AUSTIN REAL ESTATE INSPECTIONS (SPA)
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SAMPLE HOME INSPECTION

TREC 7-6 RESIDENTIAL INSPECTION

Inspector
Eaton Bates
TREC #26867
(737) 259-4413,

PROPERTY INSPECTION REPORT FORM

Name of Client	*Date of Inspection*
Address of Inspected Property	
Eaton Bates	TREC #26867
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THANK YOU FOR CHOOSING US!

Thank you for choosing us to perform your general Home Inspection. We always endeavor to do our best in providing you with the information you need to make an informed purchase decision. Once you have read the report, don't hesitate to contact us with questions about report content or home condition.

Please take a few minutes to read the following:

TREC 7-6 COMPLIANT

This report complies with the Texas Real Estate Commission (TREC) requirements for home inspection reports.

The SCOPE OF THE INSPECTION

This report is designed to identify safety issues and system and major component defects in the following: roof materials and drainage, exterior, grading and surface drainage, foundation, general structure, attic, general interior, plumbing, electrical, and HVAC. Although we endeavor to be thorough, a General Home

Inspection is not technically exhaustive, nor will it be as thorough as that of a specialist contractor (electrical, plumbing, roofing, etc.) or technician.

Non-Destructive

The inspection is non-destructive, and does not include damaging, dismantling, removing, or moving any mechanical components or personal belongings such as rugs, furniture, or boxes.

Visual only

The inspection is based on observations of the readily visible condition of the home during the time of the inspection only.

PURCHASE INCLUDES RISK

Having a General Home Inspection performed helps reduce the risk inherent in the purchase of a property. Because it is a *general* inspection, it is also a *limited* inspection and you should be diligent in following the recommendations for repair, correction, further evaluation, etc. as advised in this report. Deficiencies may exist requiring the services of a specialist such as a contractor or structural engineer. Although best efforts are made to identify hidden deficiencies according to observed evidence, such evidence is not always apparent. Invasive measures or dismantling any system or component exceeds the scope of the inspection.

You should schedule any specialist inspections in time to use the results in your negotiations with the seller. Because time constraints may exist in scheduling, make any necessary appointments as soon as possible after receiving this report. Pay attention to your contingency period (inspection objection) deadline.

Some conditions indicating a problem may only be readily visible seasonally or intermittently. Conditions sometimes exist that prevent inspection of certain systems or components. These may be environmental (such as weather-related), related to lack of utilities (gas, electricity, or water), or other. We disclaim responsibility for being unable to inspect items for reasons beyond our control or responsibility as explained in our inspection agreement.

A HOME INSPECTION DOES NOT GUARANTEE FUTURE CONDITIONS

A home inspection report describes the condition of the home at the time of the inspection only. It is not a warranty or guarantee of any future conditions, which may change at any time once the inspection is complete. The manufacturer's or contractor's warranties of certain systems or components may or may not be in effect at the time of sale. Some warranties may or may not transfer to you as the new owner. You should ask the seller and your agent about any such warranties. Warranties may be available for purchase. Read the fine print carefully to understand the terms, expiration date, and any other limitations.

IT'S NOT A CODE COMPLIANCE INSPECTION

The purpose of this report is not to identify any building code violations. This report may include descriptions of conditions that are building code violations, but this is simply because the goal of home inspections and building codes are similar: to help ensure that safe conditions exist. However, building code inspection far exceeds the scope of the General Home Inspection, and you should adjust your expectations accordingly.

THIS REPORT REFLECTS OUR OPINION

This report reflects our opinion of the home condition according what was observed by the inspector and according to our experience. Over the years, building practices, along with what has widely been

considered safe and acceptable, have changed. Different methods and materials have evolved and been combined in different ways by designers and workmen of various attitudes and abilities.

Some systems alone require years of training to understand at the contractor or engineering level. Home inspectors are trained to recognize deficiencies in a wide range of systems and components commonly found in homes, but part of this training is to understand the limitations of a General Home Inspection and when to recommend a specialist. You are encouraged to follow report recommendations.

Disclaimer

This report is limited to identification of certain, easily-identified features and conditions. It is non-invasive, limited to readily visible conditions, is not technical exhaustive, and does not include evaluating risk levels or identifying compliance with any jurisdictional or manufacturers requirements.

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

I	NI	NP	D	

INFORMATION

☐ ☐ ☐ ☐ **Inspection/Site Details**

In Attendance: Buyer Agent
Occupancy: Furnished, Occupied
Style: Multi-level
Type of Building: Single Family
Temperature (approximate): 90 Fahrenheit (F)
Weather Conditions: Cloudy, Hot, Humid

☐ ☐ ☐ ☐ **Texas Online Code Links**

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ **A. Foundations**

Foundation inspected from the exterior:
The visible portions of the foundation walls were inspected from the home exterior.

Foundation performing substantially as designed:
The home foundation appeared to be substantially performing as intended at the time of the inspection. Any observed deficiencies will be noted in this report.

Type of Foundation(s): Slab-on-grade
Point of View: Exterior
Foundation: slab, not visible- limited inspection: The home structure rested on a concrete slab, most of which was hidden beneath floor covering materials and could not be directly viewed. Inspection of the slab will be limited to observation of the floor covering materials and those portions of the slab that are exposed to view.

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Gutters & downspouts: The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.
Drainage system materials: aluminum
Subsurface Gutter Extension Incomplete: A subsurface gutter extension enters the ground but its discharge end cannot be located. The extension should be traced to verify it terminates properly and remains clear to function as designed for effective drainage away from the foundation.
Exterior left

Grading and Drainage Limitations:
Grading and drainage conditions were evaluated based on visible conditions at the time of inspection. Drainage performance can vary with rainfall, irrigation, seasonal soil conditions, and other factors. Underground drainage systems and concealed components were not evaluated unless specifically noted.

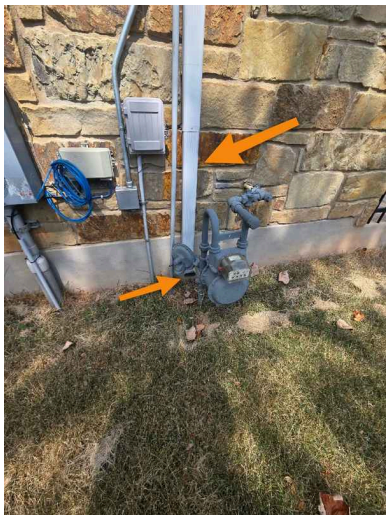
1: Grounds: neutral/negative grade
Moderate Concern

Areas of neutral or negative grading were observed at the back of the house which can direct surface runoff toward the foundation. Improve the grading and drainage as needed to direct water away from the structure and help reduce the potential for moisture-related foundation movement.

I	NI	NP	D

2: Roof drainage: downspouts, discharge to foundation
Moderate Concern

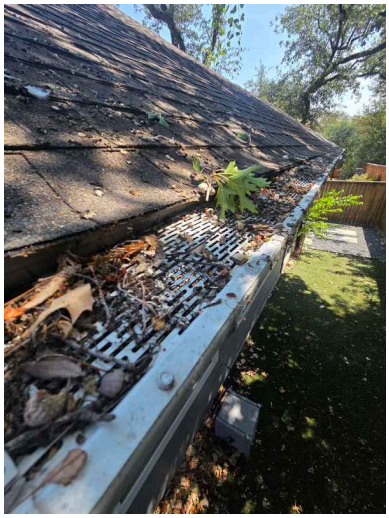
One or more downspouts discharged roof drainage next to the foundation. This condition can result in high moisture levels in soil at the foundation that can cause damage related to soil/foundation movement. Downspout extensions should be installed to discharge roof drainage away from the foundation.



3: Roof drainage: gutter debris
Moderate Concern

Debris accumulated in the gutters should be removed to encourage proper drainage and help extend the gutter lifespan.

I	NI	NP	D



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

Roof inspection vantage point: Walked the roof, Ladder, Drone

Types of roof covering material: Asphalt shingles

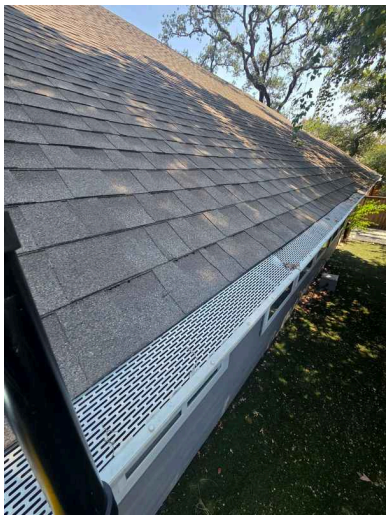
Roof Inspection Limitation:
The inspection does not determine roof insurability, insurability requirements, remaining service life, or whether an insurance carrier will require repair or replacement.

Roof Access Limited/Not Fully Walked:
The entire roof surface was not walked due to roof pitch, height, configuration, surface conditions, or other safety considerations. Accessible portions were walked where practical, and remaining areas were inspected from available vantage points. Some conditions may not be visible using these methods.

1: Asphalt shingles: deterioration, moderate

Moderate Concern

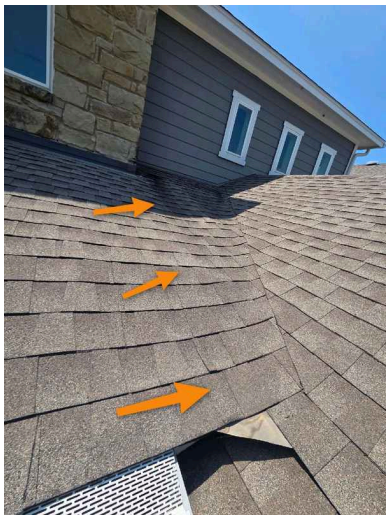
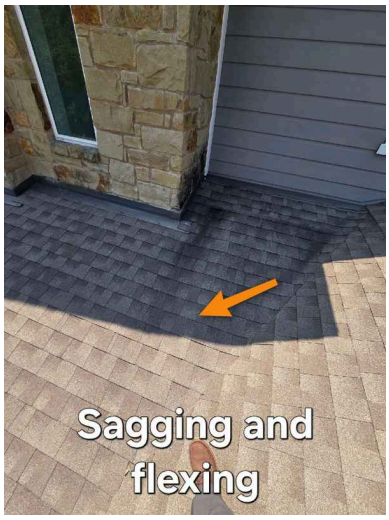
Moderate deterioration and localized damage were observed at the asphalt shingles. Have a qualified roofing contractor evaluate and repair damaged areas as needed



I	NI	NP	D

2: Soft Sagging Roof Spot
Moderate Concern
Exterior front

A soft, sagging area was discovered at the front of the roof during the walking inspection. This condition indicates possible water damage, or weakened roof decking that could lead to leaks or further deterioration. A qualified roofing contractor should evaluate the extent of the damage and recommend appropriate repairs.

3: Tree Branches Near Roof Covering
Moderate Concern
Back exterior

Tree branches are located in close proximity to the roof covering. Branches touching or overhanging the roof can damage shingles, facilitate debris accumulation, and provide pathways for pests and rodents to access the structure. A minimum 5-foot clearance between tree branches and the roof is recommended to prevent these issues and maintain proper roof integrity.

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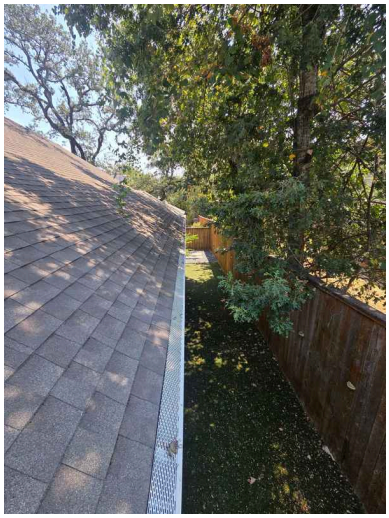
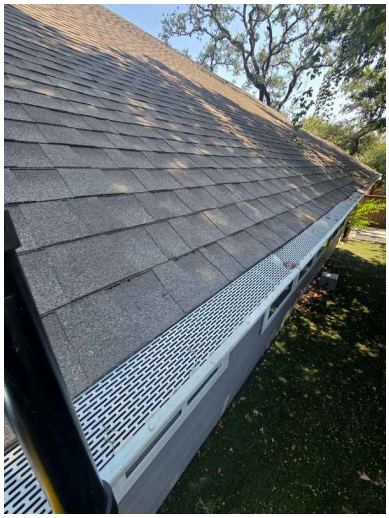
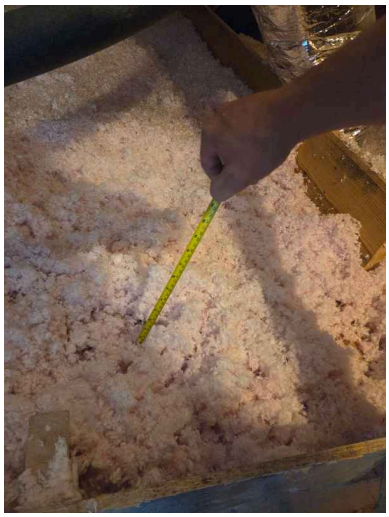
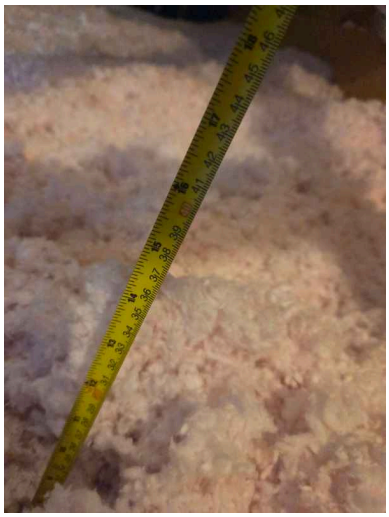
I	NI	NP	D

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

Attic vantage point: Service platform only
Attic Access Locations and Type: Pull-down Ladder, Upstairs
Attic insulation average depth: 6-12 inches

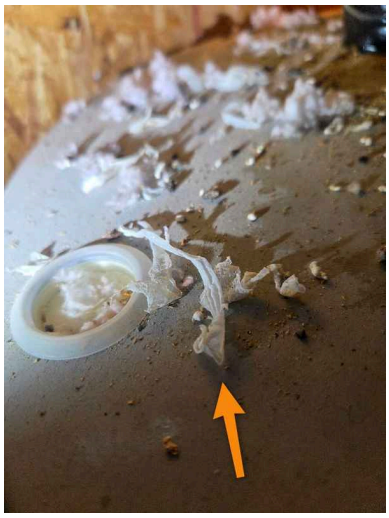
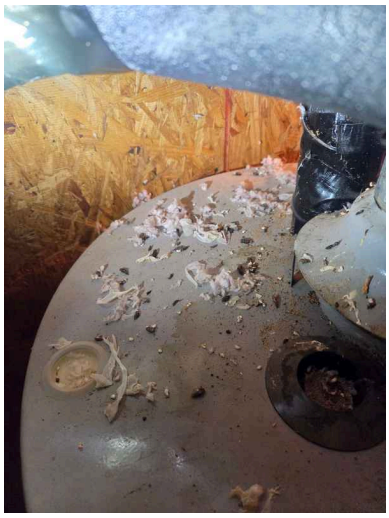



Attic/roof structure ventilation method: Roof vents, Soffit vents
Type of Attic Insulation: Blown-in fiberglass
Roof Framing Method: Conventional framing
Roof Sheathing Material: 1/2-inch oriented strand board (OSB)
Attic Access Limited :
The attic inspection was limited due to restricted access and/or lack of safe walking surfaces. Areas that could not be safely accessed were inspected from available vantage points where possible.

1: Evidence of Previous Pest Activity

I	NI	NP	D

Minor Concern
Attic
Evidence of previous pest activity was observed in the attic near the water heater during inspection. Pest activity can indicate conditions that attracted insects or rodents, such as moisture, food sources, or entry points.

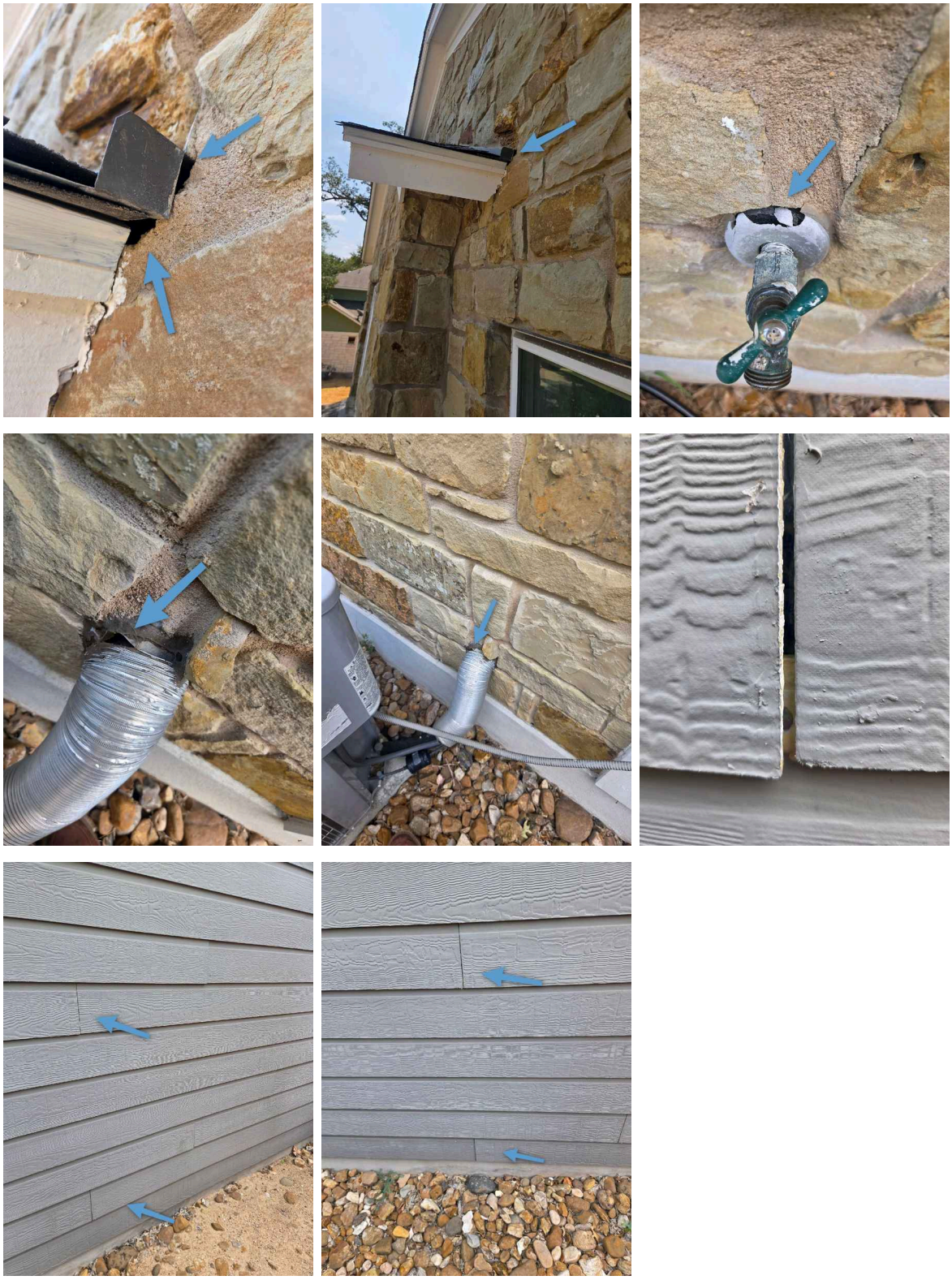



☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**
Exterior wall covering materials: Fiber-cement siding, Natural stone
Interior wall-covering materials: Tile, Drywall

1: Exterior Walls: Gaps / Openings at Penetrations
Minor Concern
Gaps or openings were observed around exterior wall penetrations. These openings can allow moisture and pest entry into the wall assembly. Seal the affected areas with an appropriate exterior-grade sealant and maintain them as needed.

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

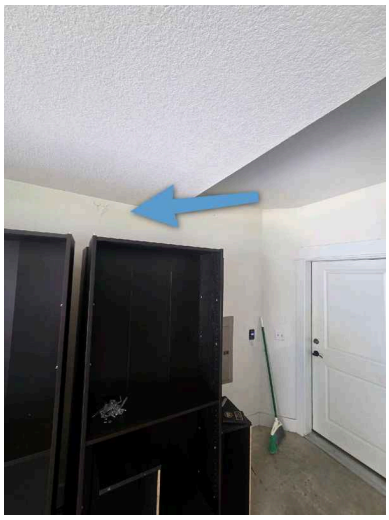
I	NI	NP	D



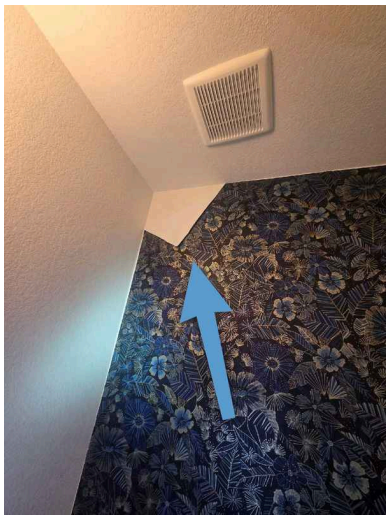
2: Interior Walls: Damage/Holes

I	NI	NP	D

Minor Concern
Garage
Damage or openings were observed in the interior wall finish. Repair the affected areas as needed to restore the wall surface and finish.

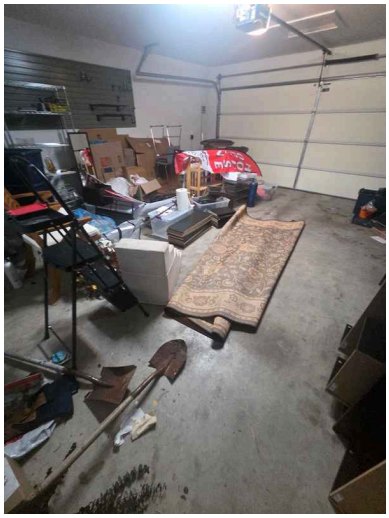


3: Peeling Wallpaper
Minor Concern
Bathroom
Wallpaper in the downstairs guest bathroom is peeling and requires repair.



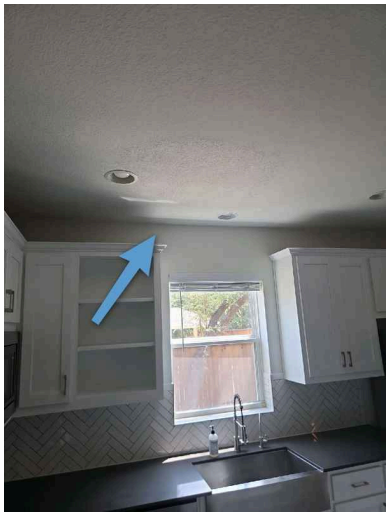
☒ ☐ ☐ ☒ **F. Ceilings and Floors**
Floor Structure Type: Slab-on-grade
Floor Covering Types: Tile, Carpet, Wood/Wood-Based
Garage floor: limited view: The occupant's belongings significantly limited the Inspector's view of the garage floor.

I	NI	NP	D



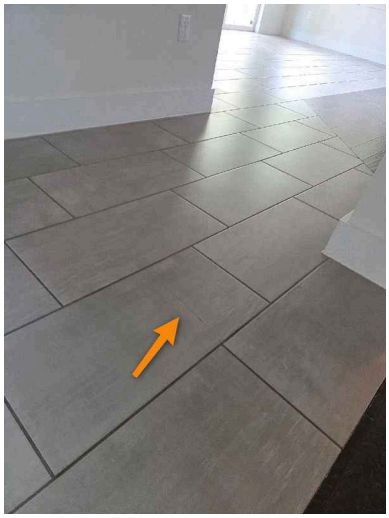
Interior Floors: Limited Visibility:
Portions of the floor surfaces were concealed by furniture, rugs, stored items or other coverings and could not be fully inspected.

1: Ceiling: patching visible
Minor Concern
Bedroom closet and kitchen
Patching was visible in the ceiling in this room.

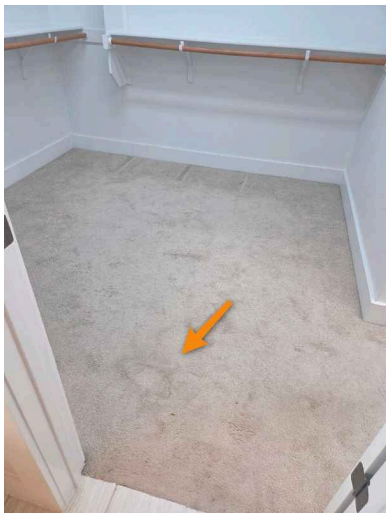


2: Floor tile: cracked
Minor Concern
Floor tiles were cracked. You should ask the seller if spare tiles are available as matching replacements. You should consult with a qualified contractor to discuss options and costs for replacement.

I	NI	NP	D



3: Carpet: damage, minor
Minor Concern
The carpet had areas of minor carpet damage.



☒ ☐ ☐ ☒ **H. Windows**
Window Frame Material: Aluminum
Window Glazing Type: Double-pane, Safety glass
Window Style(s): Single hung, Sliding, Fixed

1: Glazing: cracked pane
Moderate Concern
Front exterior
A window had a cracked pane.

I	NI	NP	D

2: Missing Window Weep Hole Cover
Minor Concern
Exterior right
The weep hole cover is missing from the window frame. Install a replacement weep hole cover to restore proper drainage protection.

☒ ☐ ☐ ☒ **I. Stairways (Interior and Exterior)**
Type of staircase: Straight

1: Int. stair guard: support post loose
Moderate Concern
At this stairway, a stair guard support post was loose and should be made secure by a qualified contractor.

I	NI	NP	D	

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

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

Interior Door Types: Hollow core, Wood panel

1: Difficult to Operate Interior Door

Minor Concern

Upstairs closet

An interior closet door on the upper floor is difficult to operate. This may indicate misalignment, binding, or mechanical issues with hinges or the door frame. Have a carpentry contractor or handyman inspect the door assembly, check alignment, and make necessary adjustments or repairs to restore smooth operation.

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

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

I	NI	NP	D	
☐	☐	☒	☐	**L. Other**

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

I	NI	NP	D

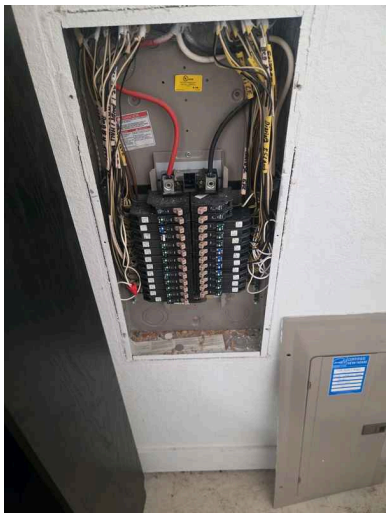
II. ELECTRICAL SYSTEMS

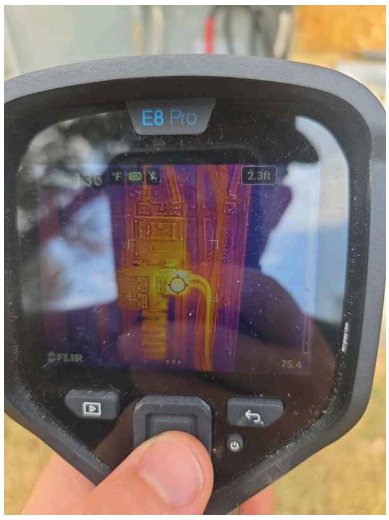
☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Service Amperage: 200 -
Service amperage indicates how much electrical capacity is available to the home. Higher-capacity services generally provide more flexibility for large electrical loads such as EV chargers, electric ranges, heat pumps, pools, workshops, or future additions. Actual capacity needs depend on the home's electrical loads.

Service Entrance Conductor Material: Aluminum -
Copper and aluminum are both commonly used for service entrance conductors. When present, aluminum service conductors are acceptable and should not be confused with older aluminum branch-circuit wiring, which has different concerns.

Service Entrance Type: Underground
Photos of electrical service :
Photos document the electrical meter, service equipment, panel labeling, breaker arrangement and sizing, and the interior of accessible main and subpanels. Deficiencies are reported separately.





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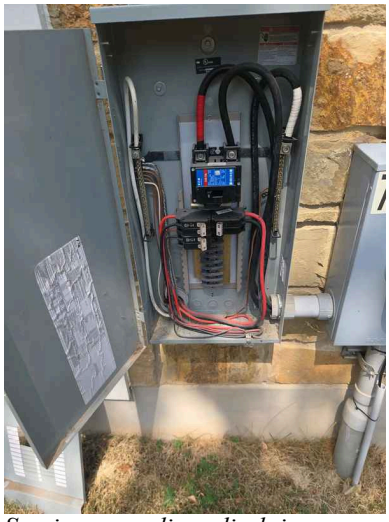


Service grounding: disclaimer:
Portions of the grounding electrode system are concealed or below grade and cannot be fully evaluated during a visual home inspection.

1: Panel enclosure: unfilled openings
Moderate Concern
Garage panel
Unfilled holes or knockouts in the garage electrical panel may allow persons to come into contact with energized electrical components, may allow insect or rodent entry, or may allow moisture intrusion that can cause corrosion of interior components that can degrade electrical connections. This condition should be corrected by a qualified electrical contractor.

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**
Branch Circuit Wiring Material: Copper -
Branch circuit conductors are the conductors that travel from your electrical panel to the outlets, devices and lights throughout the home. These can be copper, aluminum, copper-clad aluminum or a combination of these materials.

I	NI	NP	D

Ground Fault Circuit Interruption (GFCI) Protection Method: GFCI circuit breaker(s), GFCI receptacles - GFCI protection of some branch circuits was provided by this method.

Smoke & Carbon Monoxide Alarms: Present in required locations, Appeared within service life, Some detectors no response to testing -
Smoke alarms are generally required in each bedroom, outside each separate sleeping area, and on every level of the home. Carbon monoxide alarms are generally required outside sleeping areas and on each occupiable level where the home has a fuel-burning appliance or attached garage. Combination smoke/CO alarms may be used where these locations overlap. Accessible alarms were tested using their built-in test functions when practical
Branch Circuits : Limited Inspection:
Inspection was limited to visible and accessible components. Concealed wiring and connections were not evaluated.

1: Receptacle: loose
Moderate Concern

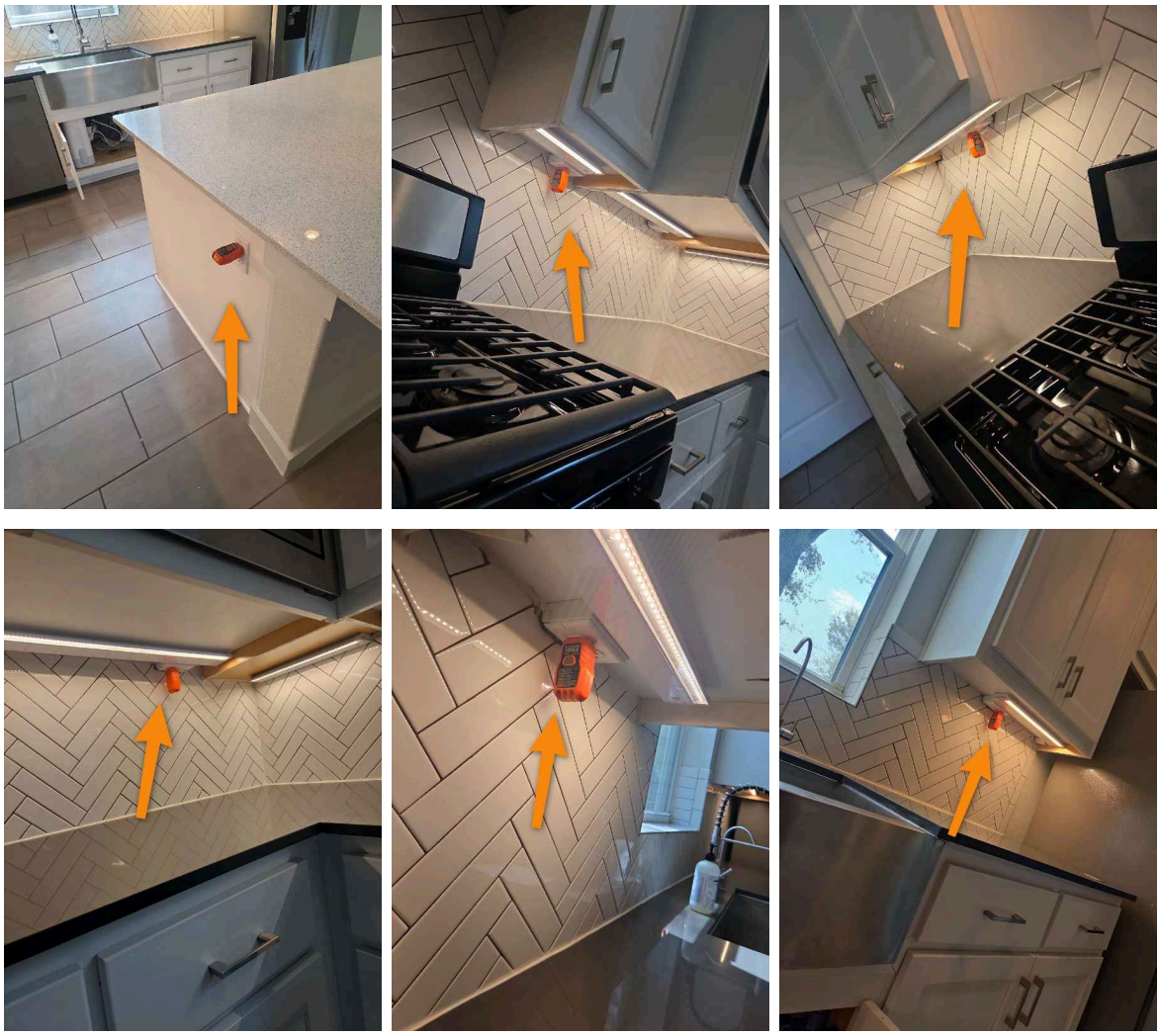
An electrical receptacle was loose and moved when a plug was inserted. Correction should be made as necessary by a qualified electrical contractor.

I	NI	NP	D

2: Receptacle: GFCI, failure to trip when tested

Moderate Concern

A ground fault circuit interrupter (GFCI) electrical receptacle in multiple locations did not trip when tested. All the GFCI receptacles should be checked and replaced as needed by a qualified electrical contractor.



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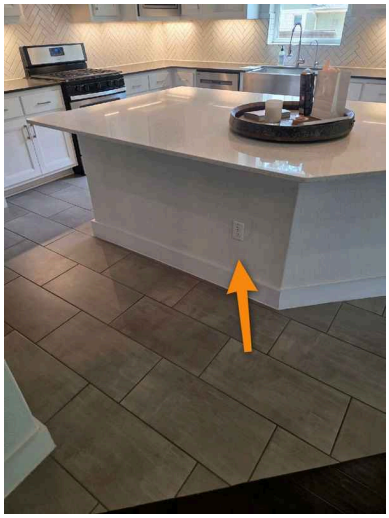
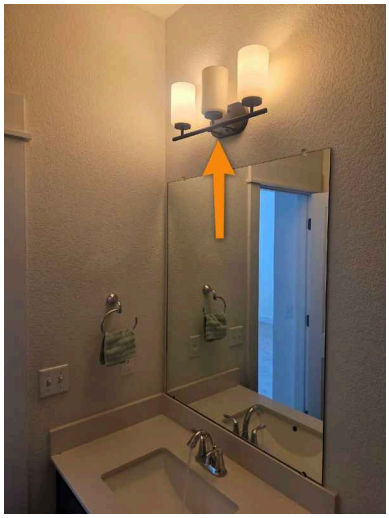


3: Wiring, exposed, not enclosed in conduit
Moderate Concern
Exterior left
Temporary wiring was exposed where it should have been enclosed within conduit. Corrections should be made as necessary by a qualified electrical contractor.

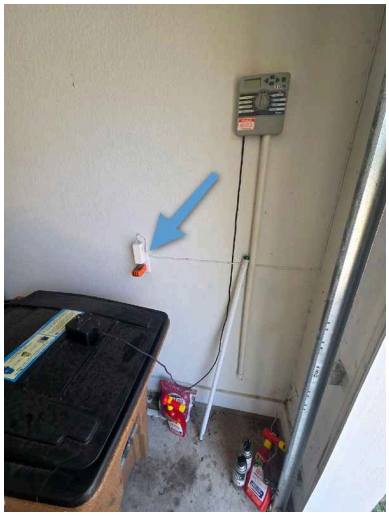
4: Bathroom: inoperable light
Minor Concern
The light over the bathroom mirror was inoperable. If the light still fails to work after the bulb is replaced, there may be a problem with the light fixture, wiring or switch, and an evaluation and any necessary work should be performed by a qualified electrical contractor.

I	NI	NP	D



5: Receptacle: exterior, hot/neutral reverse
Moderate Concern

An exterior electrical receptacle had hot and neutral wires reversed. This condition is a potential electric shock hazard and should be corrected by a qualified electrical contractor.

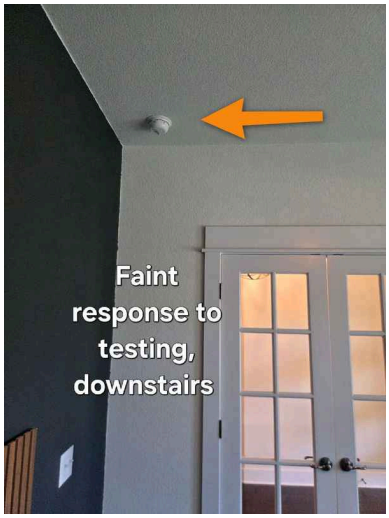


6: Smoke and Carbon Detectors Non-Responsive
Moderate Concern
Upstairs and downstairs

Smoke and carbon monoxide detectors at multiple locations showed no response or weak response when tested during inspection. This indicates the detectors may have depleted batteries, internal component failure, or are not functioning properly. All non responsive detectors should be replaced with new units and tested to ensure proper operation.

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

I	NI	NP	D



☐ ☐ ☒ ☐ **C. Other**

Comments:

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Gas-Fired Furnace Heating System: The heating system consists of a gas-fired furnace located in the attic with a thermostat set to heating mode. Temperature measurements were taken at supply and return registers throughout the house, and adequate heat was being supplied to all locations at the time of inspection.

Heating Equipment Location: Attic

Furnace date of manufacture:
The date of furnace manufacture appeared to be 2016

Type of heating system: Gas-fired forced-air furnace

Heating system energy source: Natural gas

Furnace brand: Carrier

Furnace serial number:
The serial number of the furnace was 1016X19226

Furnace data plate: photo:
The photo shows the furnace data pate or manufacturer's label

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

I	NI	NP	D

Duct Type: Insulated, Flexible duct
Furnace air filter location: Sliding panel at furnace
Furnace air filter size: 20x25

Furnace efficiency rating: Medium

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Cooling Temperature Differential:
The temperature difference between return and supply air was approximately 15°F at the time of inspection.

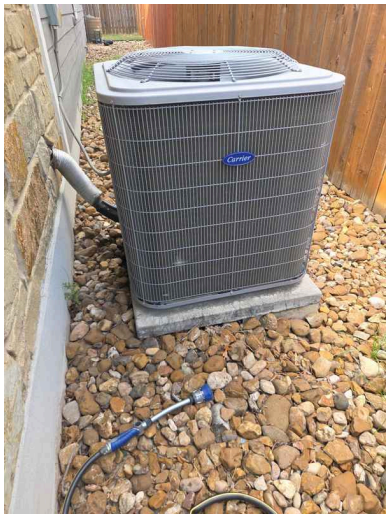
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

AC Condenser: Data Plate: Date of Manufacture:
The AC condenser date of manufacture was 2016

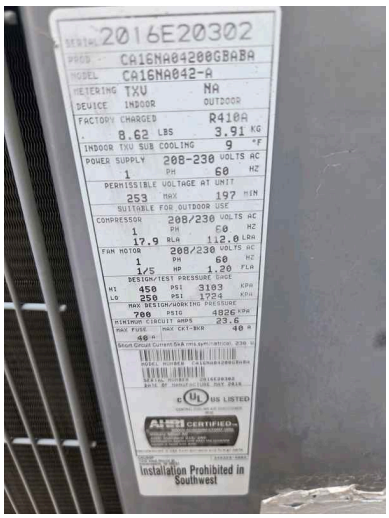
Type of Cooling Systems: Central Air Conditioner
AC Brand: Carrier

I	NI	NP	D



Refrigerant Type:
R-410A

AC Condenser: Data Plate, Photo: Information from the air-conditioner compressor unit data plate is shown in the photo.



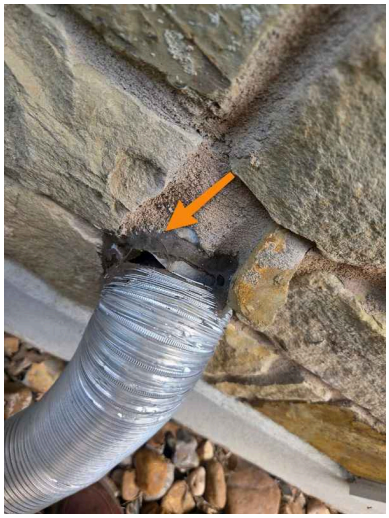
AC Condenser: Data Plate: Serial Number:
The AC compressor serial number was 2016E20302

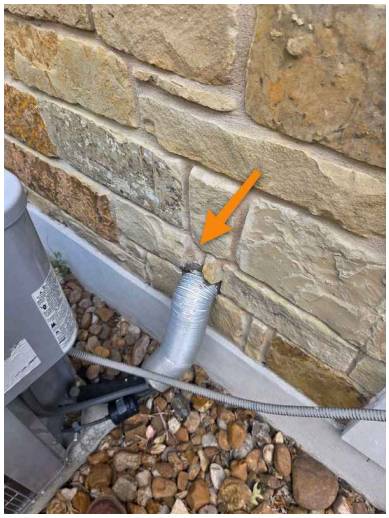
1: AC refrigerant Lines: seal wall penetration
Moderate Concern

The hole in the exterior wall-covering cut to allow penetration of air-conditioning lines should be sealed with an appropriate sealant to prevent moisture and insect entry.

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

I	NI	NP	D	





☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**
Bathroom Ventilation: Exhaust fan

☐ ☐ ☒ ☐ **D. Other**
Comments:

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Water Source: Public

Main Water Shut-off: Location :

The main water supply shut-off was located in the underground box towards the street on the right side

Water Meter: Location: underground box near the street

Static Water Pressure Reading:

Water pressure measured 47 lbs. measured at the exterior right side spigot

Observed Water Distribution Piping Material: Crosslinked polyethylene (PEX) -

Distribution piping carries water throughout the home to plumbing fixtures and appliances. Materials listed are based on visible and accessible piping.

Observed Water Service Piping Material: Copper

Toilet type(s): Conventional

Water supply pipes: most not visible: Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

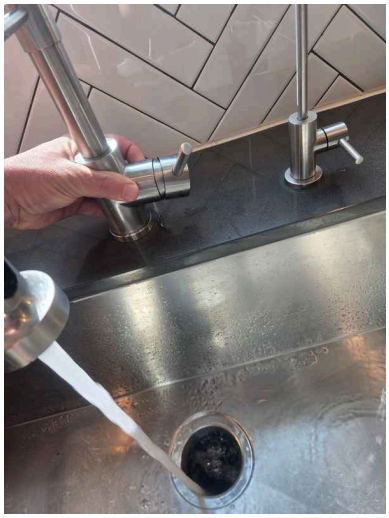
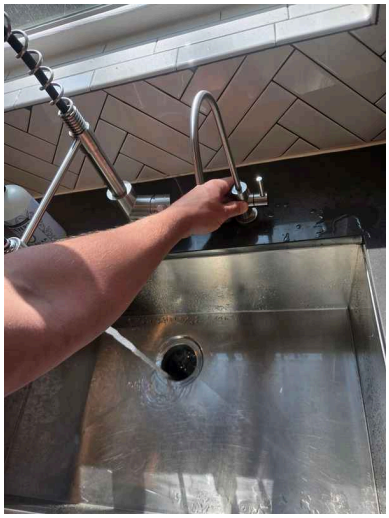
I	NI	NP	D

Water supply shut-offs, not operated:
Water supply shut-off valves for the toilets and sinks were not operated but were evaluated visually only.

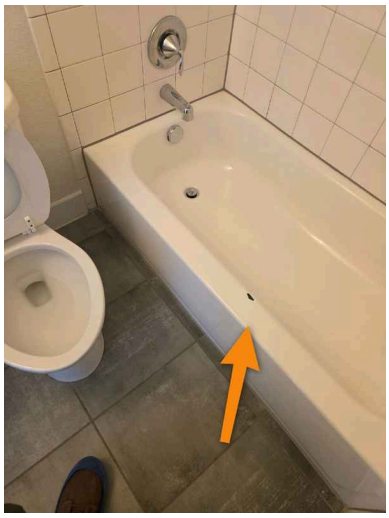
1: Shower, tub, backsplash : sealant needed
Minor Concern
Bathroom, kitchen
Sealant at the shower was old and/or had sections of missing sealant that may allow damage from moisture intrusion of the wall assembly.

2: Sink: faucet loose
Moderate Concern
The faucet of this sink was loose and should be mounted more securely.

I	NI	NP	D

3: Bathtub: damage, moderate
Moderate Concern
The bathtub in this bathroom had moderate damage.



4: Water Shut-Off Valve Inaccessible
Moderate Concern
Box near street
The main water shut-off valve is buried in dirt and cannot be easily accessed. The valve should be cleared and exposed to allow for quick emergency shutoff if needed.

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

I	NI	NP	D

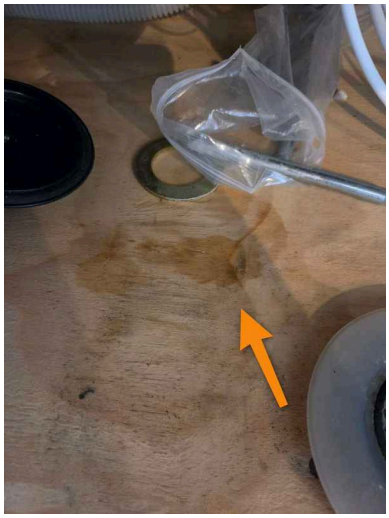
☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**

Drain, Waste, & Vent Pipe Materials: Polyvinyl Chloride (PVC)
Sewer System: Public
Type of Main Building Drain Piping Material: PVC

1: Under-sink cabinet: visible moisture damage, previous
Minor Concern
Upstairs bathrooms
The interior of an under-sink cabinet had moisture damage that was visible in materials beneath this bathroom sink. Moisture meter did not detect active moisture indicating this may have been a previous leak that has since been corrected.

I	NI	NP	D

2: Under-sink cabinet: visible moisture damage, active leak
Moderate Concern
Kitchen
The interior of an under-sink cabinet had moisture damage that was visible in materials beneath the kitchen sink. Moisture meter detected active moisture indicating this is an active leak that needs a qualified plumbing contractor to correct.



☒ ☐ ☐ ☒ **C. Water Heating Equipment**
Water Heater Type & Energy Source: Natural gas, Conventional storage tank
Water Heater Location: attic
Date of Manufacture:
The date of manufacture for this water heater appeared to be 2016

Water Heater Brand: A. O. Smith
Water Heater Tank Capacity: 50 gallons

I	NI	NP	D

Data Plate: Photo :
The photo shows the data plate of this water heater.

Photo of water heater: The photo shows the data plate of the water heater.

Serial Number:
This water heater serial number was 1619J013955

Drip pan: w/overflow OK: This water heater rested in a drip pan that had a properly-routed overflow pipe.
TPR valve: valve installed, not tested: The water heater was equipped with a temperature/pressure relief (TPR) valve (not tested).

1: Elevated Water Heater Supply Temperature
Moderate Concern
Interior
Water heater supply temperature was measured at 130°F at fixtures throughout the house during thermal imaging inspection. This temperature is excessively warm and poses potential scalding risks, particularly for children and elderly occupants. The thermostat setting should be adjusted downward to a safer temperature (typically 120°F) for both safety and energy efficiency.

I	NI	NP	D

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

Location of gas meter: Exterior left

Gas meter: photo of regulator: The photo shows the gas pressure regulator that controls the pressure under which gas is supplied to the home. Gas regulators leak small amounts of gas occasionally. If gas smell is strong and persists, contact your local gas utility provider.

Main gas shut-off location: At the gas meter

Dist. pipes: bonding OK, branch circuit: Gas pipes appeared to be adequately bonded through a branch circuit conductor.

Gas pipe distribution material (interior installation): Black steel

Type of gas: Natural gas

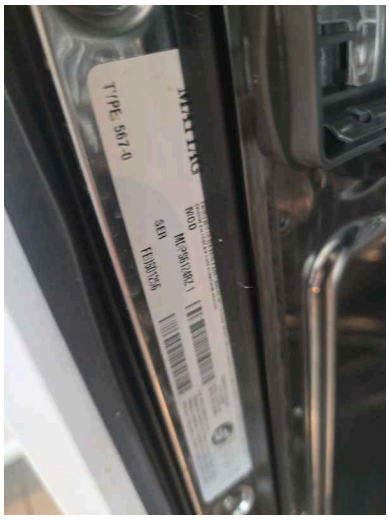
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D	

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Dishwasher Brand: Maytag



☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

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

Range hood exhaust type: Exhaust to exterior

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

I	NI	NP	D

1: Lights inoperable
Minor Concern

The range hood lights were inoperable. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If after replacing the bulb the light fixture still does not respond, the Inspector recommends service by a qualified contractor.

☒ ☐ ☐ ☐ **D. Ranges, Cooktops, and Ovens**
Range/Cooktop Brand: Whirlpool

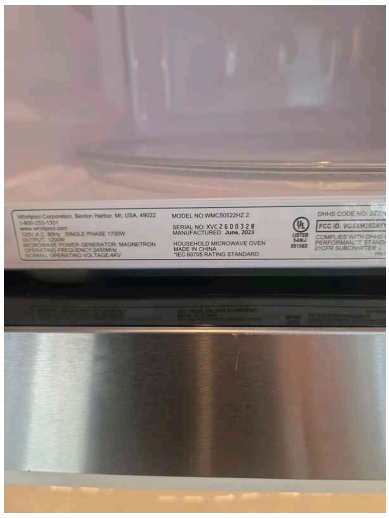
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

Range/Oven/Cooktop Type: Gas-fired range, Gas oven
Range: anti-tip installed: The range was equipped with an anti-tip device designed to prevent overturning.

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Built-in microwave oven:
The home had a built-in microwave oven.



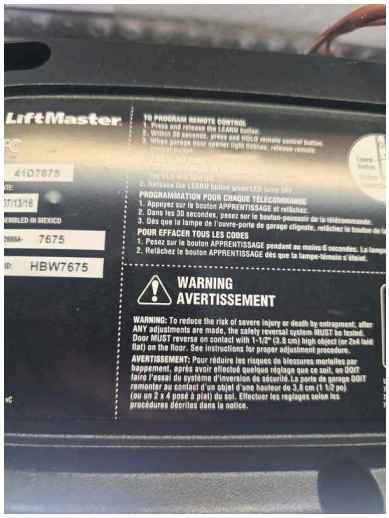
☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Garage Door Opener Type: Automatic belt drive

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

I	NI	NP	D



Number of Automatic Openers: 1

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

Dryer exhaust duct: visual inspection only:
A dryer exhaust duct connection was installed in the laundry room. The duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the duct, which is a potential fire hazard. You have the dryer exhaust duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed ducts. All work should be performed by a qualified contractor.

☐ ☐ ☒ ☐ **I. Other**

Comments:

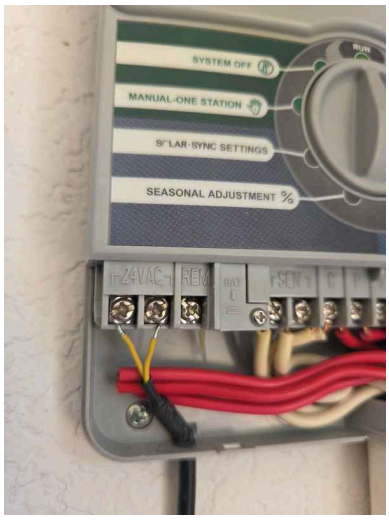
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

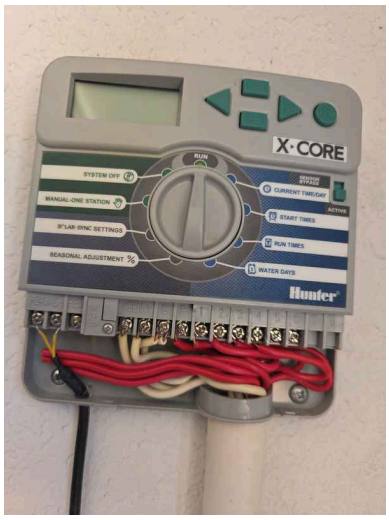
I	NI	NP	D

VI. OPTIONAL SYSTEMS

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

Landscape irrigation control panel location: Garage



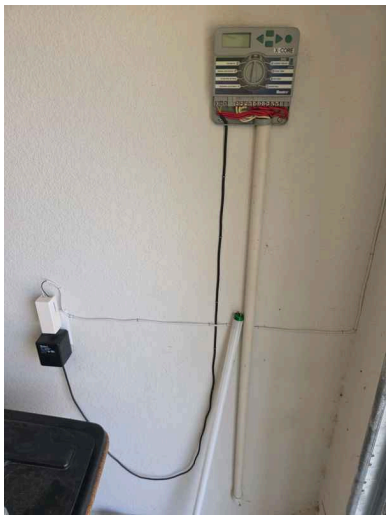


Irrigation System Controller Inoperative: The irrigation system controller failed to power on during inspection. Multiple outlet locations were tested with an extension cord without success, preventing evaluation of the sprinkler system's operation and components.

1: Landscape irrigation: operation, did not respond

Moderate Concern

The landscape irrigation (sprinkler) system did not respond to the controls and should be serviced by a qualified landscape contractor.



☐ ☐ ☐ ☐ **G. Other**