



**GREENBELT STRUCTURAL SERVICES**  
A DIVISION OF TAHI LLC

Client Name: Mark Biales  
Inspection Date/Time: 2/24/2025 at 1pm  
Property Address: 809 Mariposa Unit 1  
Austin , 78704

Assessment Type: REI 7-6

Prepared By:  
Chessie Collins  
512-900-0798  
Chessie@atxinspect.com  
TREC #21834 | TDA #0769415

Site Information:  
Structure Size: Approximately 2640 Sqft  
Appx. Age of Structure: 2022  
Weather at Time of Inspection: Clear / 60s



To Whom It May Concern:

A site visit to the above-mentioned address was made in order to perform a property inspection. Multiple limitations were present and additional issues, minor and/or significant, may not be noted in this report. All recommendations for further action included within this report imply the possibility of additional service and repair needs which may not be identified until follow up investigations take place by subject matter experts. It should also be noted that, in some cases, follow up investigation by applicable specialists may rule out our initial concerns and any need for further action. The inspection process is not designed to be intrusive, destructive, or all encompassing. The inspection and report represent our professional opinion of the overall condition of the structure and associated systems. Concerns, recommendations, and opinions may vary from one professional to another. The inspection process and report do not, in any manner, represent a guarantee or warranty that all issues will be discovered during the inspection process. Information provided in all forms should be fully understood, and we strongly recommend contacting our firm prior to the expiration of any applicable deadlines if additional information is desired or required.

## PROPERTY INSPECTION REPORT FORM

<u>Mark Biales</u>	<u>2/24/2025</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>809 Mariposa Unit 1, Austin , Texas 78704</u>	
<i>Address of Inspected Property</i>	
<u>Chessie Collins</u>	
<i>Name of Inspector</i>	<i>TREC License #</i>
<u></u>	<u></u>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

### 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Foundations
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GENERAL INFORMATION - SLAB:

Foundation Type: Slab on grade

Foundation Age: 2022

SCOPE OF INSPECTION:

Inspection of the foundation includes, but is not limited to:

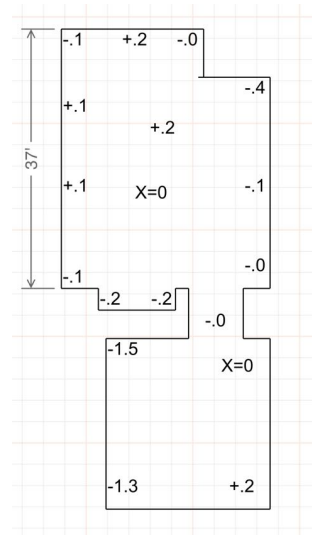
- Floor elevation measurements that fall outside accepted tolerances
- Damage or stress at interior or exterior surfaces
- Framing separation, deflection, or stress
- Plumbing complications

NO ISSUES OBSERVED AT FOUNDATION:

At the time of inspection, no significant structural issues associated with foundation failure were discovered. Data collected during the foundation and structural assessment indicates that the current degree of settlement is common and within tolerances that generally do not necessitate correction. Any evidence of foundation settlement and related damage was minimal, and considered to be mainly cosmetic. Ensure the structure is monitored and maintained per general maintenance guidelines.



Reference reading



ELEVATION SURVEY DRAWING

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Grading and Drainage
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GENERAL INFORMATION:

Ground Cover Type: Combination (sod,dirt,gravel)

Method of Inspection: Visual

SCOPE OF INSPECTION:

Inspection of grading/drainage includes, but is not limited to:

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- Adequate roof drainage
- Adequate moisture diversion
- Presence of expansive soil
- Condition of drainage system (if present)

**GUTTERS RECESSED BEHIND STONE:**

Gutter troughs on left and right of primary bedroom are recessed into stone masonry. Although no issues were observed on the interior of the home these gutters should be periodically inspected for leaks to prevent moisture intrusion behind the wall.

**NOTE - BELOW GRADE DRAINAGE PRESENT:**

A below-grade drainage system was present at the home. Drains below grade are outside the scope of a typical home inspection due to access limitations, but visible components were examined and appeared to be in fair condition. It is recommended to monitor areas with below-grade drainage during heavy rains, to verify that drains are properly operating and diverting excess moisture. If additional information is desired, a specialist should be contacted.

**HIGH SLOPE PERCENTAGES – ENSURE STRUCTURE IS PROTECTED (RETAINING WALL PRESENT):**

The home was constructed on a steeply sloping land parcel. An increased need for proper grading/drainage and erosion control is applied to buildings that are constructed on parcels of elevated slope percentages and/or near natural drainage features. The potential for foundation settlement and eventual damage to the structure is increased if it is not properly protected from drainage issues, erosion, and the affects of soil heaving/contracting. Although a retaining wall system was present at the home, installation of additional retaining walls and/or drainage features may be warranted to ensure the building is properly protected. Consulting with a structural/geotechnical engineer and/or drainage specialist would aid in determining if any additional site-specific requirements/options are available and needed.

**PARTIAL GUTTER SYSTEM:**

**Although gutters were installed on some sections of eaves, other sections had no gutters present. Gutters should be installed over areas with high foot-traffic or inadequate ground slope away from the foundation.**

**DEBRIS IN GUTTERS:**

**Debris was present in the gutters. Debris and occlusion should be removed to allow for normal flow of water, and to prevent excess weight and blockages.**

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I	NI	NP	D
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No gutter / no eave



No gutter / no eave



No gutter above HVAC condenser



Retaining wall protecting rear of home

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I	NI	NP	D
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Retaining wall protecting rear of home



Below grade drains



DEBRIS IN GUTTERS  
-view of recessed gutter

X			X
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3. Roof Covering Materials

GENERAL INFORMATION:

Roof Covering Material: Asphalt shingles

Roof Covering Viewed From: Ground with drone/binoculars

SCOPE OF INSPECTION:

Inspection of the roof covering includes, but is not limited to:

- Roof-covering material and condition
- Presence of an underlying membrane
- Permanent structures such as chimneys
- Flashing of all roof covering penetrations such as vents and chimneys, junctions with dissimilar materials, valleys, and any major changes in slope
- Gutter and downspout condition

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I	NI	NP	D
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- Fastener and mounting penetrations for any roof-mounted equipment, such as solar equipment or HVAC equipment
- Condition of any installed skylights
- Visible roof framing

**KICK-OUT FLASHING MISSING:**

Kick-out flashing was missing in one or more area where a wall extends past a roof edge. This condition may allow premature deterioration of the exterior wall covering, and/or moisture penetration into the wall cavity. Kick-out flashing should be installed at the intersection of the wall and roof edge, to divert moisture away from wall materials.

**FASTENER NOT SEALED:**

One or more fastener on the roof covering was not properly sealed. All fasteners should be properly sealed to prevent them from pulling up and rusting, including in areas such as: the ridges, around waste vents, and all roof covering penetrations.

**TREE OVERHANGING / TOUCHING ROOF:**

Tree limbs were overhanging/touching the roof structure. Branches that overhang or touch the roof increase the need for structural maintenance and monitoring. Tree limbs should be kept trimmed away from the structure, to prevent abrasion of the roof covering and potential leaking. Periodically monitoring and trimming the branches will reduce the likelihood of future damage. Ensure all tree debris is regularly cleared from the roof and/or rain gutters.



**MISSING KICK-OUT FLASHING**  
-above chimney



**UNSEALED FASTENERS**  
-third floor below windows

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TREE IN CONTACT WITH SHINGLES



MISSING KICK-OUT FLASHING



NO MAJOR ISSUES - SHINGLES



NO MAJOR ISSUES - ROOF

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I	NI	NP	D
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TREE CONTACT

X	X		X
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4. Roof Structure and Attics

GENERAL INFORMATION:

Attic Viewed From: Attic  
 Roof Framing Type: Stick built (conventional rafter-style)  
 Insulation Type: Spray foam  
 Insulation Average Depth: N/A - Spray Foam Insulation Present

SCOPE OF INSPECTION:

- Inspection of the roof structure and attic includes, but is not limited to:
- Damaged framing
  - Stressed framing
  - Presence of current or previous moisture
  - Type of construction
  - Proper configuration
  - Adequate insulation

NOTE - GARAGE ATTIC WAS INACCESSIBLE:

The roof structure/attic was not inspected, due to the attic space being inaccessible at the time of inspection. Condition and proper configuration of framing, building materials, plumbing, electrical wires, and/or ducting within the attic could not be verified. Issues may be present in the attic which are not listed in the report, as a result of inaccessibility. It is recommended that adjustments take place to improve attic access (if applicable), for routine inspection of the attic and any future service/repair needs.

NOTE - FOAM INSULATION PRESENT:

Foam insulation was present in the attic. Structures provided with foam insulation typically benefit from increased energy efficiency. This insulation material requires an encapsulated attic (no ventilation). An increased degree of importance is placed on roof/attic maintenance when foam insulation is present. Any gaps and/or moisture entry points into the attic can lead to increased

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I	NI	NP	D
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damage and repair costs. Ensure the roof, ceilings, and available attic spaces are periodically monitored for signs of moisture entry or damage. Any concerns should be investigated promptly, and consulting with a foam insulation specialist will aid in determining what additional steps (if any) can be taken to ensure the structure remains properly sealed/protected.

**NOTE - FOAM INSULATION MAY OBSCURE ISSUES:**

The foam insulation installed within the attic space prevented full visibility of the roof decking and/or framing. Issues may be present which are not listed in the report, as a result of limited visibility.

**UNSEALED PEST / VERMIN ENTRY POINTS:**

**Gaps/holes were observed at the soffit, which are potential pest/vermin entry points. Ensure all gaps and holes at soffits are covered/sealed, for improved protection against animal entry into the home.**



Gaps behind garage drip edge  
-weathered roof decking visible



FOAM INSULATED

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I	NI	NP	D
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NO MAJOR ISSUES - FRAMING



Garage attic not inspected  
-20ft A-frame ladder needed

5. Walls (Interior and Exterior)

**GENERAL INFORMATION:**

Exterior Wall Material: Stucco, Stone,  
Interior Wall Material: Drywall and/or approved materials

**SCOPE OF INSPECTION:**

Inspection of walls includes, but is not limited to:

- Damaged or deteriorated materials
- Evidence of structural stress
- Pest & moisture entry points
- Adequate sealing
- Adequate clearance from grade

**DAMAGED TILE - BAR:**

Tile behind bar faucet was damaged. Repair recommended to prevent condition from worsening.

**MISSING GROUT:**

Missing grout in tile below half bath vanity. No current issues, the improper installation of tile may cause it to fail prematurely.

**EXTERIOR STUCCO AND MASONRY WALL CRACKS:**

Exterior wall cracks that appeared to be the result of structural settlement and shifting were observed in one or more area of the structure. Affected areas appeared to be mainly cosmetic in nature, and not indicative of significant structural issues (cracks less than 1/8" in width are common). Ensure affected areas are periodically monitored and maintained/sealed. If wall cracks increase in size and/or number, then it may be warranted to have the condition further evaluated by a trade professional.

**GAPS BETWEEN SECTIONS OF SIDING:**

I=Inspected

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I	NI	NP	D
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Gaps were observed between sections of siding. In this condition, the wall is more susceptible to moisture and insect intrusion. Affected areas should be sealed, to provide improved protection of the wall.

**GAPS / CRACKS IN MORTAR:**

Gaps/cracks were observed in the mortar of siding materials on the home. Affected areas should be repaired/sealed to prevent insect & moisture intrusion.

**NOTE:** Water seen exiting weep holes below this area suggesting penetration is occurring

**WEEP HOLES MISSING:**

Weep holes were not present on one or more brick wall. Weep holes should be present and spaced every 33", to allow ventilating air into the wall cavity and ensure dry conditions within.

**GAPS / CRACKS NEAR WATER SOURCE:**

Gaps/cracks were observed on the wall near a water fixture. All gaps/cracks in the vicinity of water should be repaired/sealed, to prevent areas of concealed fouling and damage to surrounding surfaces.



Previous repair near front door  
-consult owner as needed



LOOSE MORTAR JOINTS  
-entry arch

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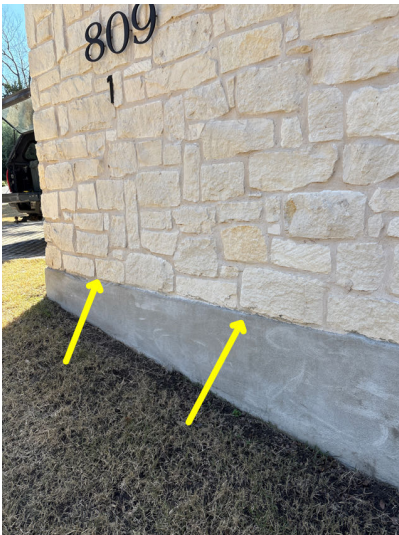
I	NI	NP	D
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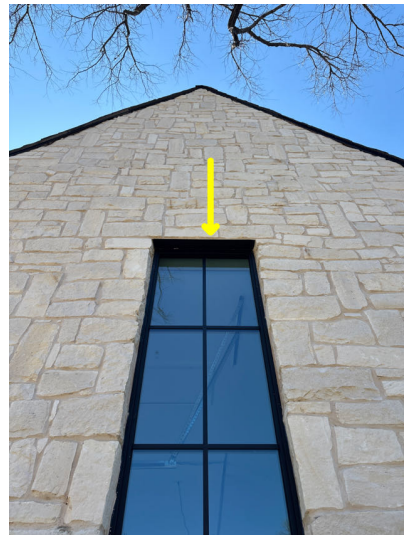
Mortar cracks/separation



GAPS BETWEEN SIDING



MISSING WEEP HOLES  
-garage



Missing weep holes  
-garage lintel

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I	NI	NP	D
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EXTERIOR SETTLEMENT CRACKS



Stucco cracks



Stucco cracks



Damaged tile  
-bar area

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I	NI	NP	D
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Missing grout  
-half bath



GAPS / CRACKS AT TUB



GAPS / CRACKS AT TUB



GAPS / CRACKS AT SHOWER

I=Inspected

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I	NI	NP	D
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GAPS / CRACKS AT SHOWER



GAPS / CRACKS AT SHOWER



GAPS / CRACKS AT SHOWER



GAPS BETWEEN SIDING

I=Inspected

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I	NI	NP	D
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Water penetrating through horizontal masonry and coming out of weep holes



Large stucco cracks



Accent wall is loose



INTERIOR SETTLEMENT CRACKS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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INTERIOR SETTLEMENT CRACKS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Ceilings and Floors
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**GENERAL INFORMATION:**

Primary Ceiling Material: Drywall and/or approved materials

Finished Flooring Materials: Tile, Wood,

**SCOPE OF INSPECTION:**

Inspection of ceilings and floors includes, but is not limited to:

- Damaged or deteriorated materials
- Evidence of structural stress
- Pest & moisture entry points
- Proper sealing

**NO ISSUES OBSERVED AT CEILINGS:**

Ceilings throughout the home were in serviceable condition at the time of inspection.

**NO ISSUES OBSERVED AT FLOORS:**

Floors throughout the home were in serviceable condition at the time of inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Doors (Interior and Exterior)
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**GENERAL INFORMATION:**

Door Material: Standard approved materials, unless otherwise stated

**SCOPE OF INSPECTION:**

Inspection of doors includes, but is not limited to:

- Presence and condition of hardware
- Condition of door materials
- Security
- Functionality

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I	NI	NP	D
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**MISALIGNED DOOR LATCH:**

A misaligned latch was observed on one or more door, which should be adjusted to allow for proper functionality and security.



Latch issue  
-Jack and Jill bath



Lock and latch issue  
-Jack and Jill toilet



Latch issue  
-guest bedroom

X			X
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8. Windows

**GENERAL INFORMATION:**

Window Type: Double pane - newer generation

Window Material: Aluminum

**SCOPE OF INSPECTION:**

Inspection of windows includes, but is not limited to:

- Cracked or damaged panes

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I	NI	NP	D
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- Seal defects
- Presence of screens
- Security
- Functionality

**GAPS / CRACKS AT WINDOW SEALANT:**

Sealant gaps were present at materials around interior and/or exterior windows. Affected areas should be properly repaired/sealed to prevent damage to adjacent materials, and to prevent potential moisture penetration into the wall cavity.



GAPS / CRACKS AT WINDOW SEALANT  
-first floor, multiple windows

GAPS / CRACKS AT WINDOW SEALANT  
-primary bedroom

X			
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9. Stairways (Interior and Exterior)

GENERAL INFORMATION:

Stairway Location(s): Interior

Stairway Construction: Approved materials unless otherwise stated

SCOPE OF INSPECTION:

Inspection of stairways includes, but is not limited to:

- Presence of hand and guard rails
- Stability of hand and guard rails
- Damage
- Width

NO ISSUES OBSERVED AT STAIRS:

No issues were observed with the stairs at the time of inspection. The stairs were inspected for adequate dimensions, lighting, guard rails, balusters, and materials.

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I	NI	NP	D
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10. Fireplaces and Chimneys

**GENERAL INFORMATION:**  
 Fireplace type(s): Manual key-light gas  
 Fireplace location(s): In dining room  
 Venting Method: Direct or vertical

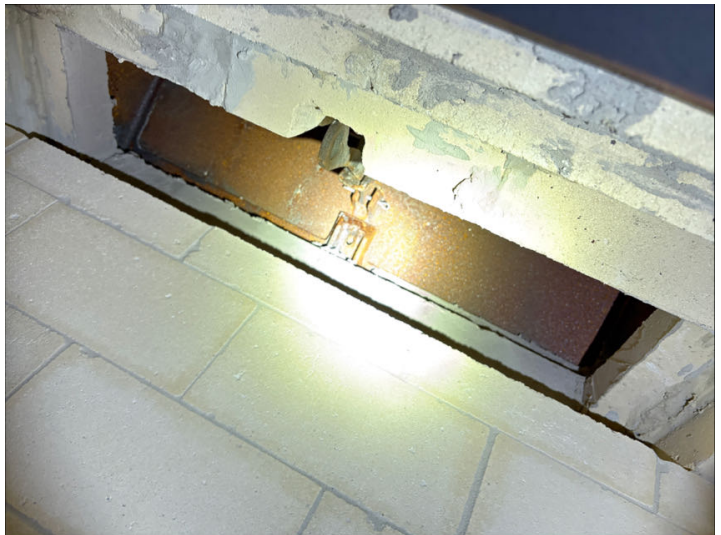
**SCOPE OF INSPECTION:**  
 Inspection of fireplaces and chimneys includes, but is not limited to:  
 - Cracked and/or damaged firebox materials  
 - Presence of a storm cover  
 - Clearance from combustibles

**NO ISSUES OBSERVED AT FIREPLACE / CHIMNEY SYSTEM:**  
 No issues were observed at the fireplace and chimney at the time of inspection. Ignition and proper venting were verified.

**NOTE - SERVICE AND VERIFY PROPER FUNCTIONALITY PRIOR TO USAGE:**  
 Access and scope of inspection limitations prevent the full verification of fireplace, flue, and chimney functionality. Prior to usage of the fireplace, servicing should take place to ensure the system is free of blockages or other issues that may create unsafe or problematic conditions. Yearly cleaning/servicing of the fireplace/chimney should occur to meet common maintenance standards.



FIREPLACE WAS FUNCTIONAL



FIREPLACE WAS FUNCTIONAL

11. Porches, Balconies, Decks, and Carports

**GENERAL INFORMATION:**  
 Porch Material: Concrete  
 Fence Material: Metal  
 Deck Material:  
 Balcony Material:

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I	NI	NP	D
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Carport Material:

**SCOPE OF INSPECTION:**

Inspection of porches/decks/ carports includes, but is not limited to:

- Deteriorated or damaged material
- Wood to ground contact
- Stability
- Safety features

**NO ISSUES OBSERVED AT PORCHES / DECKS / FENCES / CARPORTS:**

No issues were observed with porches, decks, fences, or carport components at the time of inspection. If present, they were inspected for design, material condition, and structure.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Other
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**LIMITED THERMAL CAMERA ASSESSMENT**

**GENERAL INFORMATION:**

**EQUIPMENT USED:** Flir Thermal Camera

**AREAS ASSESSED:** Limited interior/exterior walls and ceilings, visible plumbing supply and drain components, HVAC and ducting, and electrical panels.

**SCOPE:** Thermal camera equipment is employed to assist in the visual inspection of the property. Multiple equipment limitations apply. Generally speaking, thermal equipment is not designed to verify areas of damage or deficiency, but rather to aid in locating areas that may require further investigation. This equipment does not eliminate or reduce any visual limitations noted in this report, associated agreements, or TREC documents. Thermal imaging pictures may be included in the gallery, and in applicable sections of the report (electrical, plumbing, HVAC).

**THERMAL CAMERA ASSESSMENT - NO AREAS OF CONCERN:**

A partial thermal imaging analysis of the exterior and interior portions of the structure was conducted during the inspection of the property. Most or all areas assessed appeared to be free from significant surface temperature shifts. This indicates that the structure is sealed and insulated to an adequate level. A specialist should be contacted if a full energy audit is desired.

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I	NI	NP	D
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NORMAL THERMAL READINGS - INTERIOR



NORMAL THERMAL READINGS - INTERIOR



NORMAL THERMAL READINGS - INTERIOR



NORMAL THERMAL READINGS - INTERIOR

## II. ELECTRICAL SYSTEMS

X			X
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### 1. Service Entrance and Panels

#### GENERAL INFORMATION:

Main Panel Location: Front right exterior wall

Main Disconnect/Service Amperage: 200

Main Panel And Service Wiring Material: Copper and properly utilized aluminum

Number of Sub-Panels: 1

Sub-Panel Location: Garage

Sub-Panel Amperage: 70

Sub Panel Wiring Material: Copper and properly utilized aluminum

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I	NI	NP	D
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**SCOPE OF INSPECTION:**

Inspection of electrical panels includes, but is not limited to:

- Panel interior and exterior condition
- Panel amperage rating
- Main disconnect amperage rating and condition
- Main conductor amperage ratings
- Branch conductor types, amperage rating and condition
- Wiring visible materials, types, condition and connections
- Circuit breaker types, amperage ratings and condition
- Label information present
- Service and equipment grounding
- Bonding of service equipment

**PANEL COVER MISSING SCREWS / UNSECURED:**

One or more electrical panel cover was missing screws, which should be replaced to ensure electrical components are properly protected.



MAIN BREAKER FOR UNIT 1



NO MAJOR ISSUES - SUB PANEL

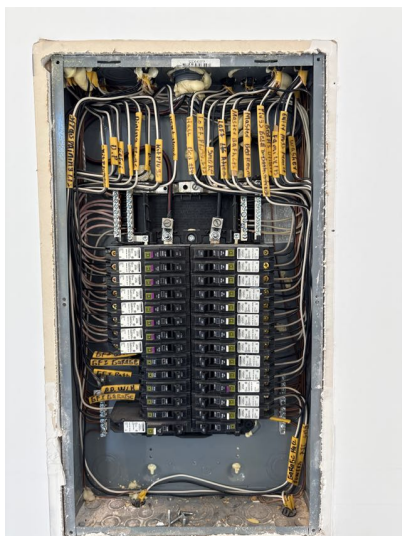
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I	NI	NP	D
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PROFESSIONAL INSTALL - SUB PANEL



NORMAL THERMAL READINGS - SUB PANEL



Missing fastener

X			X
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2. Branch Circuits, Connected Devices, and Fixtures

GENERAL INFORMATION:

Primary Branch Circuit Conductor Material: Copper

SCOPE OF INSPECTION:

Inspection of branch circuits includes, but is not limited to:

- Proper wiring configuration
- AFCI and GFCI protection for outlets
- Properly secured fixtures and outlets
- Outlet and fixture functionality

**GFCI PROTECTION MISSING:**

**Ground Fault Circuit Interrupter (GFCI) outlet protection was missing at one or more required location. GFCI protection should be installed for outlets**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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located on the exterior of the structure, in bathrooms, kitchens, garages, and all other areas that have water fixtures (spas, laundry rooms, wet bars, etc). GFCI protection is available in the form of GFCI outlets or GFCI circuit breakers. GFCI protection should be installed for fire safety, and as a preventative measure against electrocution/shock.

**LIGHTBULB WAS MISSING:**

One or more lightbulb was missing, which should be replaced.

**DOORBELL NOT RESPONSIVE TO CONTROLS - Interior chime did not sound:**

The doorbell did not chime in response to its controls, which should be repaired/replaced to restore proper functionality.



GFCI PROTECTION MISSING  
-bar



ATTIC LIGHT BULB IS MISSING

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Heating Equipment
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**GENERAL INFORMATION:**

Number of Systems: 1  
 Location: Attic  
 Manufacturer: Trane  
 Energy Source: Gas powered  
 System Type: Forced air  
 Mfg Date: 2022

**SCOPE OF INSPECTION:**

Inspection of the furnace includes, but is not limited to:  
 - Cabinet interior and exterior  
 - Shut-offs

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Condensate drain components

**NO ISSUES OBSERVED AT HEATING EQUIPMENT:**

The heating system appeared to be functioning within general standards during the unit assessment. The system responded properly to controls. Unless recent service documents are available, an initial servicing is advised. Any additional recommendations/concerns should be addressed during the system servicing.

**NOTE - MAINTENANCE RECOMMENDATION:**

Annual maintenance and service by an HVAC technician is recommended and essential to the proper functionality and longevity of the heating and cooling system.



DOWNSTAIRS FURNACE ZONE WAS FUNCTIONAL



PROFESSIONAL INSTALL - FURNACE

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Cooling Equipment
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**GENERAL INFORMATION:**

Number of Systems: 1  
 Manufacturer: Trane  
 System Type: Forced air  
 Condenser Mfg Date: 2021  
 Evaporator / Air Handler Mfg Date: 2021  
 Refrigerant Type: R-410A  
 Total Tonnage: 5  
 Appx. Temperature Differential: 17 degrees F - Adequate

**SCOPE OF INSPECTION:**

- Inspection of the air-conditioning system includes, but is not limited to:
- Compressor housing exterior and mounting condition
  - Refrigerant line condition

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Proper disconnect (line of sight)
- Proper operation (outside temperature permitting)
- Proper condensate discharge

**NO ISSUES OBSERVED AT COOLING EQUIPMENT:**  
 All visible components of the air-conditioning system appeared to be in serviceable condition at the time of the inspection. The system responded properly to controls.

**NOTE - MAINTENANCE RECOMMENDATION:**  
 Annual maintenance and service by an HVAC technician is recommended and essential to the proper functionality and longevity of the heating and cooling system. Any additional recommendations/concerns should be addressed during system servicing.



2021 / 5 TON



AC WAS FUNCTIONAL



Coil

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Duct Systems, Chases, and Vents
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**GENERAL INFORMATION:**

Duct Type:

Filter Type:

**SCOPE OF INSPECTION:**

Inspection of ducts and vents includes, but is not limited to:

- Damage
- Properly secured
- Presence of duct insulation

**FILTER WAS DIRTY:**

**One or more air conditioner filter was dirty, and should be replaced now or in the near future. Filters should be checked each month and replaced as necessary, to ensure indoor air quality and to prevent excess strain on the HVAC system.**



NORMAL THERMAL READINGS - DUCTS



NORMAL THERMAL READINGS - DUCTS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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PROPERLY SEALED DUCTS



DIRTY AIR FILTER

IV. PLUMBING SYSTEMS

X			
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1. Plumbing Supply, Distribution System and Fixtures

GENERAL INFORMATION:

Water Meter / Main Valve Location: Front left  
 Water Source: Public  
 Visible Water Line Material: PEX  
 Gas Meter / Main Valve Location: Back right  
 Visible Gas Line Material: Black Iron

SCOPE OF INSPECTION:

Inspection of the plumbing supply system includes, but is not limited to:  
 - Supply line or component configuration issues  
 - Damage or leaks  
 - Inadequate pressure & flow rate

WATER SPLASHES OUT OF KITCHEN SINK:

Address as needed. Only update would be to replace kitchen faucet with one that lines up directly with the drain or has a lower flow rate.

NOTE - WATER PRESSURE WITHIN ACCEPTABLE RANGE:

Home water supply pressure was within the acceptable range of between 40 PSI and 80 PSI at the time of the inspection.

NOTE - NOTICE OF BUILDING VACANCY:

The home was vacant at the time of inspection, and may have been unoccupied and/or unused for an extended period. Buildings left vacant and plumbing/mechanical systems which are not regularly engaged have an increased likelihood of issues arising from reduced usage. Many issues

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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associated with vacant buildings are plumbing related. Examples of common plumbing issues resulting from extended vacancy include, but are not limited to: toilet and pipe leaks resulting from failure of wax rings and rubber seals, seizure of valves, odor issues resulting from loss of pipe trap seals (a temporary issue), reduced water quality and heat capacity resulting from sediment build up within water heating units and supply pipes, issues at disposals, and issues at dishwashers. During the inspection process, steps are taken to investigate for the presence of the above-noted and other issues resulting from building vacancy. However, it should be assumed that not all issues were discovered or presented themselves at the time of inspection. Care should be taken before and after the building is occupied to monitor plumbing areas for leaks and other issues. Initial and ongoing servicing of the building and plumbing/mechanical systems is advised. For additional information, building maintenance manuals are available for review and/or download at: [atxinspect.com/client-care](http://atxinspect.com/client-care).

**DAMAGED SHOWER WAND:**

**Shower wand holder is damaged and will not stay in upright position.**

**DRIP / LEAK AT FIXTURE:**

**A drip/leak was observed at one or more water fixture. This indicates an issue with the mixing valve and/or other faucet hardware. A plumber should further assess and address this issue as needed, to restore proper functionality to the fixture and prevent damage/wasting water.**



WATER PRESSURE WAS ~ 60



Gas meter

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Meter and shut off for unit 1



Water shut off



Water running in the sink splashed out more than what is considered normal



NORMAL THERMAL READINGS - WATER LINES

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Shower head leak



Damaged wand holder

X			X
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2. Drains, Wastes, and Vents

**GENERAL INFORMATION:**

Cleanout Access Port Location: Back right

Sewage Type: Public

Primary Sewer Line Material: PVC

**SCOPE OF INSPECTION:**

Inspection of drains and vents includes, but is not limited to:

- Slow drainage observed at basins during flood testing
- Standing/rising water observed at main sewage line from clean-out access point
- Evidence of material damage and/or significant deterioration at visible locations (clean-outs/traps/vents)
- Dated or problematic plumbing material observed (cast iron, clay, or Orangeburg)
- Large trees/root systems near portions of dated/deteriorated plumbing material
- Indicators of foundation settlement and/or repair (increased likelihood of correlating plumbing issues)

**WATER POOLING BELOW KITCHEN SINK:**

Water dripping from disposal flange, beading on sink basin and pooling below kitchen sink. Exact source of moisture was not determined. Moisture may be related to dripping of faucets during cold weather (unknown). Contact plumbing professional for troubleshooting and repair.

**DISCONNECTED/DAMAGED WASHING MACHINE DRAIN:**

Ensure the pan is replaced and drain is re attached prior to machine installation.

**DRAIN STOPPER NOT FULLY FUNCTIONAL:**

One or more drain stopper was not fully functional, and should be repaired/adjusted for ease of use and proper functionality.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Water in cabinet below kitchen sink



Water beading below sink basin



Water dripping from disposal flange



NORMAL THERMAL READINGS - DRAINS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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NORMAL THERMAL READINGS - DRAINS



FLOOD TESTING CONDUCTED



NORMAL THERMAL READINGS - DRAINS



Disconnected washing machine drain

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Tub access panel is painted to the wall. Not removed for inspection



DRAIN STOP NOT FULLY FUNCTIONAL



FLOOD TESTING CONDUCTED



FLOOD TESTING CONDUCTED

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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FLOOD TESTING CONDUCTED



Normal sewage flow



Normal sewage flow



No water loss observed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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No moisture observed below shower/tub

X			
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3. Water Heating Equipment

**GENERAL INFORMATION:**

Number of Units: 1  
 Location: Exterior wall  
 Manufacturer: Rheem  
 Energy Source: Gas powered  
 Capacity: N/A - Tankless Style  
 Mfg Date: 2022

**SCOPE OF INSPECTION:**

Inspection of water heaters includes, but is not limited to:

- Condition of cabinet exterior (if applicable)
- Presence and condition of water shut-off valve
- Presence and condition of pressure relief valve (not tested)
- Presence and condition of drip pan and overflow drain
- Response to the call for hot water
- Presence and condition of fuel supply and shut-off (gas water heaters only)
- Burn chamber condition (gas water heaters only)
- Adequate combustion air supply (gas water heaters only)
- Presence and condition of exhaust flue (gas water heaters only)

**NO ISSUES OBSERVED AT WATER HEATING EQUIPMENT:**

No issues were observed with the water heating equipment at the time of inspection. Water heating equipment and components appeared to be in serviceable condition.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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ADEQUATE HOT WATER PRODUCTION

NO MAJOR ISSUES - WATER HEATER

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Hydro-Massage Therapy Equipment
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Other
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**ADDITIONAL PLUMBING ASSESSMENT NOT PERFORMED:**  
 An additional plumbing assessment (ex: plumbing scope, shower pan leak test) was not performed at the time of inspection.

V. APPLIANCES

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Dishwashers
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**GENERAL INFORMATION - SCOPE OF INSPECTION:**

Inspection of dishwashers includes, but is not limited to:

- Functionality
- Damage
- Leaks
- Anti-siphon configuration

**NO ISSUES OBSERVED AT DISHWASHER:**

The dishwasher was operated, and appeared to be in serviceable condition at the time of the inspection.

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

I	NI	NP	D
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2. Food Waste Disposers

GENERAL INFORMATION - SCOPE OF INSPECTION:

Inspection of disposers includes, but is not limited to:

- Functionality
- Damage
- Leaks

NO ISSUES OBSERVED AT DISPOSER:

The garbage disposer was operated, and appeared to be in serviceable condition at the time of inspection.

3. Range Hood and Exhaust Systems

GENERAL INFORMATION - SCOPE OF INSPECTION:

Inspection of range hoods includes, but is not limited to:

- Functionality
- Damage
- Lighting
- Filters

NO ISSUES OBSERVED AT RANGE HOOD:

The range hood exhaust fan and lights were operated, and appeared to be in serviceable condition at the time of the inspection.



Functional vent hood: controlled by remote

4. Ranges, Cooktops, and Ovens

GENERAL INFORMATION:

Cook Top Power Source: Gas  
Oven Power Source: Gas

SCOPE OF INSPECTION:

Inspection of cook tops and ovens includes, but is not limited to:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Verify ability to achieve set temperature
- Verify presence of anti-tip bracket
- Locate gas shut-off (if applicable)
- Assess burner condition and functionality
- Assess control panel condition and functionality

**COOK TOP BURNER NOT RESPONSIVE TO CONTROLS:**

The cook top had one or more burner that did not respond to controls. For gas-powered cook tops, this is often caused by faulty ignition elements or issues with the gas valves/supply or burner cap. In electric-powered cook tops, a non-functioning burner may indicate an issue with the control board or heating element. The unit should be repaired/replaced, to allow for proper functionality.



UNRESPONSIVE BURNER



SET TEMPERATURE ACHIEVED



SET TEMPERATURE ACHIEVED



UNRESPONSIVE BURNER

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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5. Microwave Ovens

**GENERAL INFORMATION - SCOPE OF INSPECTION:**

Inspection of microwaves includes, but is not limited to:

- Heating functionality
- Turntable functionality
- Damage

**NO ISSUES OBSERVED AT MICROWAVE:**

The microwave was operated, and appeared to be in serviceable condition. No issues were observed at the time of inspection.



NO MAJOR ISSUES - MICROWAVE

6. Mechanical Exhaust Vents and Bathroom Heaters

**GENERAL INFORMATION - SCOPE OF INSPECTION:**

Inspection of bath fans includes, but is not limited to:

- Vented to exterior
- Functionality
- Damage

**NO ISSUES OBSERVED AT BATHROOM VENTS:**

Bathrooms had an adequate and operable source of ventilation at the time of the inspection.

7. Garage Door Operators

**GENERAL INFORMATION:**

Door Type: Roll-Up  
 Automatic Opener: Present  
 Auto-reverse sensors: Tested

**SCOPE OF INSPECTION:**

Inspection of garage doors includes, but is not limited to:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Functionality
- Damage
- Security
- Weatherstripping
- Photoelectric sensors (if present)

**LOUD OPERATION:**

**Louder than normal feedback from guide wheels and rails. General lubrication and servicing needed.**

X			
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**8. Dryer Exhaust Systems**

**GENERAL INFORMATION - SCOPE OF INSPECTION:**

Inspection of dryer vents includes, but is not limited to:

- Vented to exterior
- Damage

**NO ISSUES OBSERVED AT DRYER VENT:**

The dryer vent appeared to be functional at the time of inspection.

**NOTE - INSPECTION LIMITATION:**

Dryer vent inspections are limited by visibility. Sections of the vent may be partially obscured by walls, appliances, or bends in the vent line. Verification of proper venting and cleaning/clearing of debris was not conducted during this limited assessment.

**NOTE - CLEANING RECOMMENDATION:**

Blocked vents are a fire safety concern. All dryer vents should be cleared prior to usage. Periodically cleaning/maintaining dryer ducts will save energy, prevent damage to dryer equipment, and is important as a fire safety precaution.

X			
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**9. Other**

**NO ISSUES OBSERVED AT REFRIGERATOR:**

Although refrigerators are outside the scope of a typical home inspection, a limited examination was conducted. The refrigerator appeared to be in serviceable condition at the time of inspection. If further assessment of the refrigerator and its performance is desired, further evaluation should be performed by a qualified specialist.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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NO MAJOR ISSUES - REFRIGERATOR



NO MAJOR ISSUES - REFRIGERATOR

VI. OPTIONAL SYSTEMS

X			X
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1. Landscape Irrigation (Sprinkler) Systems

**GENERAL INFORMATION:**  
 Control Panel Brand: Hunter  
 Number of Zones: 3

**NO ISSUES OBSERVED AT IRRIGATION SYSTEM:**  
 No issues were observed with the sprinkler/irrigation system at the time of inspection. Further research into the maintenance requirements specific to this system/configuration would be beneficial to ensuring the longevity and proper functionality of the system. If a more in-depth assessment of the system is desired, a specialist should be contacted.

- Inspection of the irrigation system includes, but is not limited to:
- Condition of the control panel
  - Zone coverage
  - Head functionality
  - Pipe leaks
  - Condition of control valves

**NOTE - LIMITED FUNCTIONALITY TEST:**  
 Although irrigation systems are typically outside the scope of a home inspection, a limited functionality and pressure test of the system was conducted. A single zone was selected at random and the system engaged. The station functioned as intended, and adequate pressure was provided. Undiscovered issues at non-tested areas may be present. If an in-depth assessment of the sprinkler system and its performance is desired, further evaluation should be performed by an irrigation specialist (to look for broken pipes/heads and to verify zone coverage).

I=Inspected

NI=Not Inspected

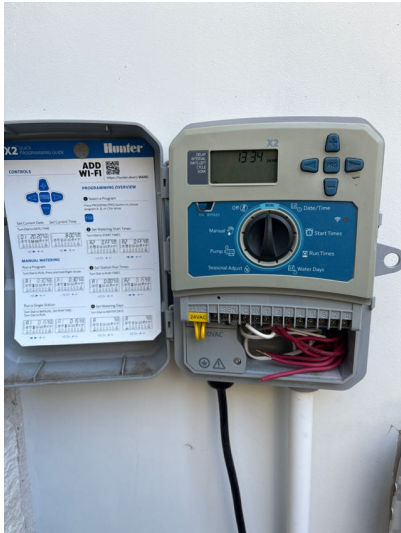
NP=Not Present

D=Deficient

I	NI	NP	D
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**SPRINKLER MAP NOT FOUND:**

No clear map or other indicator of sprinkler zones/head locations was observed at the control panel. Consider adding a sprinkler map for ease of use and service/inspection.



Zone map not present



SPRINKLERS WERE FUNCTIONAL



Sprinklers run over with vehicles are functional

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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2. Swimming Pools, Spas, Hot Tubs, and Equipment

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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3. Outbuildings

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Private Water Wells (A coliform analysis is recommended)
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Private Sewage Disposal (Septic) Systems
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Other
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## Report Summary

STRUCTURAL SYSTEMS		
Page 5 Item: 2	Grading and Drainage	<p><b>PARTIAL GUTTER SYSTEM:</b> Although gutters were installed on some sections of eaves, other sections had no gutters present. Gutters should be installed over areas with high foot-traffic or inadequate ground slope away from the foundation.</p> <p><b>DEBRIS IN GUTTERS:</b> Debris was present in the gutters. Debris and occlusion should be removed to allow for normal flow of water, and to prevent excess weight and blockages.</p>
Page 8 Item: 3	Roof Covering Materials	<p><b>KICK-OUT FLASHING MISSING:</b> Kick-out flashing was missing in one or more area where a wall extends past a roof edge. This condition may allow premature deterioration of the exterior wall covering, and/or moisture penetration into the wall cavity. Kick-out flashing should be installed at the intersection of the wall and roof edge, to divert moisture away from wall materials.</p> <p><b>FASTENER NOT SEALED:</b> One or more fastener on the roof covering was not properly sealed. All fasteners should be properly sealed to prevent them from pulling up and rusting, including in areas such as: the ridges, around waste vents, and all roof covering penetrations.</p> <p><b>TREE OVERHANGING / TOUCHING ROOF:</b> Tree limbs were overhanging/touching the roof structure. Branches that overhang or touch the roof increase the need for structural maintenance and monitoring. Tree limbs should be kept trimmed away from the structure, to prevent abrasion of the roof covering and potential leaking. Periodically monitoring and trimming the branches will reduce the likelihood of future damage. Ensure all tree debris is regularly cleared from the roof and/or rain gutters.</p>
Page 11 Item: 4	Roof Structure and Attics	<p><b>UNSEALED PEST / VERMIN ENTRY POINTS:</b> Gaps/holes were observed at the soffit, which are potential pest/vermin entry points. Ensure all gaps and holes at soffits are covered/sealed, for improved protection against animal entry into the home.</p>
Page 12 Item: 5	Walls (Interior and Exterior)	<p><b>DAMAGED TILE - BAR:</b> Tile behind bar faucet was damaged. Repair recommended to prevent condition from worsening.</p> <p><b>MISSING GROUT:</b> Missing grout in tile below half bath vanity. No current issues, the improper installation of tile may cause it to fail</p>

		<p>prematurely.</p> <p><b>EXTERIOR STUCCO AND MASONRY WALL CRACKS:</b> Exterior wall cracks that appeared to be the result of structural settlement and shifting were observed in one or more area of the structure. Affected areas appeared to be mainly cosmetic in nature, and not indicative of significant structural issues (cracks less than 1/8" in width are common). Ensure affected areas are periodically monitored and maintained/sealed. If wall cracks increase in size and/or number, then it may be warranted to have the condition further evaluated by a trade professional.</p> <p><b>GAPS BETWEEN SECTIONS OF SIDING:</b> Gaps were observed between sections of siding. In this condition, the wall is more susceptible to moisture and insect intrusion. Affected areas should be sealed, to provide improved protection of the wall.</p> <p><b>GAPS / CRACKS IN MORTAR:</b> Gaps/cracks were observed in the mortar of siding materials on the home. Affected areas should be repaired/sealed to prevent insect &amp; moisture intrusion. <b>NOTE: Water seen exiting weep holes below this area suggesting penetration is occurring</b></p> <p><b>WEEP HOLES MISSING:</b> Weep holes were not present on one or more brick wall. Weep holes should be present and spaced every 33", to allow ventilating air into the wall cavity and ensure dry conditions within.</p> <p><b>GAPS / CRACKS NEAR WATER SOURCE:</b> Gaps/cracks were observed on the wall near a water fixture. All gaps/cracks in the vicinity of water should be repaired/sealed, to prevent areas of concealed fouling and damage to surrounding surfaces.</p>
Page 20 Item: 7	Doors (Interior and Exterior)	<p><b>MISALIGNED DOOR LATCH:</b> A misaligned latch was observed on one or more door, which should be adjusted to allow for proper functionality and security.</p>
Page 21 Item: 8	Windows	<p><b>GAPS / CRACKS AT WINDOW SEALANT:</b> Sealant gaps were present at materials around interior and/or exterior windows. Affected areas should be properly repaired/sealed to prevent damage to adjacent materials, and to prevent potential moisture penetration into the wall cavity.</p>
<b>ELECTRICAL SYSTEMS</b>		
Page 26 Item: 2	Branch Circuits, Connected Devices, and Fixtures	<p><b>GFCI PROTECTION MISSING:</b> Ground Fault Circuit Interrupter (GFCI) outlet protection was missing at one or more required location. GFCI protection should be installed for outlets located on the exterior of the structure, in bathrooms, kitchens, garages, and all other areas that have water fixtures (spas, laundry</p>

		<p>rooms, wet bars, etc). GFCI protection is available in the form of GFCI outlets or GFCI circuit breakers. GFCI protection should be installed for fire safety, and as a preventative measure against electrocution/shock.</p> <p><b>LIGHTBULB WAS MISSING:</b> One or more lightbulb was missing, which should be replaced.</p> <p><b>DOORBELL NOT RESPONSIVE TO CONTROLS - Interior chime did not sound:</b> The doorbell did not chime in response to its controls, which should be repaired/replaced to restore proper functionality.</p>
<b>HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</b>		
Page 30 Item: 3	Duct Systems, Chases, and Vents	<p><b>FILTER WAS DIRTY:</b> One or more air conditioner filter was dirty, and should be replaced now or in the near future. Filters should be checked each month and replaced as necessary, to ensure indoor air quality and to prevent excess strain on the HVAC system.</p>
<b>PLUMBING SYSTEMS</b>		
Page 32 Item: 1	Plumbing Supply, Distribution System and Fixtures	<p><b>DAMAGED SHOWER WAND:</b> Shower wand holder is damaged and will not stay in upright position.</p> <p><b>DRIP / LEAK AT FIXTURE:</b> A drip/leak was observed at one or more water fixture. This indicates an issue with the mixing valve and/or other faucet hardware. A plumber should further assess and address this issue as needed, to restore proper functionality to the fixture and prevent damage/wasting water.</p>
Page 34 Item: 2	Drains, Wastes, and Vents	<p><b>WATER POOLING BELOW KITCHEN SINK:</b> Water dripping from disposal flange, beading on sink basin and pooling below kitchen sink. Exact source of moisture was not determined. Moisture may be related to dripping of faucets during cold weather (unknown). Contact plumbing professional for troubleshooting and repair.</p> <p><b>DISCONNECTED/DAMAGED WASHING MACHINE DRAIN:</b> Ensure the pan is replaced and drain is re attached prior to machine installation.</p> <p><b>DRAIN STOPPER NOT FULLY FUNCTIONAL:</b> One or more drain stopper was not fully functional, and should be repaired/adjusted for ease of use and proper functionality.</p>
<b>APPLIANCES</b>		
Page 42 Item: 4	Ranges, Cooktops, and Ovens	<p><b>COOK TOP BURNER NOT RESPONSIVE TO CONTROLS:</b> The cook top had one or more burner that did not</p>

		<p>respond to controls. For gas-powered cook tops, this is often caused by faulty ignition elements or issues with the gas valves/supply or burner cap. In electric-powered cook tops, a non-functioning burner may indicate an issue with the control board or heating element. The unit should be repaired/replaced, to allow for proper functionality.</p>
<p>Page 44 Item: 7</p>	<p>Garage Door Operators</p>	<p><b>LOUD OPERATION:</b>                  Louder than normal feedback from guide wheels and rails. General lubrication and servicing needed.</p>