system be evaluated by a licensed HVAC contractor during appropriate seasonal conditions

or that a complete operational performance test be conducted to confirm proper operation and identify any deficiencies that may not have been apparent at the time of the inspection.

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- AC Condenser Label Photo and Tonnage Information:** 3.5 Tons - Tonnage is used to describe the cooling capacity of an air conditioner.



Condenser Infographic



AC System Type and Information: Central Air Conditioner, Electric - Air conditioners use energy to take heat away. The most common air conditioning system uses a compressor cycle to transfer heat from the house to the outdoors.



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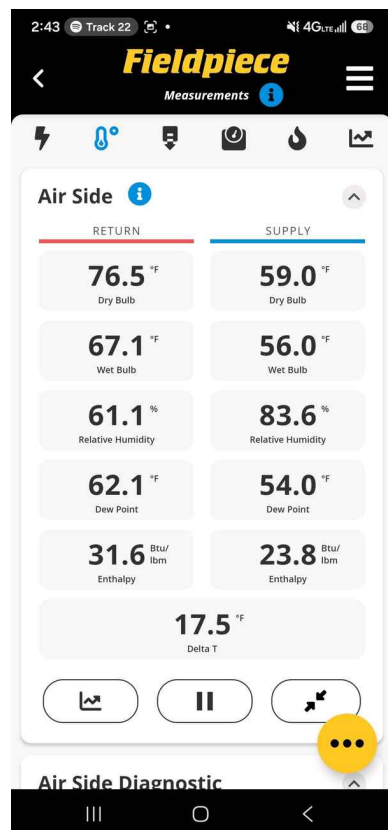
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Central Cooling System Information:

Central cooling systems use a network of ducts to supply air throughout the house. These are typically two-part systems with an outdoor unit that contains the compressor and condenser coils, and an indoor unit with evaporator coils. Refrigerant lines link the two together.

Temperature Differences Acceptable:

The differences in air temperature measured at supply and return registers fell within the typically acceptable range of between 16° and 22° Fahrenheit.

**1: Air Quality: Humidity Levels High****Recommendation**

Throughout the home

At the time of the inspection, the home felt damp and humid. The Psychrometer Probe used by the inspector also detected high humidity levels. There are many possible causes for elevated humidity levels, but further evaluation is needed to confirm the cause. Ideally, the humidity levels should be between 30% and 50% as recommended by the United States [Environmental Protection Agency](https://www.epa.gov/). Elevated humidity levels can make a home susceptible to structural damage, increased dust mite infestations, as well as mildew, mold growth, and other bacteria. This could also potentially cause health concerns. Remedy as deemed necessary by a licensed HVAC professional.

Recommendation: Contact a qualified HVAC professional.

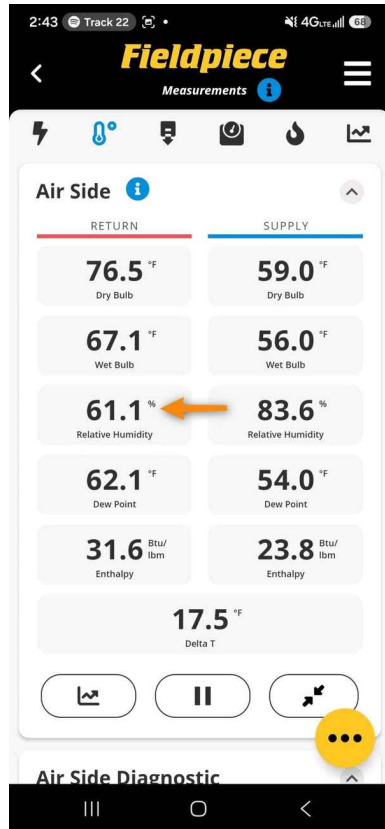
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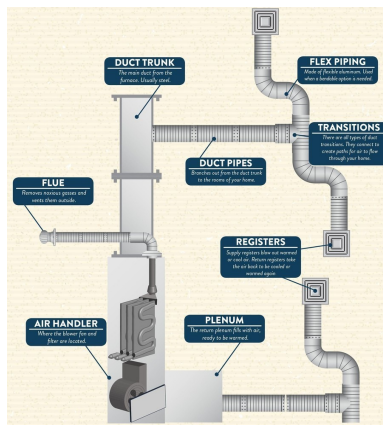
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☒ ☐ ☐ ☐ C. Duct Systems, Chases, and Vents

Duct System Type and Information: Flexible Air Ducts -

A ductwork system is designed to transport and distribute airflow from your HVAC equipment to the entire home. A duct system contains both supply and return ducts. The system encompasses the air that is sucked from inside the home into the air conditioner/heater where it gets cooled or heated and then pushed back into the home via the ducts. Below is an infographic of a basic ductwork system.



Basic Duct Configuration

Flex Duct System Information:

A flex duct system was installed which tends to degrade at a faster rate than rigid ducting. Additionally, strapping used to support the flex ducts can restrict airflow producing uneven heating and cooling results.

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

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Recommend monitoring for proper operation.

☒ ☐ ☐ ☐ **D. Other**

Thermostat: Tested and operated as intended.:

The thermostat was tested and was determined to operate as intended, at the time of the inspection.



I=Inspected

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IV. PLUMBING SYSTEMS

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

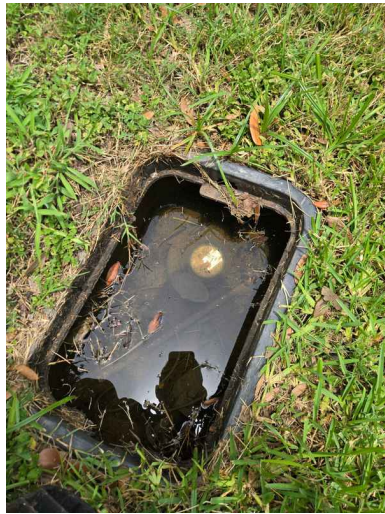
Main Water Supply Valve Location and Information: At The Water Meter -

The main shut off valve allows a full flow of water through the pipe when it's open. Turning off this valve (by turning it clockwise) cuts off the water supply to the entire house. This is typically used in case of an emergency such as a plumbing pipe leak.

Type of Supply Piping Material: Copper

Water Source and Water Meter Location: Public -

There are two common types of water supply, either a public water system or private water well. Typically, if your water supply is public, the water is treated before it reaches your home. If the water supply is a water well, the homeowner is directly responsible for the water quality and treatment.



1: Bathroom Shower: Faucet Not Sealed

🔴Recommendation

Bathroom

The shower faucet trim plate was not properly sealed to the wall at the time of inspection. The absence of sealant can allow water and moisture to penetrate behind the wall surface and into the wall assembly. Over time, this condition may result in concealed water damage, deterioration of building materials, and conditions conducive to mildew or mold growth. Hidden damage may already be present and cannot be determined during a visual inspection. Recommend that a qualified contractor properly seal the fixture and evaluate for any moisture-related damage, making repairs as necessary.

Recommendation: Contact a qualified plumbing contractor.

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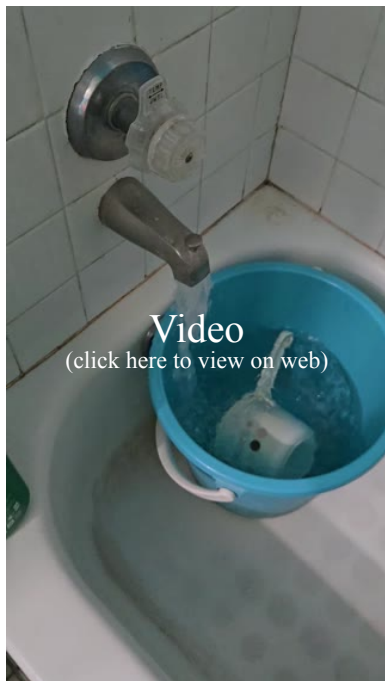
2: Bathroom Shower: Would Not Activate

🔴Recommendation

Master Bathroom

Water would not flow out of the showerhead when the tub spout diverter was pulled. Further evaluation and repairs are recommended.

Recommendation: Contact a qualified plumbing contractor.



3: Shower Diverter Not Activating Fully

🔴Recommendation

Bathroom

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NI=Not Inspected

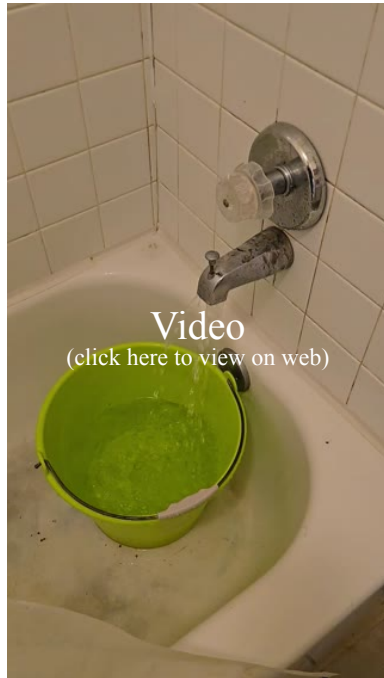
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The shower diverter valve is not responding when activated during inspection. This prevents proper water flow direction between the tub spout and showerhead, limiting shower functionality. A plumbing contractor should evaluate the diverter mechanism and repair or replace it as needed.

Recommendation: Contact a qualified plumbing contractor.



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

Drain Clean Out Location(s) and Information: Back Of The Home -

A drain cleanout provides easy access to your main sewer line. Should you have a backed-up drain, a licensed plumbing contractor can run a camera through the cleanout and into your main sewer drain to locate the problem.



Type of Drain Piping Material: PVC

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1: Drain: Stopper Missing

🔴Recommendation

Bathroom

The drain stopper was missing. A functioning drain stopper restricts the opening of the waste outlet (drain) to prevent debris from entering the drain. Recommend having a drain stopper installed.

Recommendation: Contact a qualified plumbing contractor.



2: Vent Pipe: Capped Off

🔴Recommendation

roof

The vent stack in the back of the roof was capped off. This could lead to toxic fumes entering the home. Recommend having a qualified professional remove the cap.

Recommendation: Contact a qualified professional.



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

Capacity and Information: 40 Gallons -

Water heater storage tank size is a major consideration. Unless the home is equipped with a tankless water heater, the home will need a larger tank if there is a larger number of occupants. Below are some minimum-gallon capacity recommendations.

Family of 1 – 2: 30 gallons

Family of 2 – 3: 40 gallons

Family of 3 – 4: 40 gallons

Family of 5 or More: 50 Gallons



Gas Fired Water Heating Information:

This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.

Manufacturer, Power Source, Type, and Information: Rheem, Gas, Tank Storage -

It is recommended that a licensed plumbing contractor flush & service your water heater tank annually for optimal performance. The water temperature of a residence should be at least 120° Fahrenheit to reduce the risk of bacteria and no higher than 140° Fahrenheit to prevent scalding.

[Here is a helpful maintenance guide from Lowe's to help.](#)

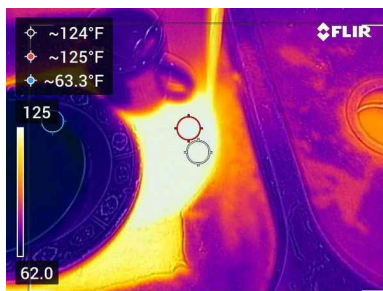
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Water Temperature Reading and Information: 125 °F -

The recommended temperature for a residential home is at least 120° Fahrenheit to reduce the risk of bacteria and no higher than 140° Fahrenheit to prevent scalding. The higher that your water temperature is set the less time that it takes for serious burns to occur.



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

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

Comments:

: Right side of the home

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Type of Gas: Natural Gas
Type of Gas Distribution Piping Material: Black Steel

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V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwashers

Dishwasher Brand and Information: Frigidaire -

The dishwasher was tested by the inspector and it appeared to operate as intended.



Appliance Age / Life Expectancy Disclaimer::

The inspector does not determine or verify the age or remaining service life of any kitchen appliances.

The inspection is limited to observing and reporting the appliance's performance at the time of the inspection using normal operating controls. Clients are encouraged to obtain documentation from the seller regarding the age, maintenance history, and any applicable warranties for all appliances.

☒ ☐ ☐ ☒ B. Food Waste Disposers

1: Food Waste Disposer: Inoperable

🟡Recommendation

Kitchen

The food waste disposer in the kitchen sink did not function properly and would not turn on. Remedy as necessary.

Recommendation: Contact a qualified appliance repair professional.

I=Inspected

NI=Not Inspected

NP=Not Present

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**2: Food Waste Disposer: Splash Guard Not Installed****Recommendation**

Kitchen

The food waste disposer's rubber splash guard was not installed in the kitchen sink. This could be a safety hazard. Recommend having a splash guard installed.

Recommendation: Contact a qualified appliance repair professional.


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

Range Hood or Exhaust System Observations: The system requires cleaning. -

The range hood or exhaust system was tested and inspected for visible deficiencies with the accessible components.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Range Hood or Exhaust System Type and Information: Range Hood -

The primary purpose of kitchen ventilation is to reduce cooking smells, heat, and condensation. Another important purpose of a range hood is to trap grease to prevent it from being deposited all over your kitchen. There are a few types of kitchen ventilation systems.

**1: Exhaust: Buildup Observed****▲Safety Hazard**

Kitchen

There was buildup observed on the exhaust vent. When left dirty, the grease vapor from cooking collects in the ductwork and exhaust hood. When high temperatures are present, the buildup is at risk of igniting and can cause a fire to spread through the ventilation system. Remedy as necessary.

Recommendation: Contact a qualified professional.


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

Oven or Range Brand and Energy Source: Kenmore, Gas -

A range is a "package appliance" that has both a cooking surface (such as external burners) and an oven. Homeowners should clean their ranges and ovens on a regular basis or at least twice a month. Continuously cooking in a dirty oven can create carbon-based fumes and excess smoke during cooking is often an indicator of a potential fire hazard. [Here is a helpful article for cleaning options for ranges.](#)

Oven or Range Observations: The oven(s) or range(s) was tested and it operated as intended at the time of the inspection. The oven(s) or range(s) was preheated to 350°F and the internal temperature was within 25°F. - The inspector visually inspected and preheated the oven(s) or range(s) to 350°F. If any deficiencies were observed at the time of the inspection, they will be noted below in the corresponding section.

Oven Temperature: 354 °F -

The oven(s) was tested and inspected for visible deficiencies with the accessible components. If present, the self-cleaning and convection features were not tested by the inspector.

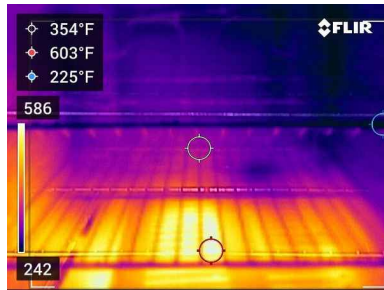
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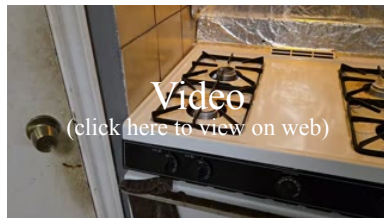
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**1: Range: Burner Malfunction****Recommendation**

Kitchen

One or more heating elements would not operate as intended when tested. Recommend having a qualified professional inspect and make necessary repairs.

Recommendation: Contact a qualified appliance repair professional.


☐ ☐ ☒ ☐ **E. Microwave Ovens**
☐ ☐ ☒ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Mechanical Exhaust Vents Observations: The mechanical exhaust vents were operative at the time of the inspection. -

The mechanical exhaust vents were tested and inspected for visible deficiencies with the accessible components. If any deficiencies were observed, they will be documented in the corresponding section.

Mechanical Exhaust Vent Types and Information: Ceiling-Mounted -

Lighting as well as mechanical ventilation are both required where there is not an adequate operable window. The air removed by every mechanical exhaust system shall be discharged to the outdoors and not recirculated. Mechanical ventilation systems are a key component in preventing humidity and moisture buildup, which can damage the paint and also lead to the growth of mold and mildew. There are three types of exhaust fans: Ceiling-mounted fans are installed in the ceiling and vent into the attic and out through the roof. Wall-mounted fans are mounted on the external wall of the house and generally are used when there is no practical way to vent through the roof; for example, a first-floor bathroom. Inline fans, also known as remote fans, have a fan unit located in a remote location such as the attic; ducts connect the fan to an opening in the bathroom ceiling covered by a grill.

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Garage Door Operator Type and Information: Motorized -

If the garage door operator that is installed is motorized, typically, the device can be operated using a wall-mounted switch and a remote. The inspector only tests the wall-mounted switch.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Manual Disconnect: Tested, No Deficiencies:

At the time of the inspection, the Inspector observed no deficiencies in the operation of the manual disconnect for the garage door operator.



Photoelectric Sensors: Tested, No Deficiencies:

The photoelectric sensor designed to activate the automatic-reverse at the overhead garage door responded to testing as designed.

A photoelectric sensor consists of a photoelectric beam that extends across the garage door opening. This sensor is designed to detect an obstruction while the door is closing and to send a signal to the garage door operator to reverse the door movement, thus avoiding a potential entrapment situation. To reduce the risk of severe injury or death, it is essential that photoelectric sensors be installed properly according to the manufacturer's instructions.



Pressure-Activated Sensors: Tested, No Deficiencies:

The pressure-activated automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection. Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm adherence to manufacturer's specifications. This inspection is performed according to the inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door complies with the manufacturer's specifications you should have it inspected by a qualified contractor or technician.



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

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Wall-Mounted Panel: Tested, No Deficiencies:
The wall-mounted garage door operator panel was operable and safely located at the time of the inspection.



☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

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

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VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☐ K. Thermal Imaging

Plumbing Thermal Images and Information: The inspector did not detect any abnormal temperature differences within the plumbing systems. -

The inspector used a thermal imaging or infrared thermography device to help detect temperature differences within the plumbing supply, distribution, fixtures, drains, and pipes. The infrared camera can provide a thermal detail that detects small temperature changes. When inspecting pipes, the inspector is typically looking for hot spots, cold spots, or subtle temperature changes that could indicate a leak, blockage, or weakness in the pipe.

A blocked pipe can cause a delta in temperature around that area that can transfer to the external pipe casing. A blocked pipe can cause a delta in temperature around that area that can transfer to the external pipe casing. The area beyond the blockage will show a difference in temperature due to little or no flow. If the inside wall of the pipe is abraded, corroded, and thinning the temperature of the casing will be different than the uncompromised pipe. Sudden changes in temperature and pressure can cause excess wear and cracks in the pipe, elbows, and flanges, which may not be visible to the unaided eye. Using the infrared camera the inspector can also look for temperature variations along the run of pipe. Such temperature variations can help indicate a leak.

It is important to note that infrared cameras alone are not enough to accurately confirm a deficiency exists. The inspector will document differences in temperature that he/she believes may be caused by one of the following: an abraded, corroded, or thinning pipe; blocked pipe; or leaking pipe. If such temperature difference is documented, further evaluation by a licensed plumbing contractor will be recommended. The infrared camera inspection is limited to what is visible as the inspector cannot see concealed pipes.



Temperature Differences Information:

For energy loss, a thermal camera may help detect:

- air infiltration and heat loss in walls, ceilings, floors, windows, and doors.
- malfunctioning and/or damaged radiant heating systems.
- under-fastening and/or missing framing members, and other structural defects that can lead to energy loss.
- broken seals in double-paned windows.
- air-conditioner compressor leaks.

For moisture intrusion, a thermal camera may help locate:

- plumbing leaks.
- hidden roof leaks before they cause serious damage.
- missing, damaged, and/or wet insulation.
- water and moisture intrusion that could lead to structural damage and mold.

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

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Thermal cameras may help locate hotspots which may indicate:

- circuit breakers in need of immediate replacement.
- overloaded and undersized circuits.
- overheated electrical equipment and components.
- electrical faults before they cause a fire.

Thermal inspections may also help identify:

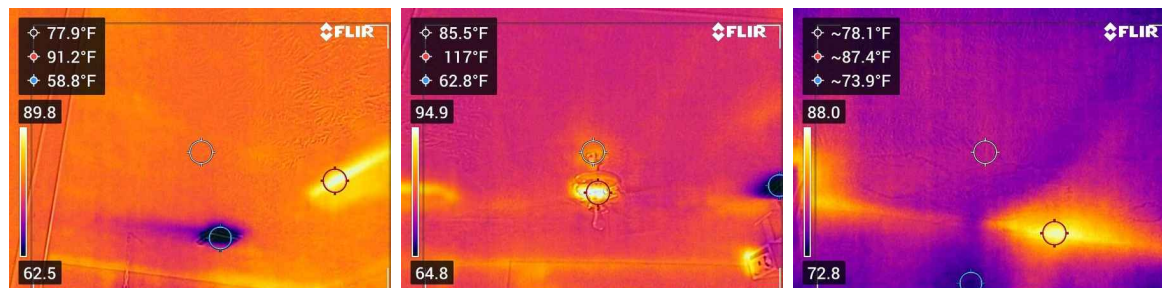
- a possible pest infestation through shelter tubes left by wood-destroying insects.
- the presence of intruders such as rats, mice, and other larger pests detected because of their heat signature that the infrared camera captures.
- dangerous flue leaks which can lead to carbon monoxide poisoning of the home's residents.

Thermal Imaging Inspection Information:

Infrared (thermal imaging) is an advanced, non-invasive technology that allows the inspector to show homeowners things about their homes that can't be revealed using conventional inspection methods. By definition, a thermal imaging camera is a thermal imager that is essentially a heat sensor capable of detecting tiny differences in temperature. The device collects the infrared radiation from objects in the scene and creates an electronic image based on information about the temperature differences. It is important to note that thermal cameras cannot see through walls. Walls are generally thick enough—and insulated enough—to block any infrared radiation from the other side. If you point a thermal camera at a wall, it will detect heat from the wall, not what's behind it. However, if something inside the wall causes enough of a temperature difference, a thermal imager will be able to sense it on the surface of the wall.

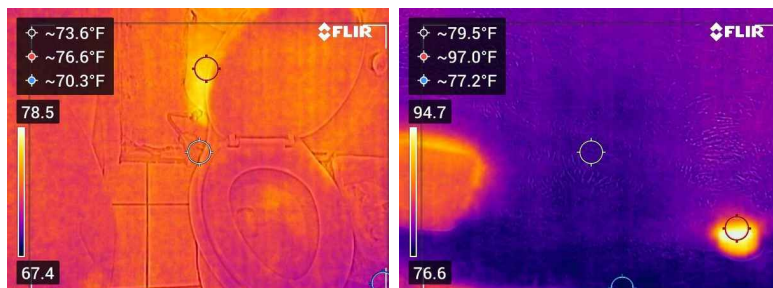
Under the right conditions, typically having to do with temperature differentials, thermal imaging may allow inspectors to more easily identify temperature-related problems including, but not limited to: inadequate levels of thermal insulation, unexpected hot spots, energy loss, overheating electrical components, and unexpected moisture accumulation from a roof or plumbing leak where they might not be obvious to casual observation, sometimes because no staining has yet occurred and/or because they are in a high ceiling or upper part of a tall wall.

To make the report user-friendly, the inspector may provide standard digital images side by side with the thermal images throughout the report in each section. This helps give an accurate point of reference for the IR data, which is essential for mapping out improvements and repairs. An IR/thermal imaging inspection, like any type of inspection, has limitations and cannot predict future conditions. While true, it can identify issues such as heat loss and moisture intrusion that could lead to serious future damage if not addressed properly.



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**Disclaimer- Thermal Imaging Limitations:**

Thermal imaging (also known as thermography and infrared or IR technology) is an emerging technology that may allow the inspector to show you things about your home that no one can show you using other inspection methods. Thermal imaging produces images of invisible heat energy emitted from objects and systems in the home and allows me to measure it. Thermal imaging may help diagnose the problem rather than merely identify symptoms and can sometimes, but not always, identify and document: electrical faults before they cause a fire; overloaded and undersized circuits; circuit breakers in need of immediate replacement; missing, damaged and/or wet insulation; heat loss and air infiltration in walls, ceilings, floors, windows and doors; water and moisture intrusion that could lead to mold; possible pest infestation; hidden roof leaks (before they cause serious damage); air-conditioner compressor leaks; under-fastening and/or missing framing members; structural defects; broken seals in double-pane windows; energy loss and loss of system efficiency; dangerous flue leaks; damaged and/or malfunctioning radiant heating systems; unknown plumbing leaks; and overheated equipment. The color images produced can then be included in the inspection report to provide supporting documentation.

The thermal imaging scan will be limited in scope to the equipment used by the inspector. The inspection will be a non-invasive and non-destructive examination of the visible and safely and readily accessible portions of the interior and/or exterior of the structure for atypical temperature/thermal variations. NO OTHER WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES REGARDING FUTURE USE, HABITABILITY, OPERABILITY, SUITABILITY, OR MERCHANTABILITY WITH RESPECT TO THE SUBJECT PROPERTY ARE PROVIDED.

Thermal imaging services do NOT include any inspections, examinations, testing, or evaluations for harmful, dangerous, or toxic substances or materials or environmental hazards including but not limited to: mold; bio-aerosols; radon; lead; asbestos; non-biological airborne particulates; contaminants; petroleum products; petrochemicals; radioactive materials; electromagnetic radiation; or plant, animal, or insect secretions or excretions. Infrared cameras are not moisture meters but can aid in identifying areas that warrant further investigation. If the inspector offers any information or opinions about any of the foregoing, this information shall be deemed to be informational only and supplied as a courtesy to the client and shall not be deemed to be an amendment to this addendum or the pre-inspection agreement