SUPER INSPECTOR
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2025 TREC REI 7-6 SUPER INSPECTOR*

18420 Blush Rose Rd
Pflugerville, TX 78660

Inspector
Lago Lopez
TREC #26318
lago@yoursuperinspector.com

PROPERTY INSPECTION REPORT FORM

Mary Hegefeld	05/14/2025 9:00 am
Name of Client	*Date of Inspection*
18420 Blush Rose Rd, Pflugerville, TX 78660	
Address of Inspected Property	
Lago Lopez	TREC #26318
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.
It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Occupancy: Vacant

In Attendance: Buyer, Buyer Agent

Temperature : 80 to 90

Type of Building: Single Family

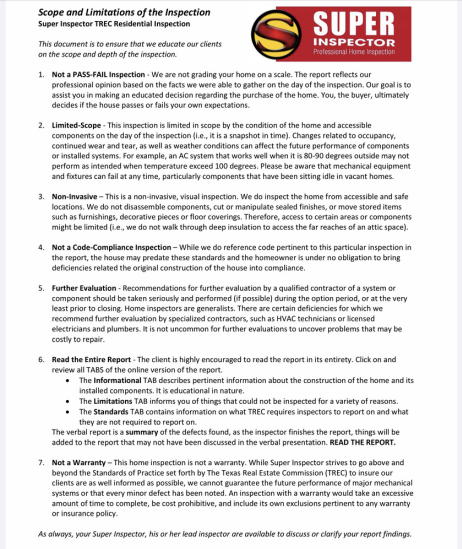
Weather Conditions: Humid, Cloudy, Windy

The direction the building faces for orientation purposes.: North

Vacant home limitations:

This house was vacant / unoccupied at the time of inspection. Vacant and unoccupied houses present unique challenges for home inspection, especially the piping and wiring systems which have not be subject to regular use prior to the inspection. While these systems can be tested during inspection, this one-time test is quite different than regular use and it is difficult to know how these systems will respond to regular use after the inspection. For example, septic systems may initially function and then fail under regular daily use. Plumbing traps may operate with no signs of leaks and then let go when being actively used for a few days. Shower pans may only leak when someone is standing in the shower and taking a shower. Seals for plumbing fixtures can dry up and leak when not is use. Sewer lines with roots may allow water flow, but then fail when waste and tissue are flushed; it can take a few days for that to backup. Please understand we are trying our best to look for clues of past or existing problems to paint a realistic best-guess as to the reliability of these systems during inspection, our testing procedures are as comprehensive as possible but cannot predict the future performance of a fully occupied home.

Important Scope And Limitations:



Scope and Limitations of the Inspection
Super Inspector TREC Residential Inspection

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

1. **Not a PASS-FAIL Inspection** - We are not grading your home on a scale. The report reflects our professional opinion based on the facts we were able to gather on the day of the inspection. Our goal is to assist you in making an educated decision regarding the purchase of the home. You, the buyer, ultimately decides if the house passes or fails your own expectations.

2. **Limited-Scope** - This inspection is limited in scope by the condition of the home and accessible components on the day of the inspection (i.e., it is a snapshot in time). Changes related to occupancy, continued wear and tear, as well as weather conditions can affect the future performance of components or installed systems. For example, an AC system that works well when it is 80-90 degrees outside may not perform as intended when temperature exceed 100 degrees. Please be aware that mechanical equipment and fixtures can fail at any time, particularly components that have been sitting idle in vacant homes.

3. **Non-Invasive** – This is a non-invasive, visual inspection. We do inspect the home from accessible and safe locations. We do not disassemble components, cut or manipulate sealed finishes, or move stored items such as furnishings, decorative pieces or floor coverings. Therefore, access to certain areas or components might be limited (i.e., we do not walk through deep insulation to access the far reaches of an attic space).

4. **Not a Code-Compliance Inspection** – While we do reference code pertinent to this particular inspection in the report, the house may predate these standards and the homeowner is under no obligation to bring deficiencies related the original construction of the house into compliance.

5. **Further Evaluation** - Recommendations for further evaluation by a qualified contractor of a system or component should be taken seriously and performed (if possible) during the option period, or at the very least prior to closing. Home inspectors are generalists. There are certain deficiencies for which we recommend further evaluation by specialized contractors, such as HVAC technicians or licensed electricians and plumbers. It is not uncommon for further evaluations to uncover problems that may be costly to repair.

6. **Read the Entire Report** - The client is highly encouraged to read the report in its entirety. Click on and review all TABS of the online version of the report.
   - The **Informational** TAB describes pertinent information about the construction of the home and its installed components. It is educational in nature.
   - The **Limitations** TAB informs you of things that could not be inspected for a variety of reasons.
   - The **Standards** TAB contains information on what TREC requires inspectors to report on and what they are not required to report on.

   The verbal report is a **summary** of the defects found, as the inspector finishes the report, things will be added to the report that may not have been discussed in the verbal presentation. **READ THE REPORT.**

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

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

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

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

Super Team Services, a partner of Super Inspector, is available if you need help prioritizing repairs or producing cost estimations.

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

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

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

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

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

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

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

Comment Key:
Within this report deficiencies will be placed into three categories:

Significant/Major Concerns

Marginal Concerns

Minor Concerns/Maintenance Items/FYI

Significant Concerns - Items or components of major systems that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **prior to the end of your option period.**

Marginal Concerns - Items or components that were found to include a marginal safety hazard, items not functioning, or an installation-related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the deficiency may lead to further problems. Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your option period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not usually considered routine maintenance or DIY repairs.

Minor Concerns/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include items that are required to be reported as deficient by TREC, minor safety concerns, observations, important information, recommended upgrades to items, areas, or components.

These categorizations are based on the inspector's professional judgment and experience and based on what we observed at the time of inspection. These categorizations should not be construed to mean that items designated as "**Minor Concerns**" or "**Marginal Concerns**" do not need repairs or replacement. **The recommendations made in each comment are more important than the categorization**. Due to your perception, opinions, or personal experience, you may feel deficiencies belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. **Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, and Orange items to Red**.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☒ ☐ ☒ **A. Foundations**

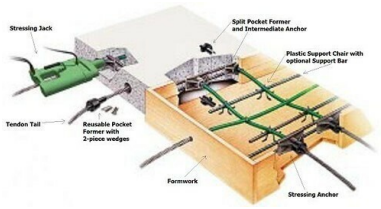
Type of Foundation - : Post-Tension Cable

Comments:

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

Post tension slab description:

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



Foundation Opinion - : Performing As Intended

Performing as Intended:

In my opinion, the foundation appeared to be providing adequate support for this dwelling based on a limited visual observation today. At this time, I did not observe any evidence that would indicate the presence of significant deflections in the foundation. There were no notable functional problems resulting from foundation movement, and I perceived the foundation to contain no significant unevenness after elevation measurements were taken.

Foundation Measurements:

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

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

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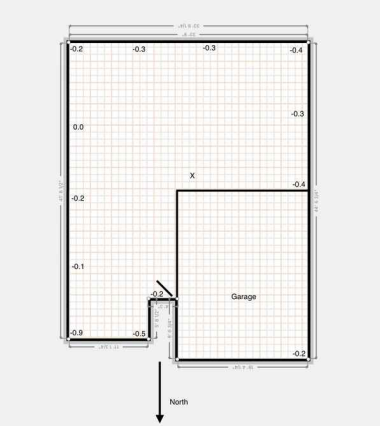
I	NI	NP	D



Signs of Structural Movement or Settling: Cracks in brick stone or stucco, Cracks in walls and/ or ceilings

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

1: Wood in contact with ground

Minor Concerns/Maintenance Items/FYI

Wood supports are in contact with the ground. This can allow wicking of moisture and cause damage to the wood. In addition this creates a conducive condition for wood destroying insects. Repair or replacement is recommended.

☒ ☒ ☐ ☒ **B. Grading and Drainage**

Comments:

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

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

Proper roof drainage:

The roof drainage appears to be adequate for proper moisture runoff at this time

Roof gutters installed:

The building is equipped with roof gutters to help divert roof runoff away from the foundation. These are not required in every situation, but are recommended to divert roof runoff away from entry areas and mechanical equipment. This can help prevent roof drainage hitting the porch slab and splashing back onto the doors and wall coverings and help prevent moisture penetration in those areas. Additionally, roof gutters can help to

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I	NI	NP	D

manage soil moisture content near the foundation. This is important where expansive or collapsible clay soils exist. This is reflected in the 2012 International Residential Code as follows: R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an approved drainage system.

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

1: Soil erosion from roof runoff
Minor Concerns/Maintenance Items/FYI

There is soil erosion from roof runoff on the sides of the house. Roof gutters may need to be installed / cleaned out to help prevent soil erosion and to help divert drainage away from the foundation. This is reflected in the International Residential Building Code as follows: R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls.


Right


Right/Back

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

Types of Roof Covering: Shingles\Composition Asphalt Shingles
Viewed From: Roof Level
Comments:
This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. The home inspector is not responsible for insurability of the roof covering materials.

Photos: Overall Condition of Roof Covering:

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

I	NI	NP	D

Roof condition: Good condition

1: Paint sewer vent pipes

Minor Concerns/Maintenance Items/FYI

Unpainted sewer vent pipes were observed on the roof. PVC and neoprene will deteriorate where exposed to ultraviolet rays. Painting the vent pipe and neoprene auto caulk can help prevent deterioration caused by exposure to ultraviolet rays.

2: Wear and Granule Loss at Edges of Shingle Tabs

Minor Concerns/Maintenance Items/FYI

Granule loss at the edges of shingle tabs is commonly the result of normal aging and weathering of the asphalt. Heat and cold cycles, along with time, degrade the granule bond strength and cause dislodging of the granules along the edge. I recommend having the roof evaluated every few years to monitor for excessive wear or granule loss..

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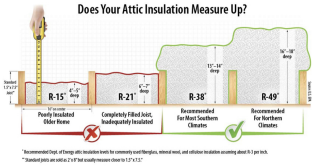
I	NI	NP	D



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

Viewed From: Entered the Attic


Approximate Average Depth of Insulation: 12 to 14 inches



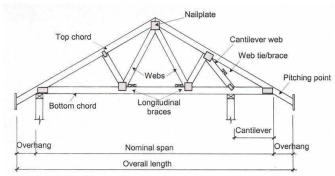
Insulation Diagram


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

Attic Ventilation: Soffit Vents, Static Exhaust Ports

Roof Structure Description - Truss System: The roof structure is a pre engineered truss system. This consists of roof trusses manufactured off site and set in place at the time of construction. When a Truss System is used the attic space is typically not equipped with storage areas and access is limited.

Roof Truss Members



Radiant barrier limitation:

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

I	NI	NP	D

There is a radiant barrier laid on the attic floor or installed on the roof decking. Some areas could not be observed as a result.

Inaccessible Areas in Attic:
Portions of the attic space are considered inaccessible during inspections due to lack of floored walkways, mechanical equipment, framing, and insulation. Accidental damage to ceilings and mechanical equipment could occur when attempting to access these areas. As a result, hidden deficiencies may exist.

1: Compressed blown insulation
Minor Concerns/Maintenance Items/FYI

The blown attic insulation is compressed. Compressing blown insulation can significantly reduce the R Value. Additional insulation may need to be installed in those areas to help prevent heat infiltration from the attic.

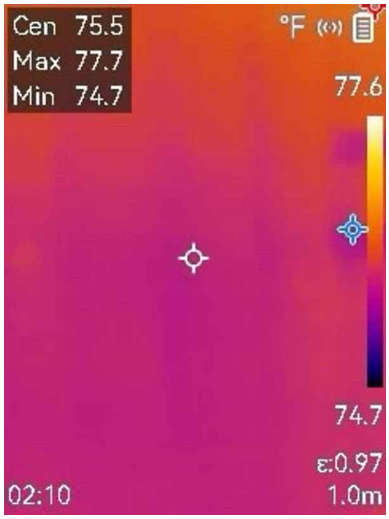
☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

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

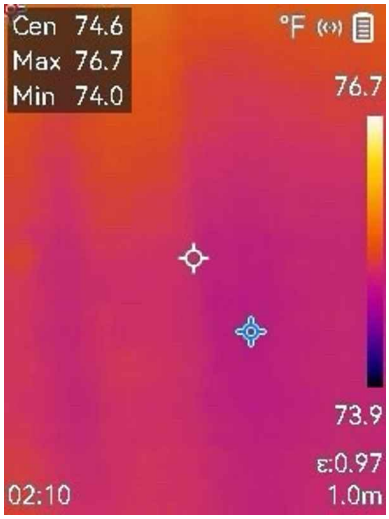
Photos - Interior Walls Thermal Image Samples:
The interior walls were scanned with a thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. The thermal pictures below are a sample of random interior walls in this house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

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

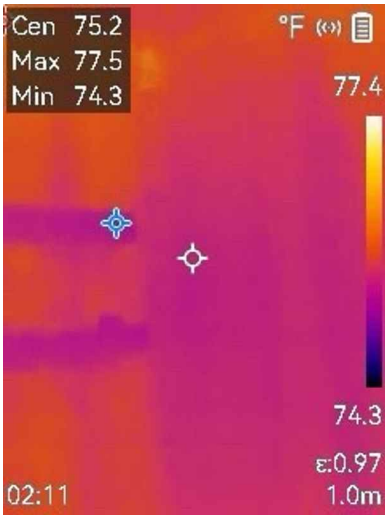
I	NI	NP	D



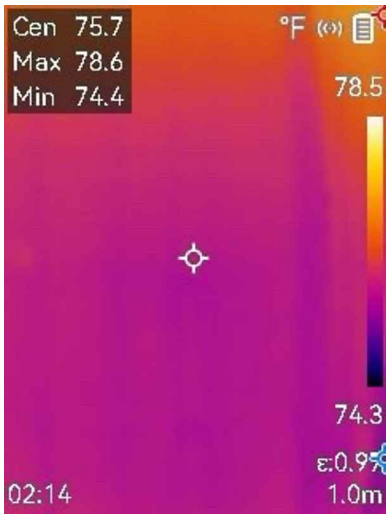
1st Floor



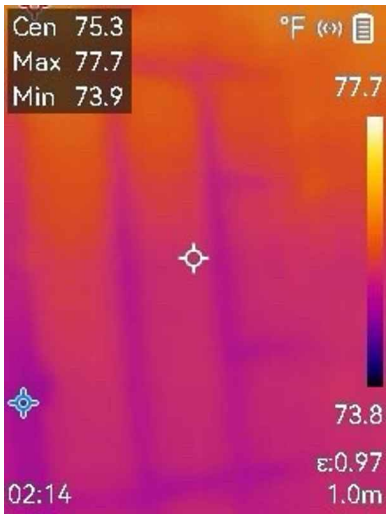
1st Floor



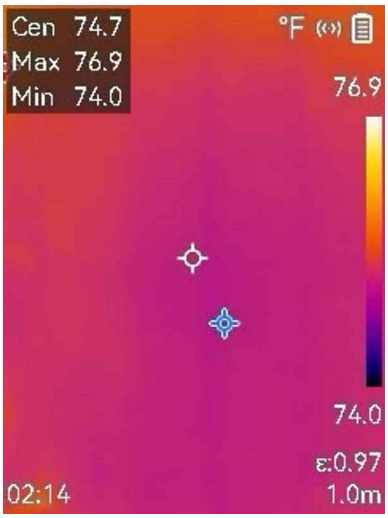
1st Floor



2nd Floor



2nd Floor



2nd Floor

Wall construction: Wood Stick Framing
Siding Material: Stone, Cement Board
Interior wall materials: Textured Drywall Finished With Paint

1: Exterior Wall Common Cracks

Minor Concerns/Maintenance Items/FYI

Cracks were observed on the brick / stone veneer. This may be due to normal settling and/or thermal movement of the building materials. These areas should be sealed to prevent moisture penetration and monitored for further signs of movement.

Above Garage

2: Algae was observed on the exterior veneer

Minor Concerns/Maintenance Items/FYI

Algae was observed on the veneer. This commonly occurs when roof runoff splashes off adjacent surfaces onto the veneer. Installing roof gutters or cleaning out roof gutters can help to prevent splash back from roof runoff. For second story walls near a roof section, occasionally cleaning with a mild bleach solution can help prevent staining.

Left/Back

3: Seal caulk joints at wall trim

Minor Concerns/Maintenance Items/FYI

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

Right/Back

Back/Left

Left/Back

4: Seal control joint

Minor Concerns/Maintenance Items/FYI

The brick control joints are not sealed. The joints should be sealed to help prevent moisture and/or pest intrusion in that area.

5: Rusted lintels

Minor Concerns/Maintenance Items/FYI

Rust was observed on the lintels. A lintel is a structural piece of material that sits flat atop and over an opening in a wall. Lintels are most commonly made from steel. Angle Iron, if left untreated, can rust and deteriorate. How to keep your steel lintels maintained: At the first signs of rust, be sure to have your lintels scraped, painted and caulked. Scrape and sand existing rust from the lintel, coat with an exterior grade paint, caulk the joint between the lintel and material above with a poly urethane caulk.

Garage

6: Moisture damage wall trim

Minor Concerns/Maintenance Items/FYI

There is moisture damage to the wall trim. The trim should be repaired or replaced, sealed, and painted to prevent moisture intrusion.

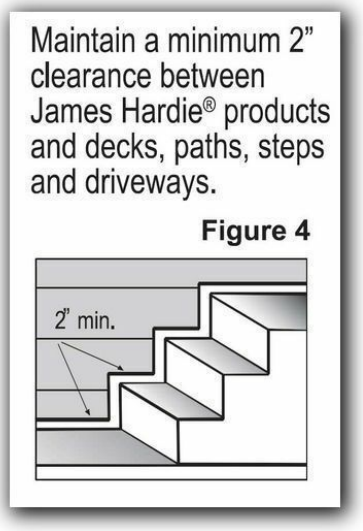
Right/Back

7: Siding clearance masonry

Minor Concerns/Maintenance Items/FYI

The siding does not have adequate clearance from masonry surfaces. The siding should have 2 inches clearance from masonry surfaces to help prevent wicking moisture from the concrete. The siding in its current

condition will also prevent discovery of any wood destroying insects that may be entering the house in this location.




Right/Back


Back Porch

8: Siding maintenance

Minor Concerns/Maintenance Items/FYI

There are cracks and separations at the caulk joints and exposed nails in the siding. The siding needs to be sealed at the joints to prevent moisture penetration in those areas. The exposed nails should be sealed as well.


Various


Various


Various

9: Mechanical Damage to Interior Walls

Minor Concerns/Maintenance Items/FYI

There is mechanical damage to the interior walls/trim. Repair as necessary.


Northeast Bedroom


Northwest Bedroom


North Bedroom

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

I	NI	NP	D

10: Stain under sink

Minor Concerns/Maintenance Items/FYI

Stains were observed under a sink. This could be due to spills of stored items, or it may indicate a past or present leak in that area. The cabinetry can be repaired as desired.

Hallway Bathroom

Kitchen

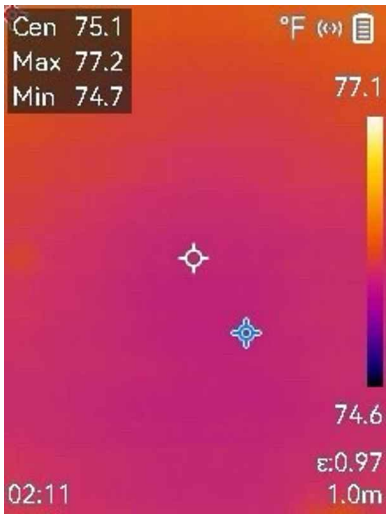
☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

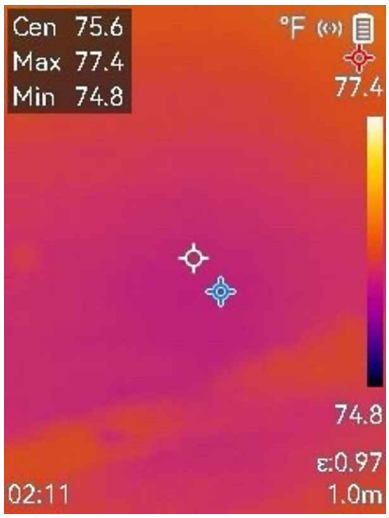
This inspection covers deficiencies of the ceilings and floors related to structural performance or water penetration.

Photos - Ceilings with Thermal Image Samples:

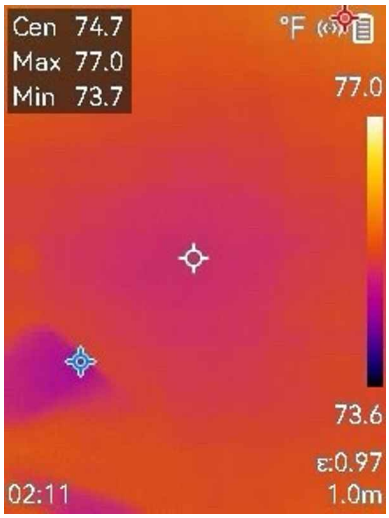
The ceilings were scanned with a thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. If any issues were discovered, they will be detailed in the deficiencies below.



1st Floor



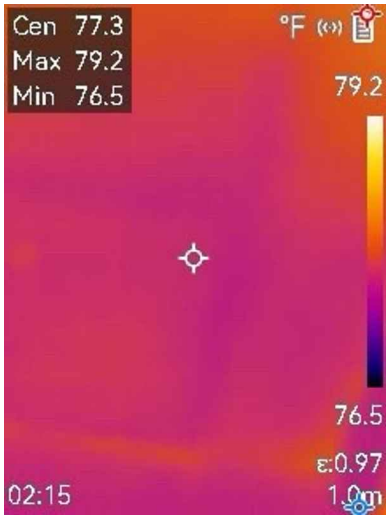
1st Floor



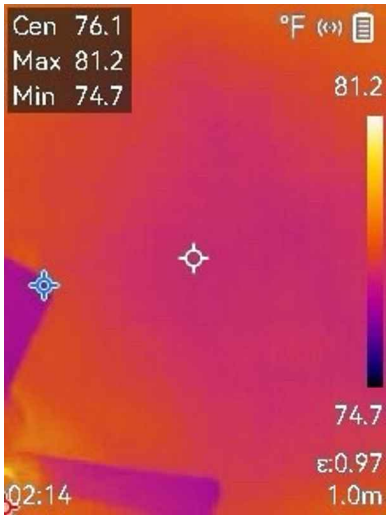
1st Floor

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

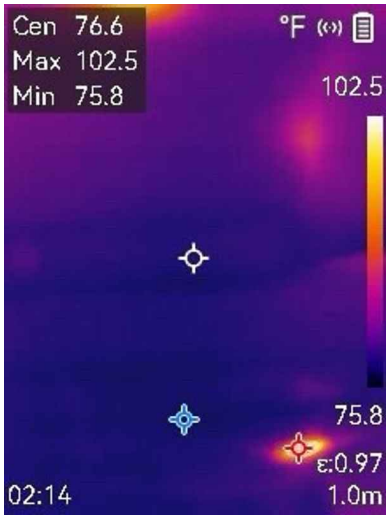
I	NI	NP	D



2nd Floor



2nd Floor

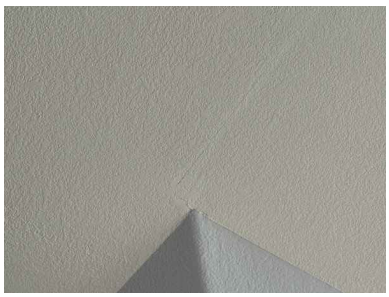


2nd Floor

1: Ceiling Common Cracks

Minor Concerns/Maintenance Items/FYI

There are common cracks on the ceilings. This can be caused by expansion and contraction of construction materials and/or structural movement. Repair as necessary.


2nd Floor


2nd Floor Northwest Bedroom

2: Flooring - Mechanical Damage

Minor Concerns/Maintenance Items/FYI

There are areas of the wood floor that have mechanical damage. A qualified flooring contractor may be able to repair and match the finish to blend in.


Office

3: Floor Grout Separation

Minor Concerns/Maintenance Items/FYI

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

I	NI	NP	D

Cracked, separated grout was observed in the floor grout. This could be related to poor tile installation, foundation settling, or loose sub-flooring. Further evaluation and repair are advised.

Master Bathroom

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

Comments:
Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

1: Seal Garage Door caulk joint

Minor Concerns/Maintenance Items/FYI

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

2: Openings at garage door

Minor Concerns/Maintenance Items/FYI

Openings were observed around the garage door casing. These areas should be sealed to help prevent pest intrusion.

3: Missing / non-functioning doorstops

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

I	NI	NP	D

Minor Concerns/Maintenance Items/FYI

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

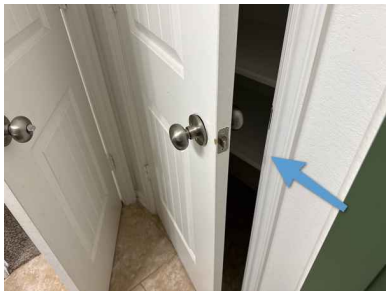
North Bedroom

Northwest Bedroom

4: Loose door hardware

Minor Concerns/Maintenance Items/FYI

Doors have loose hardware. Repair or replace as necessary.



2nd Floor Hallway Bathroom

5: Damaged Shower Door Weatherstripping

Minor Concerns/Maintenance Items/FYI

The weatherstripping on the shower door is damaged. Repair or replace as necessary to prevent water from escaping the shower enclosure.

☒ ☒ ☐ ☒ **H. Windows**

Comments:

This inspection covers the presence and condition of windows and screens. Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

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

I	NI	NP	D

Type of Windows: double pane thermal windows
Dirty Windows:
Due to the windows being dirty, it is difficult to inspect the integrity of the thermal seals. It is recommended that the windows be cleaned and inspected due to the age.

1: Window Screens Damaged
Minor Concerns/Maintenance Items/FYI
There are damaged window screens. Repair or replace as necessary.


Back Porch


Back


Dining Room

2: Window Glazing / Glass Broken
Marginal Concerns
The window glazing / glass is cracked or broken. Repair or replacement is advised.


Master Bedroom

3: Failed Thermal Window Seals (with quantity)
Marginal Concerns
5 -
There are window(s) with visible evidence of a broken thermal window seal. This causes condensation to form between the window panes leaving water deposits that cause discoloration between the panes over time. This does not materially affect the performance of the windows. All of the windows should be checked by a window specialist to determine if there are any more broken seals to properly estimate repair costs.

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

I	NI	NP	D


Dining Room


2nd Floor Common Area


2nd Floor Common Area

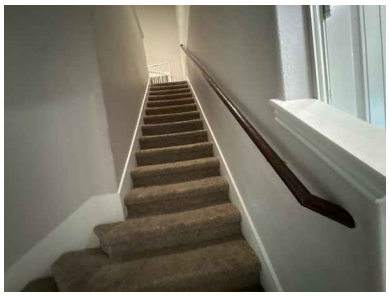

Master Bedroom


North Bedroom

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

Comments:

This inspection will note deficiencies in steps, stairways, landings, guardrails, and handrails and for proper spacing between balusters, spindles, or rails for steps stairways, guards and railings.



Stair construction meets standards: Yes

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

Comments: Not Present:

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

Comments:

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

1: Porch post on ground

Minor Concerns/Maintenance Items/FYI

The porch cover posts are in contact with the ground or porch slab. This can allow moisture to wick into the wood post causing damage over time. For posts in contact with concrete slabs, special "Chairs" are

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

I	NI	NP	D

commonly used to separate the posts from the slab and prevent moisture damage. Repair as necessary.

2: Cracked exterior flatwork

Minor Concerns/Maintenance Items/FYI

There are cracks in the exposed concrete flat work. Repair by a qualified masonry contractor is recommended.

Back Porch

Back Porch

☒ ☐ ☐ ☐ **L. Other**

Comments:

Any items not specifically listed in this report were not inspected.

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

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

Main Panel

Sub Panel

Photos - Electrical panels uncovered for inspection:

Main Panel

Sub Panel

Condenser Panel

Service Entrance Type: Underground
Panel Manufacturer: Eaton
Location of Main Panel for Unit: Exterior of home
Main Panel Rating Amps: 150
Wire Types Found in Panels: copper, aluminum
Grounding and Bonding: UFER, gas supply
Condenser Breaker Sufficient: 35 Amp Breaker, Yes
Arc Fault Tested: Tested

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

I	NI	NP	D

Arc Fault Protection Devices: The house is equipped with arc fault protection in accordance with requirements at the time of construction

1: Missing surge protection

Minor Concerns/Maintenance Items/FYI

There is missing or improperly installed Surge protection devices in required locations in the home. It is recommended that surge protection be installed in accordance with current building code.

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

This house may pre-date these standards.

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

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

Types of Wiring:: copper

Comments:

This inspection covers electrical receptacles, switches and fixtures.

Type of electrical system: 3 wire grounded

Smoke Alarms Present: Yes

Carbon Monoxide Alarm: No

Dryer plug has power photo / video:

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

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

I	NI	NP	D

1: Light diffuser missing

Minor Concerns/Maintenance Items/FYI

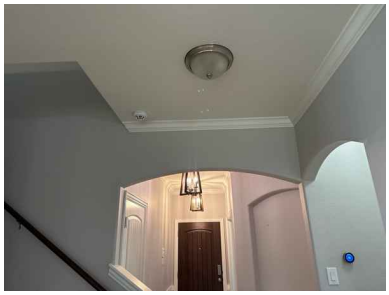
There are light diffusers that are missing or not installed. A diffuser should be installed to ensure the bulb is properly protected.

Pantry

2: Lights did not activate

Minor Concerns/Maintenance Items/FYI

Lights did not activate when tested. This is often due to a burned out bulb or faulty ballast, but a faulty light fixture cannot be ruled out. It may also be related to an exterior light sensors preventing the light from coming on or missing ceiling fan remote if applicable. If replacing bulbs does not fix the problem, further evaluation and/or repair by a licensed electrician is recommended.



1st Floor

3: Missing CO alarms

Minor Concerns/Maintenance Items/FYI

There are missing carbon monoxide alarms in the home. Carbon monoxide alarms should be installed in accordance with current standards, as follows: 2009 International Residential Code R315.2.1 New construction. Carbon monoxide alarms shall be provided in dwelling units when either or both of the following conditions exist: 1.) The dwelling unit contains a fuel - fired appliance. 2.) The dwelling unit has an attached garage with an opening that communicates with the dwelling unit. R315.3 Location. Carbon

monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. When a fuel - burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. Carbon monoxide is an odorless, colorless, and tasteless gas that is near impossible to identify without a proper detector. It is caused by fuels not burning completely, including wood, gasoline, coal, propane, natural gas, gasoline, and heating oil. This unburned fuel can come from anything from clothes dryers, water heaters, and ovens to ranges, a fire - burning fireplace, or a car left running in a closed garage.


2nd Floor

4: Missing GFCI Protected Outlets (with locations)

Minor Concerns/Maintenance Items/FYI

Dryer Plug, Exterior, Laundry Room -

There is missing GFCI protection in required locations of the home. It is recommended that GFCIs protection be installed in accordance with current building code. Also, the 2020 NEC updated the requirements for GFCI protection to include some 250v circuits, as well as the existing 125v circuits. This house may pre-date these standards.

***This recent change to the NEC code regarding 250v circuits may not have been adopted by your local jurisdiction as of yet. Check with the local governing bodies to determine your area‘s current GFCI requirements.

Dryer Breaker


By Condenser


Back Porch

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

I	NI	NP	D

Laundry

5: Conduit Damaged

Minor Concerns/Maintenance Items/FYI

The conduit protecting the sprinkler system wiring is damaged. Repair is recommended to protect exposed wires from accidental damage.

Right/Front

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Types of Systems: Central and Zoned

Energy Sources: Gas

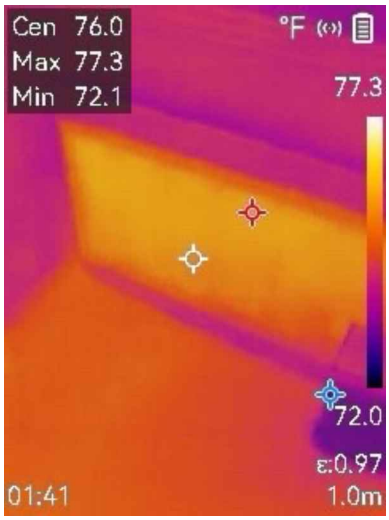
Comments:

This inspection covers the gas and electric heating systems.

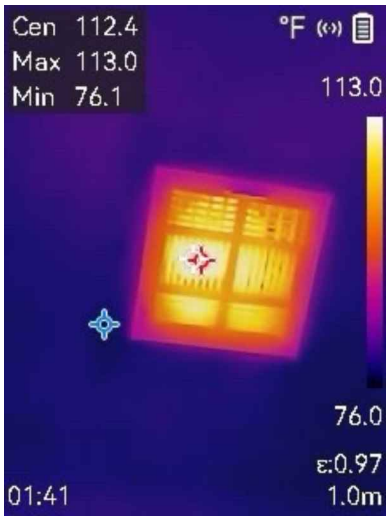
Photos - Furnace Uncovered / Return & Supply Sample Images:

36.4° of heat rise

Furnace



76.0° in



112.4° out

Note - Potential Hidden Damage:

If deteriorated or missing sealant, missing refrigerant line insulation, or evidence of previous or current leaks are notated as deficient within HVAC systems, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

Mechanical Equipment Locations: upper hallway closet

Number of units: 1

Year manufactured: 2015

Gas valve: Present, And Accessible

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

1: Rust / Corrosion in furnace

⛔Marginal Concerns

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

I	NI	NP	D

Corrosion / rust was observed inside the furnace housing. This could be the result of improper venting, excessive moisture, or leaks from the flue pipe. Recommend a HVAC contractor evaluate and repair.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Types of Systems: Central and Zoned

Comments:

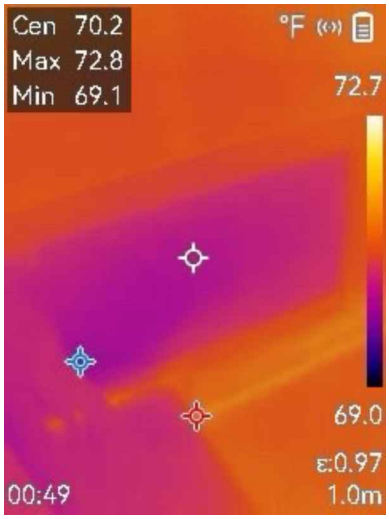
The Texas Real Estate Commission estimates the typical life span of HVAC systems to be 15-20 years of service. This may vary from system to system depending on level of use and recommended maintenance performed during the life of the system.

Photos - Manufacturer's Tag and Operational Video:

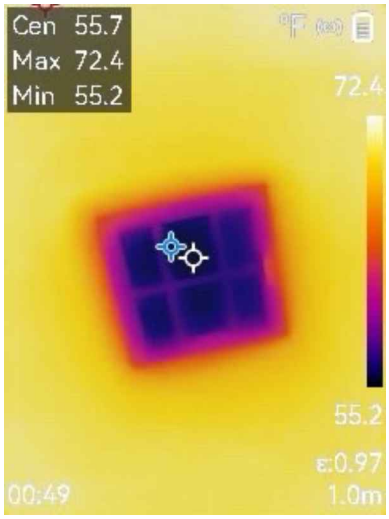
Photos - Temperature Differential Return & Supply Sample Images: 14.5°

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

I	NI	NP	D



70.2° in



55.7° out

Size in tons: 3.5
Year manufactured: 2015
Seer Rating of at least: Could not be determined
Refrigerant used: R410A
Testing method:
IF UNIT IS INSTALLED AND TESTED: The equipment was operated in the cooling mode for 20 minutes, at which time the temperature of the air coming from the supply registers was measured and compared to the room temperature. The desirable differential is 15 to 22 degrees.

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

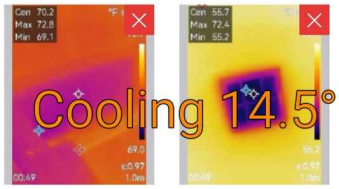
Recommended maintenance :
Even if the system(s) appear to be performing as intended at the time of the inspection, yearly maintenance is recommended on HVAC systems. It is recommended that all documentation of recent service be obtained. If recent service cannot be verified, service is recommended to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

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

1: Not Cooling as Intended
Marginal Concerns
The temperature differential reading, listed above, is outside the normal range. This may indicate the equipment is not cooling as intended. Further evaluation and/or repair by a licensed HVAC technician is advised.

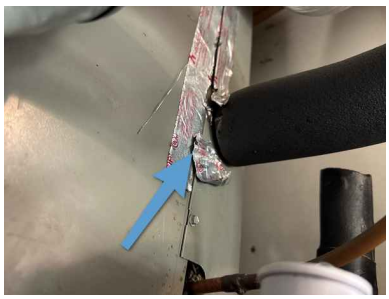
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D



2: Suction line not sealed to evaporator cabinet
Minor Concerns/Maintenance Items/FYI

The suction side refrigerant pipe (cold pipe) insulation is not sealed to the cabinet. This condition will allow the pipe to sweat and drip into the overflow pan causing rust and deterioration over time. Seal the insulation to the cabinet for improved performance.



3: Condensate drains near foundation
Minor Concerns/Maintenance Items/FYI

The primary condensate drain line terminates near the foundation. This is an acceptable practice on this age of a house. However, this could excessively hydrate the soil in this area and may possibly cause foundation settling. It is recommended that an 18" to 24" extension be installed to remove the condensation produced by the AC unit from terminating next to the foundation.

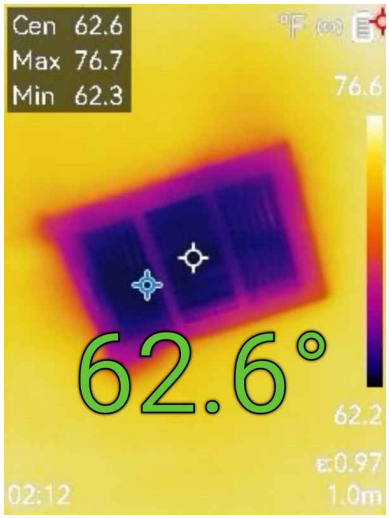
☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

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

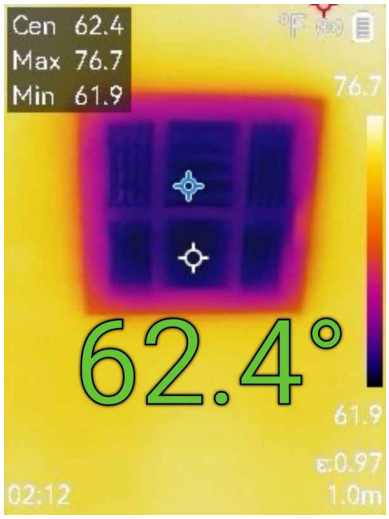
Photos - Sample Images Taken During Operation:
1st Floor

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

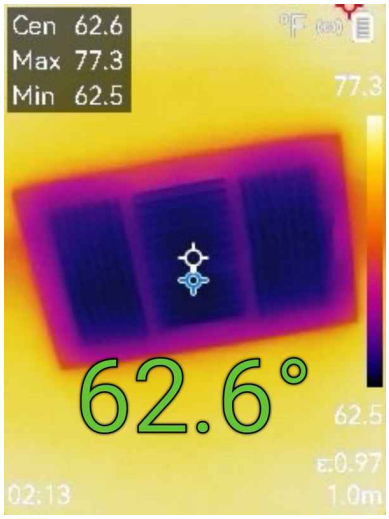
I	NI	NP	D



Front Office

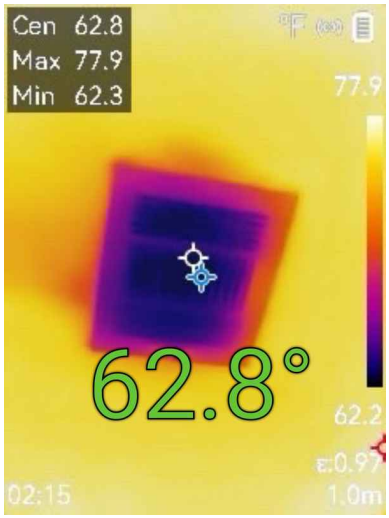


Living Room

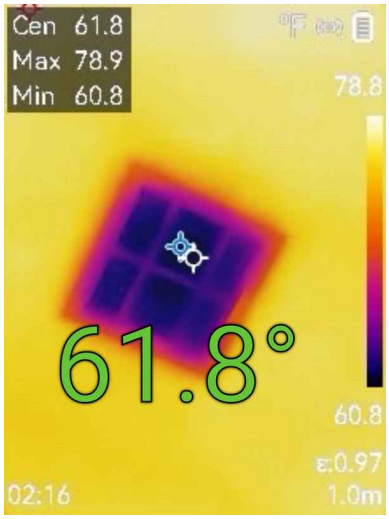


Kitchen

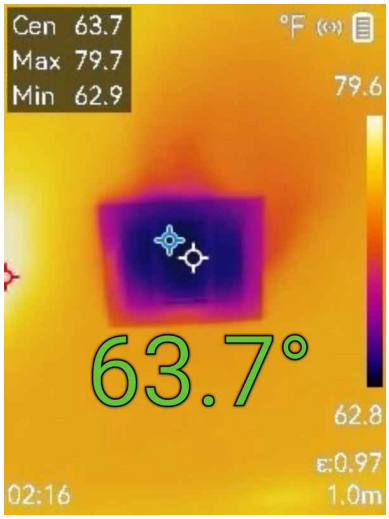
Photos - Sample Images Taken During Operation:
2nd Floor



North Bedroom



Common Area



Master Bedroom

Type of Ducts: Flexible

Filter Locations: At the air handling equipment

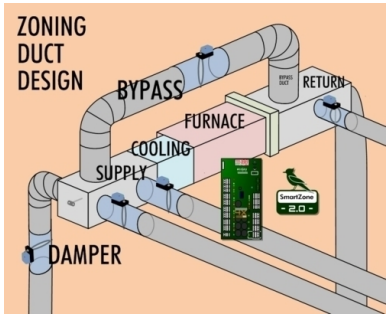
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

HVAC Filter Sizes: 20x25

HVAC Filter Width: 4 inch
Filter Condition: Satisfactory

Zoned duct system:
The house is equipped with a zoned duct system. The system is zoned between the upper and lower floors. The goal of a zoned duct system is to be able to set back the temperature a few degrees in a zone that is not being utilized while keeping another zone comfortable that is being utilized. A given zone should never be totally turned off. A single unit with a zone system has a bypass duct system to dump the air that has been cut off from one zone back into the duct system to be used in the zone that is being used. When designed and installed properly, the system should work well. Improper design and/or installation can lead to problems.



The supply air temperature was measured at various registers throughout the house. The temperature was consistent from room to room, indicating adequate air distribution. :

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Location of water meter: near the sidewalk
Location of main water supply valve: Near the water meter
Static water pressure reading: 75-80
Types of supply piping material: PEX
Comments:
This inspection covers the type and condition of all accessible and visible water supply components.

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


Water Meter Location


Water Meter


Homeowner Shutoff

Drip Indicator (stable)

Water Pressure

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

1: Toilet bolts exposed
Minor Concerns/Maintenance Items/FYI

The toilet anchor bolts are not properly cut and covered. The bolts should be covered to help prevent rust and deterioration.

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

I	NI	NP	D

Half Bathroom

2: Faucet / Escutcheons not sealed

Minor Concerns/Maintenance Items/FYI

The bathtub and/or shower faucet are not properly sealed to the wall. The escutcheons and faucet should be sealed to the wall to prevent moisture penetration in those areas.

Master Bathroom

2nd Floor Hallway Bathroom

2nd Floor Hallway Bathroom

3: Shower / bathtub Fungal growth

Marginal Concerns

Fungal growth was observed on the tile grout in the bathroom shower enclosures. This can indicate moisture penetration and fungal growth behind the tile. Further evaluation and/or repair by a professional tile contractor is advised.

Master Bathroom

4: Interior faucet difficult to operate

Minor Concerns/Maintenance Items/FYI

The interior faucet is difficult to operate. Repair or replace as necessary.

Half Bathroom

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

I	NI	NP	D

5: Exterior Faucet No Anti - Siphon or Freeze Protection

Minor Concerns/Maintenance Items/FYI

The exterior faucets are not freeze protected or protected from back-siphoning. It is recommended that all exterior plumbing is freeze protected and exterior faucets have an approved anti-siphon device installed to protect the home and public drinking water supply.

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

Type of Drain Piping Material: PVC

Comments:

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

Location of cleanouts: In the flower bed

Photos - Drain Cleanout Location/Observation:

Location

Observation

Bathtub/sink drain load test: Yes -

Note: A drain load test was performed by filling all available sinks, bathtubs, and shower pans to a high level.

Note: upper level tub overflow drains are not tested due to the risk of damage to private property.

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

I	NI	NP	D

Laundry Drain Tested: yes

1: Slow Drain at Sink/Tub

Marginal Concerns

Drains drained slowly when tested. This may indicate a local blockage or a more extensive problem. Further evaluation and/or repair by a licensed plumber is advised.

2nd Floor Hallway Bathroom

2: Stopper did not function properly

Minor Concerns/Maintenance Items/FYI

Drain stoppers did not function properly. Repair or adjustment as needed for proper operation of the stopper.

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

I	NI	NP	D

Half Bathroom

Master Bathroom (Left)

2nd Floor Hallway Bathroom

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

Energy Sources: Gas

Capacity: 50

Comments:

This inspection covers the water heating equipment and its temperature and pressure relief system.

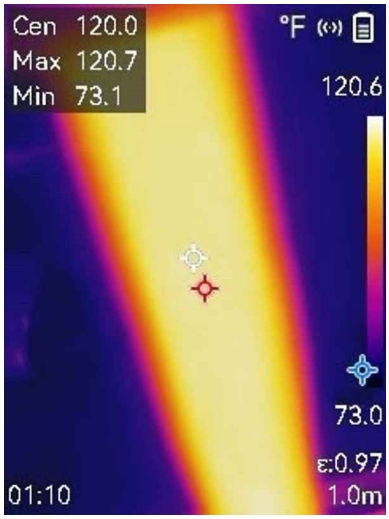
Photos - Water Heater, ID tag and Sample Temperature Images 3: 120 Degrees -

Note: The water temperature at the fixtures tested at the range indicated above. Water temperatures should be 120 F or below to help prevent accidental injury from scalding.

Table 10.2 Scald chart

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

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



Water Heater Locations: garage

Numbers of units: 1

Years: 2015

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

I	NI	NP	D

Life Expectancy of water heater:
10 to 15 years

TPR test: Tested
Safety pan and drain: Yes
Gas Shut Off Valve: Present, Accessible
Gas appliance connector: Iron/Flex
Type of Visible Vent Pipe: Double Wall
Garage Unit Physically Protected: Yes
18 Inch Floor Clearance: Yes

1: Water heater vent appears to be back drafting
Marginal Concerns
The water heater flue vent appears to be back drafting at the top of the unit. This could be due to improper flue installation and/or missing combustion air. This may allow carbon monoxide gases to enter this location. Further evaluation of the flue vent and repairs as recommended.

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Comments: Not Present:

☒ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: Right Side
Type of Gas Distribution Piping Material: Iron
Comments:
This inspection covers the type and condition of all accessible and visible gas supply components.

Photos - Gas Meter:

No deficiencies observed:

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

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

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

Photo - Dishwasher Thermal Image:

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

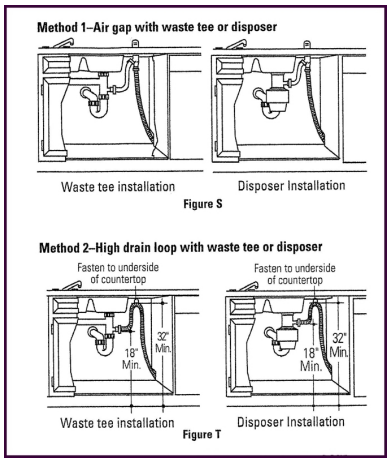
Back Flow Prevention: Not Present

The dishwasher appeared to operate as intended when tested.:

1: No back flow prevention

Minor Concerns/Maintenance Items/FYI

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



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

I	NI	NP	D

2: Not secure in cabinet

Minor Concerns/Maintenance Items/FYI

The dishwasher is not secured to the cabinet. The unit should be secured to the cabinet to prevent tipping.

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

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

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

Disposal Operation Video:

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

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

Range Exhaust: vents to the exterior

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

Vent termination not located:
The termination point of the range downdraft/ hood vent could not be determined. Further information from home owner is required.

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

I	NI	NP	D

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

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

Photos - Cooktop and Oven Operation:


Type of Cook Top: Gas
Gas Shut Off Valve: Present, and accessible

Type of Oven: Gas
The oven was set on bake at 350 degrees: The oven tested at 350 degrees -

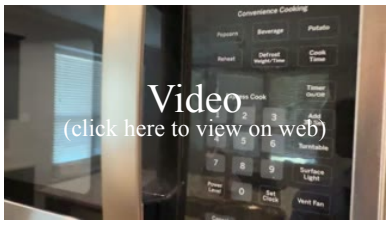
The normal differential temperature range between the thermostat and the actual oven temperature is +/- 25 degrees.

Anti Tip Device: Present
The oven and cook top appeared to operate as intended at the time of the inspection.:

☒ ☐ ☐ ☐ **E. Microwave Ovens**

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

Photo - Microwave Operation:



No deficiencies observed :

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

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

I	NI	NP	D

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

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

Exhaust Fans: vents to the exterior

1: Wasp nest in vent
Minor Concerns/Maintenance Items/FYI
There appears to be a wasp nest in the mechanical exhaust vent. Due to this the air flow may be obstructed. The wasp nest should be removed to ensure proper air flow.


Left

☒ ☐ ☐ ☒ **G. Garage Door Operators**

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

Safety Features Door : Could not determine, Could not test pressure reverse

1: Garage door operator did not activate
Marginal Concerns
The garage door did not appear to operate at the time of the inspection. Further evaluation by an overhead door specialist is advised.

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

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

Photo - Vent Termination:

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

I	NI	NP	D

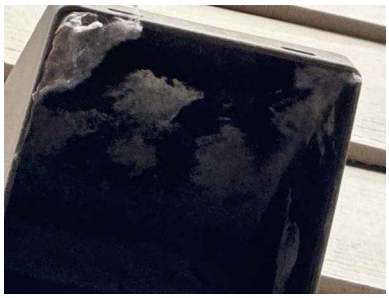
Left

Dryer Vents: : Through Side Wall

1: Dryer vent lint accumulation

Minor Concerns/Maintenance Items/FYI

Lint accumulation was observed in the dryer vent cover. This may indicate the vent and/or cover need to be cleaned and screen removed. Lint accumulations can obstruct air flow and reduce dryer performance. Additionally, dryer vent obstructions are a fire hazard. It is recommend the vent be cleaned to ensure proper performance.



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

I	NI	NP	D

VI. OPTIONAL SYSTEMS

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

Comments:

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

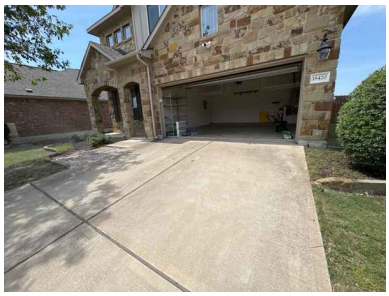
Photos - Main Valve, Back Flow Prevention, Rain Sensor:


Backflow prevention valve location


Backflow prevention valve


Control panel

Numbers of zones: 8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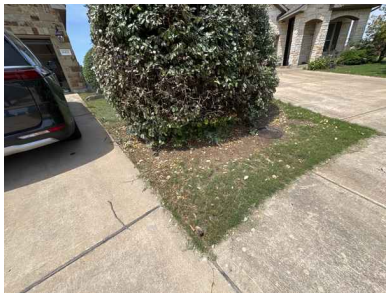
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8

Areas of non coverage: Unknown

Location of Main Sprinkler Valve: Near the driveway

Drip lines not observable:

There are zones that may be drip lines. These lines operate unseen, usually in gardens and parkway areas. They can often be heard as they pressurize with water, but it is not always possible to determine if they are on, or damage is present. Monitor these zones for pooling water or spewing leaks.

1: Heads spraying on fence

Minor Concerns/Maintenance Items/FYI

There are sprinkler heads spraying onto the fence. This can result in damage to the fence over time. The heads should be properly adjusted to direct spray away from the fence.

Zone 5

Zone 6

2: Heads do not retract

Minor Concerns/Maintenance Items/FYI

The spray heads do not appear to retract. This may indicate a faulty spring and will allow the heads to be mechanically damaged. Repair is advised.

3: Heads spraying on condenser

Minor Concerns/Maintenance Items/FYI

Heads are spraying on the AC condenser. This may prematurely deteriorate and/or cause damage to the condenser. Adjust heads as needed.

Zone 7

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

I	NI	NP	D