



Barfield Home Inspection Services
1100 Rutherford Dr
Driftwood, TX 78619
(512) 350-0123

Brittany Lovejoy
6905 Estana Ln
Austin, TX 78739



Barfield Home Inspection Services

PROPERTY INSPECTION REPORT FORM

Prepared For: Brittany Lovejoy

Concerning: 6905 Estana Ln Austin, TX 78739

Inspector:

Randy Barfield TREC Lic 7512

Phone (512) 350-0123 email: abarfield@austin.rr.com

Inspection Date: 07/27/2026

Present At Inspection Owner

Building Status (Interior) Vacant with stored items

Building Status (Exterior) Normal Conditions

Weather Conditions Fair

Utilities On Yes

House Faces E

Outside Temperature 95

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 inspectors 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 manufacturers installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

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

I NI NP D

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

Mold/Mildew investigations are NOT included with this report, it is beyond the scope of this inspection at the present time. Any reference of water intrusion or possibility of mold or mildew is recommended that a professional investigation by a person regulated for mold and moisture intrusion be obtained.

Lead or lead based paint products investigations are NOT included with this report, it is beyond the scope of this inspection. If any of these products are suspected to be a part of the structure it is recommended that a licensed professional that is regulated for lead or lead based paint be contacted for a more thorough investigation.

Asbestos products investigations are NOT included with this report, it is beyond the scope of this inspection. If any of these products are suspected to be a part of the structure it is recommended that a licensed professional that is regulated for asbestos be contacted for a more thorough investigation.

Important Notes and Advisories About The Home Inspection and Home Inspection Report

Please take a moment to review these important notes and advisories about the home inspection with your licensed Real Estate Agent. If after reading the report and these advisories you feel you need a deeper level of inspection that exceeds the TREC state inspection standards, I was able to provide, you are encouraged to seek secondary inspections by appropriate experts. Also please note that where deficiencies have been reported within a specific system, appliance or optional system including the WDI report it is your sole responsibility to contact a specialist for further evaluation of each reported system containing deficiency comments.

This section may also contain important recommendations that exceed the scope of real estate inspection standards but should be carefully considered prior to completing your transaction.

Please read this entire section carefully, make notes where you have questions and contact me directly to discuss any questions or

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ADDITIONAL INFORMATION: (continued)

concerns you have prior to completing your assessment and/or negotiations on this property.

IT IS STRONGLY RECOMMENDED THAT ANY DEFICIENCIES WRITTEN UP IN THE REPORT BE FUTHER EVALUATED BY A LICENSED OR CERTIFIED PERSON OR CONTRACTOR. THE INSPECTION IS A VISUAL INSPECTION THAT IS REGUALTED BY THE TEXAS REAL ESTATE COMMISON AND THE TREC STANDARDS OF PRACTICE. THERE MAY BE MORE LATENT DEFECTS THAT CAN BE DISCOVERED BY A PROFESSIONAL IN THAT FIELD.

Foundation :

The inspection of the foundation was not an Engineering analysis. If you wish a higher level of evaluation, please contact a state licensed Structural Engineer.

The performance opinion required by the state of Texas is an opinion only based on the conditions that were physically and visually accessible at the time of inspection and is not considered a warranty or guarantee of future performance.

The inspection of the crawlspace area (if present) was viewed entirely from the vantage point noted within this section of the report and should necessarily be considered limited. Stored items, issues of physical and visual access, damp or wet conditions inside the crawlspace, and poor lighting conditions impede a complete inspection of the crawlspace area.

Grading & Drainage:

The inspection and opinions provided with respect to grading and drainage are based on conditions that are evident at the time of the inspection. Unusual storm conditions and other factors such as improper drainage flow patterns on adjacent properties are conditions that cannot be reasonably determined nor anticipated during a brief site inspection and are considered outside the scope of the inspection. If you wish a higher level of evaluation, please contact a Civil engineer.

Inspection of and determination of the presence or functionality of subterranean moisture protection (basement or sub slab areas), "French" drains, drainage swales, concealed drainage systems of any nature are all outside the scope of inspection.

Roof Covering:

Due to concerns of damaging the adhesive bond on roof shingles, I have departed from the Standards of Practice requirement of physically de-bonding the shingles to confirm appropriate fastening. For this invasive inspection, you are advised to contact a qualified roofing contractor.

Due to steep roof slope, excessive height, weather conditions or material type (tile or metal), We may not have been able to walk all roof slopes. Refer to the advisory indicated at the top of the page within the Roofing section and if I have indicated a limited Inspection it is prudent to consider contacting a roofing expert for a more comprehensive inspection.

Roof Structure & Attic:

I do not enter an attic with less than 4 feet of vertical clearance or areas where in my judgment conditions are or may be unsafe. Insulation materials covering structural, mechanical, plumbing or electrical components will necessarily prevent the inspection. and/or reporting of repair needs that may be present within these concealed areas.

The inspection of the attic area was viewed entirely from the vantage point noted within this section of the report and should necessarily be considered limited. Stored items, issues of physical and visual access, extreme temperatures and poor lighting conditions impede a complete inspection of the attic area and it should be anticipated there may be repair needs in the inaccessible areas. For a more detailed inspection of the inaccessible areas of the attic you are advised to contact a contractor that can provide a thorough inspection of the entire attic area prior to closing.

Walls (Interior & Exterior):

I recommend all homes built prior to 1978 be evaluated for potential concerns on lead-based paint and asbestos that can be present in the tile flooring, plumbing/piping/venting conditions, protective coverings on Flue pipes, drywall compounds and "Popcorn type" ceilings. Consult with a licensed inspector for this type of evaluation. They can be located through the Texas Department of Health database.

Forensic evaluation of interior and exterior wall cavities is specifically outside the scope of this inspection. These are considered inaccessible areas.

Interior walls blocked by furniture, clothing, stored items, wall coverings, artwork or other similar conditions are outside the scope of this inspection. We do not move stored items. Inspection of wall surfaces are specifically limited to areas fully viewable and accessible at the time of the inspection. You are advised to have all interior walls, closets, stairwells and interior of cabinets including the garage re-inspected for concealed damage prior to closing after the areas are made visually accessible.

Exterior walls blocked by landscape or stored items are exempted from this inspection. Inspection of the exterior elevations are specifically limited to areas fully viewable and accessible at the time of inspection. You are advised to have all exterior walls and/or foundation elevations re-inspected for concealed damage or repair needs prior to closing after the areas are made visually and

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ADDITIONAL INFORMATION: (continued)

physically accessible.

Please note that We do not inspect or comment on cosmetic issues on interior or exterior walls and cabinetry (general cosmetic damage including hairline cracks and or poor tape and float work on drywall and or poor paint work, repair needs on cabinets and countertops etc.).

Ceilings & Floors:

Please note that I do not inspect or comment on minor cosmetic issues on floors (squeaks on hardwood floors or second floor plywood underneath carpet) nor do I report on what I consider to be minor cosmetic cracking on drywall ceilings as a result of nonstructural shrinkage cracks.

I do not test tile floors to confirm appropriate bonding or test tiled areas for tiles that may be loose or inadequately supported with mud. I also do not report on hairline cracks, loose grout or other minor deficiencies on tile unless I consider them to be a potential safety concern or related to a significant structural movement indicator.

Doors:

Please note that I report at my discretion minor repair needs on door hardware with respect to locking and/or latching issues and do not report on general cosmetic damage on doors or door frames.

Windows:

A visual inspection cannot determine whether or not any of the windows will leak during an active rainstorm. Flood testing of the windows and surrounding flashing details are outside the scope of this inspection.

If window screens have been removed for showing purposes, contact sellers and request them to account for all screens as being present and functioning prior to closing.

I do not physically operate, test or report on deficiencies in window coverings (drapes, mini blinds, plantation shutters, electronically controlled shutters etc.). Only accessible windows are operated during the inspection.

Please note that windows experiencing a failure of the thermal seal and fogging/streaking of Low E oxide coating are not always detectable depending on atmospheric conditions (high humidity, interior condensation on glass and/or recent rain) or if the windows are particularly dirty or otherwise obstructed. It is recommended that all windows be carefully reviewed prior to closing by a qualified window technician once all windows are made visually accessible and fully cleaned.

Stairways:

The inspection on any interior or exterior staircase is based on the standards of practice. Please note that the standards of practice may differ from the original building codes in place at the time of construction as well as building codes in place on the date of the inspection. The intent is to give you a perspective of how the staircase is perceived with respect to more current building standards.

Fireplace/Chimney:

The Inspection of the interior flue is limited to viewable conditions from the firebox damper opening only. In addition, be advised that I do not turn on gas valves or light the fireplace during the inspection unless it is an electronic ignition with the gas in the active/ON position. Turning on gas valves and lighting equipment is considered an invasive inspection outside the scope of this inspection. Please consult with the sellers prior to closing to secure guidance on activating the equipment and confirming it is fully operational prior to closing.

If this home is over five years of age (or has been heavily utilized) and has a wood burning fireplace, it is prudent to have a qualified expert (Chimney Sweep) inspect the entire fireplace including but not limited to the interior of the flue to determine the integrity of the flue piping, drafting capability, fire clearance separation and whether or not the chimney and or flue pipe is in need of cleaning. Please note that in the vast majority if not all cases it is not possible to physically access and determine the structural support methods and integrity thereof of the support methods particularly where masonry chimneys are bearing on structural lumber. In almost all cases the fireplace is well away from the access opening and/or vantage point of the inspection. With tall chimney stacks and particularly those constructed of masonry you are advised to contact a qualified contractor to crawl through the attic area to physically inspect the structural support conditions prior to closing.

Porches, Balconies, Decks & Carports:

It is particularly important to understand that it is not possible to determine the effectiveness of any moisture membrane and/or associated flashing details on an exterior balcony or deck system that is attached directly to the structure. That can only be determined by forensic evaluation which often times includes and requires the approval of the seller for the expert to perform a flood test.

Please note that the inspection of masonry veneer where veneer passes through vertically or is stacked on the roof at a porch to building connection is specifically limited to viewing the masonry veneer for signs of structural movement (cracking of masonry joints,

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ADDITIONAL INFORMATION: (continued)

separation of masonry to building trim boards etc.) There are often deficient support techniques that were not properly implemented during the course of the original construction and these in almost every instance cannot be reasonably determined without forensic review (utilizing a borescope camera to look up and into enclosed ceiling or attic areas). For such forensic investigation you are advised to contact a structural engineer that may have the equipment and offer that service. We Do Not Perform Inspections on Fences and Gates unless they are directly affecting the structural integrity of the home structure or a component of the home structure. If a comment about fences or gates are desired, then it must be specifically communicated to the home inspector performing the inspection.

Service Entrance & Panels :

Please note that I do not determine the service capacity, perform voltage drop calculations, determine the accuracy of breaker labeling or insurability of the property with respect to the electrical service installed. These services are specifically outside the scope of the inspection.

All repair needs should be fully evaluated and corrected by a licensed electrical contractor prior to closing. Electrical repairs can be very dangerous and should only be undertaken by licensed contractors!

Branch Circuits, Connected Devices & Fixtures :

I recommend installing carbon monoxide alarms throughout the house on any home with gas-fired appliances present OR with an attached garage. A minimum of one should be placed on each level of the home and in the immediate proximity of each bedroom. Aluminum wiring a contentious product and if noted in the structure as present should be further evaluated by a licensed electrical contractor.

Confirm proper operation and fresh batteries on all smoke detectors prior to moving in. This is a fire & life safety concern! Smoke alarms older than eight years +/- should be replaced as they have reached their industry-standard useful life span.

All repair needs should be fully evaluated and corrected by a licensed electrical contractor prior to closing. Electrical repairs can be very dangerous and should only be undertaken by licensed contractors! Ground Fault Circuit Interrupters and Arc Fault Circuit Interrupters and newer type electrical safety devices that are now required in newer homes. Homes older than 2003 may not have these devices installed but the home inspection per TREC Standards of Practices are required to mark as Deficient the absence or lack thereof. For more information on Ground Fault Circuit Interrupters and Arc Fault Circuit Interrupters please visit www.cpssc.gov or consult a licensed electrical contractor.

Heating Equipment:

If the mechanical equipment in this home does not have documented history of regular cleaning and maintenance, you are advised to have a complete evaluation and service by a licensed HVAC technician prior to completing this transaction. Please contact sellers to secure documentation in their possession.

Please note that the performance test of Heating systems during summer temperatures are very limited in duration. The test is only run for a couple of minutes to confirm that the heating source and equipment does fire up when placed in demand. If the unit is a heat pump, and is over 70 degrees F outside, it is only tested in the emergency mode only.

I do not warrant the future performance of heating equipment or provide estimates on remaining service life. This is specifically outside the scope of state inspection standards.

All repair needs identified in the inspection report should be fully evaluated and corrected by a licensed HVAC contractor prior to closing. HVAC repairs can be dangerous and complex and should only be undertaken by licensed contractors!

Cooling Equipment:

If safety overflow pans are found currently holding water (indicating repair needs on the evaporator coil or drain line) or equipment appears to be experiencing a malfunction or distress, please note that I do not performance test the equipment out of concern of causing additional damage.

If the informational comment section above indicates a limited inspection due to concerns noted above or if outdoor temperatures are below 60 overnight or at the time of inspection, please note that you are advised to have a qualified HVAC technician perform a full evaluation on the equipment prior to closing.

If the mechanical equipment in this home does not have documented history of regular cleaning and maintenance, you are advised to have a complete evaluation and service by a licensed HVAC technician prior to completing this transaction. Please contact sellers to secure documentation in their possession.

I do not warrant the future performance of cooling equipment or provide estimates on remaining service life. This is specifically outside the scope of state inspection standards.

All repair needs identified in the inspection report should be fully evaluated and corrected by a licensed HVAC contractor prior to closing. HVAC repairs can be dangerous and complex and should only be undertaken by licensed contractors!

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ADDITIONAL INFORMATION: (continued)

It is strongly advised that all HVAC systems be on a periodic maintenance program with a licensed HVAC company for proper operation of the system year round.

Duct System, Chases & Vents:

Air Quality concerns (mold, allergens, airborne pathogens etc.): Please note that I specifically EXCLUDE and do not inspect, evaluate or report on any such environmental concerns that may exist within the building or on the property. These concerns are outside the scope of the Texas Real Estate Commission inspection standards of practice. If you have concerns regarding any environmental issues, you are advised to contact an air quality specialist for a full evaluation prior to closing.

The inspection of the entire ducting system is limited specifically to ducting connections that are visually and physically accessible at the Plenum connections as it is not safe or possible for me to walk out into insulated areas of the attic to inspect connections on ducting. Be advised homes undergoing an energy audit have a high potential to fail due to poor ducting connections resulting in air loss. Those conditions cannot be determined by a traditional real estate inspection such as this and require specialized skill and expensive equipment to determine. To secure a complete evaluation of the performance of the ducting system, please contact a local Energy Inspector that can perform this evaluation.

Water Supply System :

Please note I do not inspect for nor report on potential issues on plastic piping water supply systems such as KITEC. In many instances, it is extremely difficult or impossible to determine in the course of a visual inspection if plastic piping has been installed. If this home has been built within the last 10 years, it is possible a plastic pipe product has been installed in the home. I recommend to contact a licensed master plumber to perform an evaluation on the water supply piping as they are equipped with special knowledge and experience and can determine if this home has piping materials considered at risk for failure.

I do not operate (turn ON or OFF) any Main, branch or shutoff valves during the course of inspection unless there is an emergency condition that was detected during the course of my inspection. The sellers maintain the full responsibility to have the water supply system including the water heater and any gas supply feeds fully operational at the time of inspection.

I do not inspect or report on Water softening equipment or Water Wells. These are specifically outside the scope of inspection standards. Contact appropriate specialists for these inspections prior to closing.

Drains, Wastes & Vents:

If there are indicators of foundation movement noted in the Foundation section of this report, or if this home is suspected to be cast-iron drainage piping, you are advised to contact a licensed plumbing contractor for further evaluation which may include hydrostatic and/or camera inspection to determine the integrity of the subterranean drainage system.

Please note that I do not operate washing machine connections or test the integrity or functionality of safety pan drain and/or overflow connections at water heaters, laundry equipment or bathroom locations. These tests are outside the scope of state inspection standards and should be evaluated by a licensed plumbing contractor.

I do not perform forensic flood testing of bathtubs or showers to confirm the integrity of the shower pan and/or drain to shower pan connection. These tests are outside the scope of state inspection standards and should be evaluated by a licensed plumbing contractor.

I do not inspect or report on Septic systems, sewage ejector pumps or lift stations. These are outside the scope of inspection standards and should be evaluated by a licensed Septic contractor and or licensed plumbing contractor.

Water Heating Equipment:

I do not physically operate the temperature and pressure relief valve on units estimated to be older than five years of age due to concerns that the test valve will not reset and fully shut off. It is a common occurrence that older valves will continue to drip and eventually drain the entire unit because they cannot be reset.

I do not warrant the future performance of water heating equipment or provide estimates on remaining service life. This is specifically outside the scope of state inspection standards.

I recommend evaluation by a licensed plumbing contractor on any water heater unit over the age of 10 years as often times these have not been maintained properly (flushed out) and may be in need of servicing.

Hydro Massage Therapy Equipment:

I do not test ground fault protection on pump motors unless I can physically access the pump motor connection in the event the ground fault reset button is located in the concealed area.

Environmental testing of hydrotherapy tubs is beyond the scope of inspection. Certain health concerns directly linked to bacterial growth in distribution lines of the equipment appear to be a causative factor. You may wish to consider consulting an environmental contractor or seeking guidance off of the Internet on appropriate measures to thoroughly clean the equipment and all supply lines prior to use.

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ADDITIONAL INFORMATION: (continued)

Appliances:

Only the appliances that are built into the home that convey with the home are inspected and only a visual inspection with function test are performed. Dishwasher, Disposer unit, Range Hood, Oven/Range unit, Microwave, Mechanical Exhaust Vents and Bathroom Heaters, Garage Door Operators, Dryer Exhaust vents only. We do not inspect Washers and Dryer units, Refrigerators or Freezers or Chillers or Water softening or Water filtering appliances that are installed at the time of the inspection. We do not move or disconnect appliances. We do try to look at or behind appliances if in doing so we do not cause harm to us or the appliance. All appliances are limited in the fact that they are built in.

All repair needs identified in the inspection report should be fully evaluated and corrected by a licensed or certified appliance contractor prior to closing. Appliance repairs can be dangerous and complex and should only be undertaken by licensed or certified contractors! We Do Not Perform inspections on or are required to perform inspections on Outdoor Cooking Equipment of any type whether built in or free standing type unless specifically requested to and only then. If requested to inspect Outdoor Cooking equipment it will be a limited visual inspection and perhaps will have a separate fee added.

Gas System:

We do not perform leak pressure, manometer or soap tests on the gas system. This is beyond our expertise and outside the scope of our inspection, and any test should be performed by a licensed plumber or licensed gas technician or contractor. Only a visual inspection of accessible gas lines and shut off valves as related to gas appliances are inspected. All repair needs concerning gas appliances identified in the inspection report should be fully evaluated and corrected by a licensed contractor prior to closing. Gas line or system repairs can be dangerous and complex and should only be undertaken by licensed contractors!

Lawn Irrigation System:

Please note that the inspection of the irrigation system is done entirely in the manual mode and is visual only. We do not test functionality of the system on Automatic or Program modes. We do not perform any excavation of spray heads, valves, piping or wiring.

Optional Systems:

Please note that unless the inspection agreement specifically designates, We are inspecting an optional system for an additional fee it is understood that the optional system has not been inspected and is outside the scope of our inspection agreement with you. Please contact the appropriate specialists if you wish to have these items inspected.

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I. STRUCTURAL SYSTEMS**☒☐☐☐ A. Foundations**

Type of Foundation(s):

Comments: The property has a slab on grade concrete monolithic foundation. A visual inspection was performed on all sides of the foundation. The inspection of the interior floors for measuring the elevation and levelness of the structure and garage area was limited due to stored items, wall coverings and furniture.

A visual inspection was performed on all sides of the foundation. The foundation was measured with a Technidea Zip Level and was found to be within the allowable parameters for deflection across the horizontal floor surface of the foundation using the IRC R301.7.

The foundation was found to be performing the function intended and is supporting the structure adequately at this time.

☒☐☐☒ B. Grading and Drainage

Comments: The gutter downspouts are draining too close to the foundation, recommend installing splash blocks to divert runoff away from the foundation walls.

There is a dent in the gutter trough at the front lower eave.

All other visible components were found to be in satisfactory condition at the time of the inspection.



Added new downspouts

☒☐☐☒ C. Roof Covering Materials

Types of Roof Covering: Metal and Asphalt Composition Shingle

Viewed from: On roof

Comments: There is significant damage and deterioration to the shingles throughout the roof cover.

Recommend contacting a certified roofing contractor to make repairs to the roof and to further evaluate the roof.

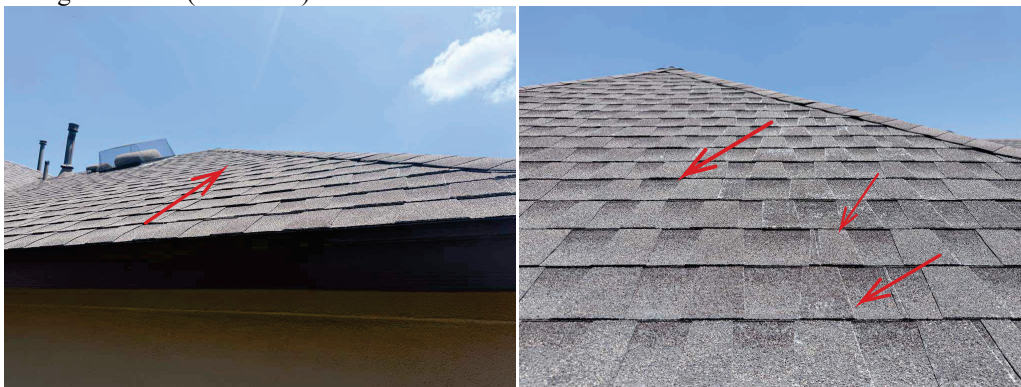


Replaced the roof

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C. Roof Covering Materials (continued)



Replaced the roof

☒☐☐☒ D. Roof Structures and Attics

Viewed from: From the attic access

Approximate Average Depth of Insulation: 12-14

Comments: The inspection of the attic area was limited due to limited access.

The upstairs pulldown ladder should be insulated at the attic side to prevent heating and cooling loss.

All other visible components were found to be in satisfactory condition at the time of the inspection.



☒☐☐☒ E. Walls(Interior)

Comments: The inspection of the interior walls of the structure and garage area was limited due to stored items, wall coverings and furniture.

There is deterioration of the baseboard molding at the master bedroom rear wall.

Theres deterioration and damage to the wall trim at the upstairs northside middle bedroom.



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☒☐☐☒ E. Walls (Exterior)

Comments: There is deterioration of the trim board at the fascia trim rear lower eave.
There is deterioration of the trim board at the upper chimney wall.
There are breaks in the masonry veneer mortar joints at the front garage door wall.
All other visible components were found to be in satisfactory condition at the time of the inspection.



Type Stucco, Stone, Wood and Cement Fiber

☒☐☐☒ F. Ceilings and Floors

Comments: The inspection of the interior walls structure and garage area was limited due to stored items, wall coverings and furniture.
There are loose flooring material at the middle stairway landing area.
All other visible components were found to be in satisfactory condition at the time of the inspection.



☒☐☐☒ G. Interior Doors

Comments: The doorstops for the upstairs bedroom doors are missing.
All other visible components were found to be in satisfactory condition at the time of the inspection

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☒☐☐☒ G. Exterior Doors

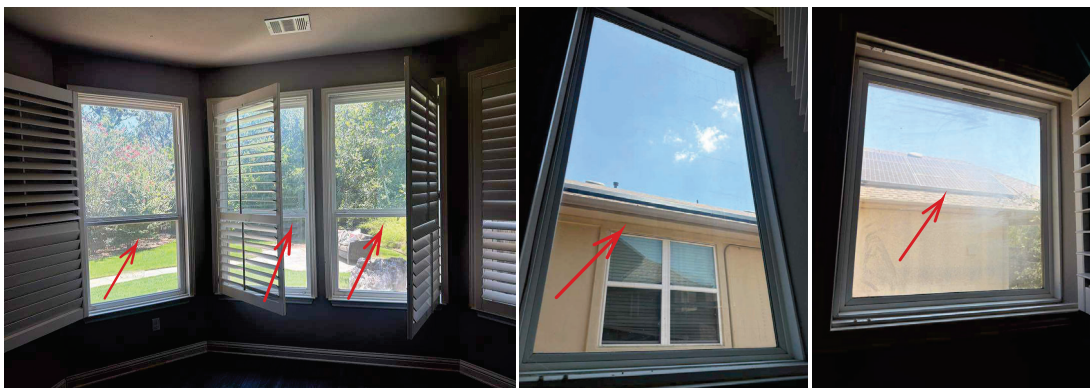
Comments: For proper fire rating of the garage to living area door it is now required that self closing hinges be installed
All other visible components were found to be in satisfactory condition at the time of the inspection

☒☐☐☒ G. Garage Doors

Comments: The garage door lock should be removed or disabled when there is a door opener unit installed.
All other visible components were found to be in satisfactory condition at the time of the inspection

**☒☐☐☒ H. Windows**

Comments: The inspection of the windows was limited due to window coverings and stored items.
There are three windows at the master bedroom bay wall that have lost the thermal seal and moisture has penetrated between the glass panes.
The window at the stairwell area has lost the thermal seal and moisture has penetrated between the glass panes.
The far right window at the upstairs living room area had lost the thermal seal and moisture has penetrated between the glass panes.
The window screens were not installed at the time of the inspection.
All other visible components were found to be in satisfactory condition at the time of inspection.



Type(s) Composite Frame Double Pane

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

Comments: All visible components were found to be in satisfactory condition at the time of the inspection.

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

Comments: There is a buildup of soot and carbon residue in the flue.
It is recommended that a C clamp be installed on the flue damper to keep the flue from completely closing.
Recommend having the flue cleaned and evaluated before further use.



Had chimney flue cleaned

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

Comments: All visible components were found to be in satisfactory condition at the time of the inspection.

☐ ☐ ☒ ☐ **L. Other**

Comments:

Note: The electrical system inspection is limited to a visual inspection only. The inspection of the electrical system is based upon the TREC Standards Of Practice current residential building codes. This inspection is not, nor intended to be, a code enforcement inspection. A function check only was performed on the accessible electrical components of this structure. For a more thorough inspection of the electrical system it is recommended that a licensed electrical contractor be consulted.

Inspection of outlets, switches and accessory connections was limited due to concealment. The accessible outlets for this structure were tested with a standard outlet tester rated at 125 volts and a standard voltage ampere gauge for 250 volts for large appliance outlets.

II. ELECTRICAL SYSTEMS

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

Comments: All visible components were found to be in satisfactory condition at the time of the inspection.

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

I NI NP D

☒ ☐ ☐ ☐ **A. Main Electrical Panel**

Comments: The main panel is located at the SE corner and is supplied with a 125amp main disconnect. All visible components were found to be in satisfactory condition at the time of the inspection.



Type of Wiring: Copper and Aluminum Service Feed

Type of Ground: Slab Rod and Gas Pipe Bond

AC unit 1 Breaker Size Installed: 30amp AC unit 2 Breaker Size Installed: Na AC unit 3 Breaker Size Installed: Na

☒ ☐ ☐ ☐ **A. Sub Electrical Panel**

Comments: The sub panel is located at the interior wall of the garage. All visible components were found to be in satisfactory condition at the time of the inspection.



Type of Wiring: Copper and Aluminum Service Feed

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

Type of Wiring: Copper

Comments: All visible components were found to be in satisfactory condition at the time of the inspection.

☒ ☐ ☐ ☐ **B. Outlets and Switches:**

Comments: Inspection of outlets, switches and accessory connections was limited due to concealment. All visible components were found to be in satisfactory condition at the time of the inspection.

☒ ☐ ☐ ☒ **B. Arc Fault Circuit Interrupters:**

Comments: There are an inadequate number of AFCI breakers installed for this structure. The electrical has updated over the years therefore AFCI safety devices are required or are required in more locations for this structure. It is the requirement and the obligation of this inspector and inspection to mark this as Deficient. It is recommended that a licensed electrical contractor be consulted for installing AFCI devices for this structure.

☒ ☐ ☐ ☒ **B. Ground Fault Circuit Interrupters:**

Comments: It is now required that the 240 volt outlet circuit for the laundry area be protected by a GFCI device. It is now required that the breaker for the dishwasher appliance be a GFCI type device. All other visible components were found to be in satisfactory condition at the time of the inspection.

Note: The NEC code rules TREC Standards of Practice rules have changed since this structure was built and GFCI devices are now required in more locations. In order to install additional GFCI devices for this structure it is recommended that a licensed electrical contractor be consulted.

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

I NI NP D

B. Ground Fault Circuit Interrupters: (continued)

For more information on Ground Fault Circuit Interruption devices please visit
www.cpssc.gov

☒ ☐ ☐ ☐ **B. Electrical Fixtures:**

Comments: All visible components were found to be in satisfactory condition at the time of the inspection.

☒ ☐ ☐ ☒ **B. Smoke Alarms**

Comments: It is recommended that carbon monoxide detection devices be installed for this structure. **Added Carbon Monoxide**
 All other visible components were found to be in satisfactory condition at the time of the inspection.

☐ ☐ ☒ ☐ **C. Other**

Comments:

(Note: The HVAC system inspection is limited to a visual inspection only. The inspection of the HVAC system is based upon the TREC Standards Of Practice and current residential building codes. This inspection is not, nor intended to be a, code enforcement inspection. A function check only was performed on the accessible HVAC components of this structure. For a more thorough inspection of the HVAC system it is recommended that a licensed HVAC contractor be consulted.)

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS☒ ☐ ☐ ☐ **A. Heating Equipment**

Type of Systems: Zoned Forced Air

Energy Sources: Gas

Comments: The heating equipment for this structure is a Carrier model gas furnace installed in the attic area.
 All visible components were found to be in satisfactory condition at the time of the inspection.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Zoned A/C

Had HVAC serviced so that it is cooling properly

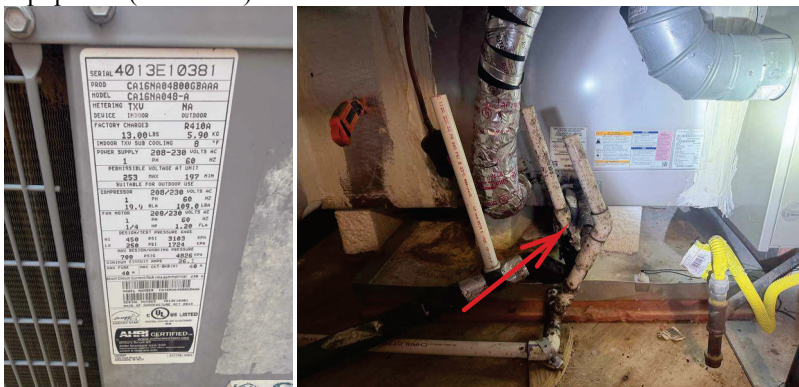
Comments: The cooling equipment for this structure is a Carrier model A/C unit.

There is a buildup of dirt and stains at the unit in the attic area.

The AC unit was not cooling properly at the time of the inspection. The temperature differential measured for the A/C unit was not within the accepted range for a proper functioning system.

Recommend contacting a licensed HVAC contractor to address these issues and to further evaluate.

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

I NI NP D**B. Cooling Equipment (continued)**

Temperature Differential Measured from the Supply Air Vents versus the Return Air Vents.

(Note: A normal operating range for the temperature differential should be between 15 to 22 degrees F difference)

Unit 1 Supply Temp 62 Unit 1 Return Temp 75 Temp Difference 13

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

Comments: There is a buildup of dirt and lint at the return air vents. Recommend having cleaned.

There is a buildup of dirt and stains at the upstairs air supply vents.

The air return filter at the unit in the attic area is dirty and clogged and recommend replacing.

Based on the heavy buildup of dirt and stains at the supply vents and air return filter, it is recommended to have the HVAC system cleaned and further evaluated by a licensed HVAC contractor.



Had vents cleaned

☒☒☒☒ D. Other

Comments:

Note: The plumbing system inspection is limited to a visual inspection only. The inspection of the plumbing system is based upon the current TREC Standards Of Practice and current residential building codes. This inspection is not, nor intended to be, a code enforcement inspection. A function check only was performed on the accessible plumbing components of this structure. For a more thorough inspection of the plumbing system it is recommended that a licensed plumbing contractor be consulted.

IV. PLUMBING SYSTEMS**☒☒☒☒ A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter:

Location of main water supply valve:

Static water pressure reading:

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

I NI NP D

A. Plumbing Supply, Distribution Systems and Fixtures (continued)

Type of supply piping material:

Comments: The inspection on the plumbing supply piping material was limited to a visual inspection and to what could be seen. There was no demolition or excavating or camera scope performed on this structure to determine the plumbing supply piping material. If the plumbing supply piping material type is needed to be exactly confirmed it is recommended that a licensed plumber be contacted.

The water pressure measured for this structure was 95psi. The recommended water pressure for a residential plumbing system is 80psi maximum.

All other visible components were found to be in satisfactory condition at the time of the inspection.

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

I NI NP D

Location of water meter: Front lawn

Location of main water supply valve: Water meter area

Static water pressure reading: 95



Type of Supply Piping Material: PEX Type, Copper and PVC

☒ ☐ ☐ ☐ **A. Sinks**

Comments: The inspection of the plumbing system components of the sinks was limited due to stored items at the under cabinet areas of the sinks.

All visible components were found to be in satisfactory condition at the time of the inspection.

☒ ☐ ☐ ☒ **A. Bathtubs and Shower**

Comments: There is rust at the upstairs guest bathroom tubs at the drain scuppers.

All other visible components were found to be in satisfactory condition at the time of the inspection.



☒ ☐ ☐ ☐ **A. Commodes**

Comments: All visible components were found to be in satisfactory condition at the time of the inspection.

☒ ☐ ☐ ☐ **A. Washing Machine Connections**

Comments: All visible components were found to be in satisfactory condition at the time of the inspection.

☒ ☐ ☐ ☒ **A. Exterior Plumbing Fixtures**

Comments: The exterior hose bibs do not have back-flow prevention devices.

All other visible components were found to be in satisfactory condition at the time of the inspection.

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

I NI NP D

A. Exterior Plumbing Fixtures (continued)



☒☐☐☐ B. Drains, Wastes, and Vents

Type of drain piping material:

Comments: The inspection on the drain piping material was limited to a visual inspection and to what could be seen. There was no demolition or excavating or camera scope performed on this structure to determine the drain piping material. If the drain piping material type is needed to be exactly confirmed it is recommended that a licensed plumber be contacted. All visible components were found to be in satisfactory condition at the time of the inspection.

Type of Drain Piping Material: PVC

☒☐☐☒ C. Water Heating Equipment

Energy Sources: Gas

Capacity: 2-40 gal units

Comments: The structure supplied with 2-40 gallon gas water heaters that are installed at the upstairs attic area. There are rust stains at both water heater units, indicating previous or current possible leaks at the units. All other visible components were found to be in satisfactory condition at the time of inspection. Recommend having the water heater unit serviced and further evaluated by a licensed repair contractor.

*Had both water heaters replaced August 2026*

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

I NI NP D

C. Water Heating Equipment (continued)



Had both water heaters replaced in August of 2026

☐☐☒☐ D. Hydro-Massage Therapy Equipment

Comments:

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

Comments: All visible components were found to be in satisfactory condition at the time of the inspection.

Location of gas meter: S wall

Type of gas distribution piping material: Visible was steel pipe

☐☐☒☐ F. Other

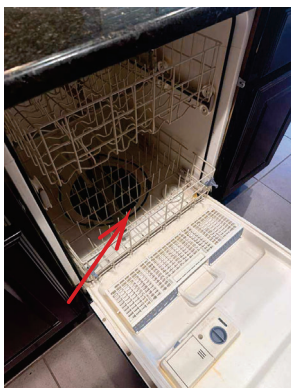
Comments:

V. APPLIANCES

☒☐☐☒ A. Dishwashers

Comments: There is rust on the racks of the dishwasher.

All other visible components were found to be in satisfactory condition at the time of the inspection.



☒☐☐☐ B. Food Waste Disposers

Comments: All visible components were found to be in satisfactory condition at the time of the inspection.

☒☐☐☒ C. Range Hood and Exhaust Systems

Had range hood cleaned

Comments: The filter is dirty/greasy.

All other visible components were found to be in satisfactory condition at the time of inspection.

☒☐☐☒ D. Ranges, Cooktops, and Ovens

Comments: There is no anti tilt device at the base of the unit.

A visual inspection only was performed on this unit due to no gas service.

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

I NI NP D

Range/Cooktop Type Gas

Oven Type Gas

Oven 1 set at 350F tested at 350

☐ ☐ ☒ ☐ **E. Microwave Ovens**

Comments:

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

Comments: All visible components were found to be in satisfactory condition at the time of inspection.

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments: All visible components were found to be in satisfactory condition at the time of the inspection.

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments: The dryer vent duct pipe is clogged with lint and should be cleaned before further use.



Had dryer vent cleaned

☐ ☐ ☒ ☐ **I. Other**

Comments:

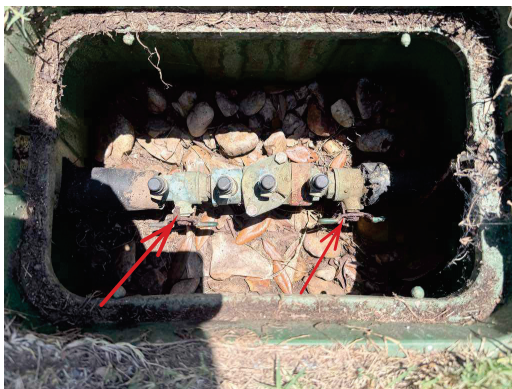
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

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

Comments: A manual function test was performed on this system. This system has 5 watering stations. The shut off handles for the backflow preventer valve are rusted on and are in need of repair. All other visible components were found to be in satisfactory condition at the time of the inspection.



☐☐☒☐ B. Swimming Pools, Spas, Hot Tubs, And Equipment

Type of Construction:

Comments:

☐☐☒☐ C. Outbuildings

Comments:

☐☐☒☐ D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:

Type of Storage Equipment:

Comments:

☐☐☒☐ E. Private Sewage Disposal Systems

Type of System:

Location of Drain Field:

Comments:

☐☐☒☐ F. Other Built-in Appliances

Comments:

☐☐☒☐ G. Other

Comments:

Summary

I. STRUCTURAL SYSTEMS

B. Grading and Drainage The gutter downspouts are draining too close to the foundation, recommend installing splash blocks to divert runoff away from the foundation walls.

There is a dent in the gutter trough at the front lower eave.

All other visible components were found to be in satisfactory condition at the time of the inspection.



C. Roof Covering Materials There is significant damage and deterioration to the shingles throughout the roof cover.

Recommend contacting a certified roofing contractor to make repairs to the roof and to further evaluate the roof.



Summary (continued)

D. Roof Structures and Attics The inspection of the attic area was limited due to limited access.

The upstairs pulldown ladder should be insulated at the attic side to prevent heating and cooling loss.

All other visible components were found to be in satisfactory condition at the time of the inspection.



E. Walls(Interior) The inspection of the interior walls of the structure and garage area was limited due to stored items, wall coverings and furniture.

There is deterioration of the baseboard molding at the master bedroom rear wall.

Theres deterioration and damage to the wall trim at the upstairs northside middle bedroom.



E. Walls (Exterior) There is deterioration of the trim board at the fascia trim rear lower eave.

There is deterioration of the trim board at the upper chimney wall.

There are breaks in the masonry veneer mortar joints at the front garage door wall.

All other visible components were found to be in satisfactory condition at the time of the inspection.



Summary (continued)

E. Walls (Exterior) (continued)



F. Ceilings and Floors The inspection of the interior walls structure and garage area was limited due to stored items, wall coverings and furniture.

There are loose flooring material at the middle stairway landing area.

All other visible components were found to be in satisfactory condition at the time of the inspection.



G. Interior Doors The doorstops for the upstairs bedroom doors are missing.

All other visible components were found to be in satisfactory condition at the time of the inspection

G. Exterior Doors For proper fire rating of the garage to living area door it is now required that self closing hinges be installed

All other visible components were found to be in satisfactory condition at the time of the inspection

G. Garage Doors The garage door lock should be removed or disabled when there is a door opener unit installed.

All other visible components were found to be in satisfactory condition at the time of the inspection



H. Windows The inspection of the windows was limited due to window coverings and stored items.

There are three windows at the master bedroom bay wall that have lost the thermal seal and moisture has penetrated between the glass panes.

The window at the stairwell area has lost the thermal seal and moisture has penetrated between the glass panes

The far right window at the upstairs living room area had lost the thermal seal and moisture has penetrated between the glass panes.

Summary (continued)

H. Windows (continued)

The window screens were not installed at the time of the inspection.

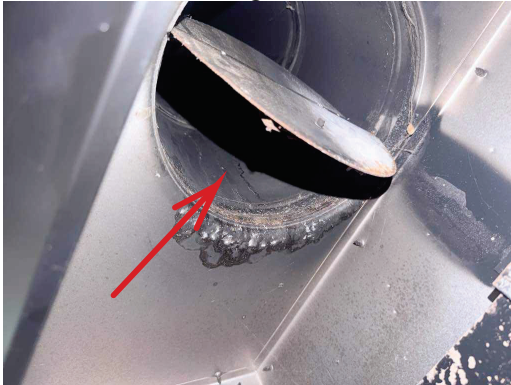
All other visible components were found to be in satisfactory condition at the time of inspection.



J. Fireplaces and Chimneys There is a buildup of soot and carbon residue in the flue.

It is recommended that a C clamp be installed on the flue damper to keep the flue from completely closing.

Recommend having the flue cleaned and evaluated before further use.



II. ELECTRICAL SYSTEMS

B. Arc Fault Circuit Interrupters: There are an inadequate number of AFCI breakers installed for this structure. The electrical has updated over the years therefore AFCI safety devices are required or are required in more locations for this structure. It is the requirement and the obligation of this inspector and inspection to mark this as Deficient. It is recommended that a licensed electrical contractor be consulted for installing AFCI devices for this structure.

B. Ground Fault Circuit Interrupters: It is now required that the 240 volt outlet circuit for the laundry area be protected by a GFCI device.

It is now required that the breaker for the dishwasher appliance be a GFCI type device.

All other visible components were found to be in satisfactory condition at the time of the inspection.

Note: The NEC code rules TREC Standards of Practice rules have changed since this structure was built and GFCI devices are now required in more locations. In order to install additional GFCI devices for this structure it is recommended that a licensed electrical contractor be consulted.

For more information on Ground Fault Circuit Interruption devices please visit

www.cpsc.gov

B. Smoke Alarms It is recommended that carbon monoxide detection devices be installed for this structure.

All other visible components were found to be in satisfactory condition at the time of the inspection.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

B. Cooling Equipment The cooling equipment for this structure is a Carrier model A/C unit.

There is a buildup of dirt and stains at the unit in the attic area.

The AC unit was not cooling properly at the time of the inspection. The temperature differential measured for the A/C unit was not within the accepted range for a proper functioning system.

Recommend contacting a licensed HVAC contractor to address these issues and to further evaluate.

Summary (continued)

B. Cooling Equipment (continued)



C. Duct Systems, Chases, and Vents There is a buildup of dirt and lint at the return air vents. Recommend having cleaned.

There is a build up a dirt and stains at the upstairs air supply vents.

The air return filter at the unit in the attic area is dirty and clogged and recommend replacing.

Based on the heavy buildup of dirt and stains at the supply vents and air return filter, it is recommended to have the HVAC system cleaned and further evaluated by a licensed HVAC contractor.



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures The inspection on the plumbing supply piping material was limited to a visual inspection and to what could be seen. There was no demolition or excavating or camera scope performed on this structure to determine the plumbing supply piping material. If the plumbing supply piping material type is needed to be exactly confirmed it is recommended that a licensed plumber be contacted.

The water pressure measured for this structure was 95psi. The recommended water pressure for a residential plumbing system is 80psi maximum.

All other visible components were found to be in satisfactory condition at the time of the inspection.

A. Bathtubs and Shower There is rust at the upstairs guest bathroom tubs at the drain scuppers.

All other visible components were found to be in satisfactory condition at the time of the inspection.



Summary (continued)

- A. Exterior Plumbing Fixtures The exterior hose bibs do not have back-flow prevention devices.
All other visible components were found to be in satisfactory condition at the time of the inspection.



- C. Water Heating Equipment The structure supplied with 2-40 gallon gas water heaters that are installed at the upstairs attic area.
There are rust stains at both water heater units, indicating previous or current possible leaks at the units.
All other visible components were found to be in satisfactory condition at the time of inspection.
Recommend having the water heater unit serviced and further evaluated by a licensed repair contractor.



Summary (continued)

V. APPLIANCES

A. Dishwashers There is rust on the racks of the dishwasher.

All other visible components were found to be in satisfactory condition at the time of the inspection.



C. Range Hood and Exhaust Systems The filter is dirty/greasy.

All other visible components were found to be in satisfactory condition at the time of inspection.

D. Ranges, Cooktops, and Ovens There is no anti tilt device at the base of the unit.

A visual inspection only was performed on this unit due to no gas service.

H. Dryer Exhaust Systems The dryer vent duct pipe is clogged with lint and should be cleaned before further use.



VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems A manual function test was performed on this system. This system has 5 watering stations.

The shut off handles for the backflow preventer valve are rusted on and are in need of repair.

All other visible components were found to be in satisfactory condition at the time of the inspection.

