AUSTIN REAL ESTATE INSPECTIONS
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TREC 7-6 RESIDENTIAL INSPECTION

146 Gold Rush Dr
Cedar Park, TX 78613

Inspector
Eaton Bates
TREC #26867
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bateseaton@gmail.com

Agent
Angela Smith
407-820-6720
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PROPERTY INSPECTION REPORT FORM

Jeanette Test	02/20/2026 8:00 am
Name of Client	*Date of Inspection*
146 Gold Rush Dr, Cedar Park, TX 78613	
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, Buyer Agent
Occupancy: Furnished, Occupied
Style: Ranch
Temperature (approximate): 68 Fahrenheit (F)
Type of Building: Single Family
Weather Conditions: Clear, Humid
Utilities on/off: Water on, Electricity on -
Any utilities that are off during the inspection will limit the inspection of any devices requiring water, gas, or electricity.

☐ ☐ ☐ ☐ **Texas Online Code Links**

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I. STRUCTURAL SYSTEMS

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

Comments:

Exterior wall covering materials: Natural stone, Fiber-cement siding

Interior wall-covering materials: Dywall, Wood

☒ ☐ ☐ ☐ **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 designed. Any deficiencies will be noted in this report.

Type of Foundation(s): Slab-on-grade

Foundation: slab, not visible- limited inspection:

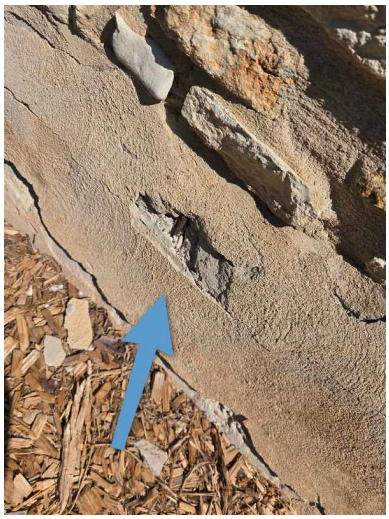
The home structure rested on a concrete slab, most of which was hidden beneath floor covering materials and could not be directly viewed. Inspection of the slab will be limited to observation of the floor covering materials and those portions of the slab that are exposed to view.

1: Concrete foundation walls: deterioration, minor, exterior

Minor Concern

Front exterior

Portions of the concrete foundation wall surfaces exposed to weather exhibited minor deterioration. Recommend qualified contractor to seal and patch to prevent further damage from moisture intrusion.



☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

Drainage system materials: seamless aluminum

Gutters & downspouts:

The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

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What is inspected?:
Inspection of the roof drainage system typically includes examination of any of the following:

- Gutters (condition and configuration);
- Downspouts & extensions (condition and configuration);
- Scuppers; and
- Overflow drains.

1: Grounds: neutral/negative grade
Moderate Concern

The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. To help reduce the risk of foundation damage, the ground should slope away from the home a minimum of 1/4-inch per foot for a distance of at least six feet from the foundation.

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.

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I	NI	NP	D

3: Roof drainage: gutters bent / damaged

Moderate Concern

The gutters were bent or damaged. This condition can result in excessively high moisture levels in soil near the foundation that can cause damage related to soil/foundation movement. Damaged gutter sections should be replaced by a qualified contractor.

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

Comments:

Roof inspection vantage point: Walked the roof, Drone

Types of roof covering material: Asphalt shingles

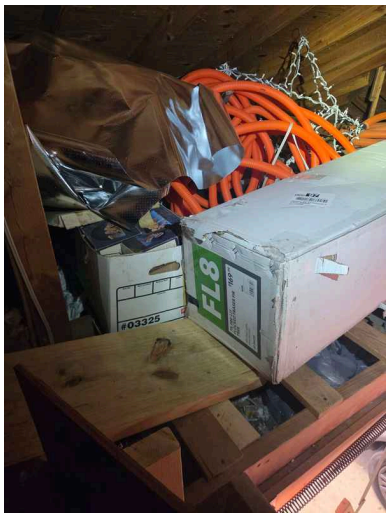
I	NI	NP	D

Asphalt shingle fastening: disclaimer :
The Inspector did not directly view the fasteners and disclaims responsibility for confirming proper fastening of the asphalt shingles. Fasteners used to asphalt connect asphalt shingles to the roof were not visible. The shingle sealant strips were fully bonded. Because a fully bonded roof is the most important factor in the wind resistance of the shingles, breaking shingle bonds to view fasteners would constitute damage to the roof. Destructive testing lies beyond the scope of the General Home Inspection. The Inspector observed no outward indication of fastener deficiencies.

Asphalt shingle installation: disclaimer:
Many different types, brands and models of asphalt shingles have been installed over the years, each with specific manufacturers installation recommendations that may or may not apply to similar-looking shingles. In addition, shingles have underlayment and fastening requirements that cannot be visually confirmed once the shingles have been installed without invasive measures that lie beyond the scope of the General Home Inspection. For this reason, the Inspector disclaims all responsibility for accurate confirmation of proper shingle roof installation. The Inspectors comments will be based on- and limited to- installation requirements common to many shingle types, brands and models, but accurate confirmation of a particular shingle roof installation, which requires research that exceeds the scope of the General Home Inspection, will require the services of a qualified roofing contractor.

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

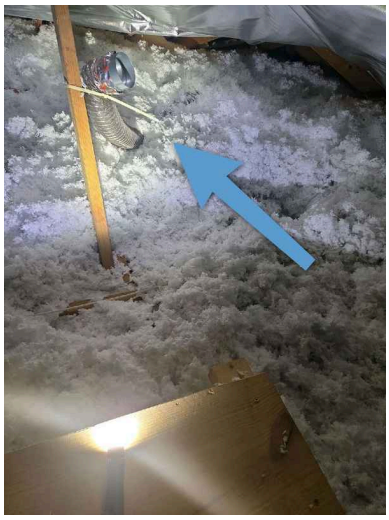
Attic insulation average depth: 15-20 inches
Attic/roof structure ventilation method: Soffit and roof vents
Attic vantage point: Attic
COMMENTS:
Roof Framing Method: Conventional framing
Roof Sheathing Material: 1/2-inch plywood
Type of Attic Insulation: Fiberglass batt, Blown-in fiberglass
Attic access: attic storage limited access:
The occupant's belongings were stored in the attic and blocked access to and view of portions of the attic. Because attics may contain potential fire or health hazards, other safety or mechanical issues, or damage, the attic should be inspected by a qualified inspector after access to the entire attic is provided. The inspection company disclaims responsibility for identifying any deficiencies that were not readily visible during inspection.

1: Attic ventilation: bathroom fan duct terminates in attic
Minor Concern

I	NI	NP	D

A bathroom exhaust vent terminated in the attic instead of at the home exterior. This condition can raise moisture vapor levels in the attic to the point at which home materials are damaged or unhealthy conditions related to mold develop. This installation may have been acceptable at the time of original construction. No problems that appeared to be related to this condition were observed however this should be corrected to prevent moisture build up in the attic.



2: Attic ventilation insufficient
Moderate Concern
Intake ventilation at the attic appeared to be insufficient. Consult with a qualified roofing contractor to discuss options and costs for improving attic ventilation to prevent excessive heat and moisture build up in the attic.

☒ ☐ ☐ ☒ **F. Ceilings and Floors**
Comments:
Floor Structure Type: Slab-on-grade
Home floor: limited view:
The inspection included condition of floor coverings only, the subfloor being hidden beneath floor coverings.

1: Fire separation: ceiling, drywall not fire-rated- older home
Moderate Concern
Garage
Garage ceilings adjoining living space were not drywalled with type X fire-rated drywall as is required by generally-accepted current standards. The home was older and type X fire-rated drywall may not have been required when the home was originally built. Homes are not required to be upgraded to meet newly-enacted standards.

2: Fire separation: ceiling, holes in ceiling, adjoining living space
Moderate Concern
The garage ceiling had holes at the time of the inspection. These holes should be repaired to provide an intact fire-resistant barrier between the garage and the adjoining living space.

3: Fire separation: ceiling, no fire-taping
Moderate Concern

Garage ceilings were drywalled, but not fire-taped. Modern building practices require that fire-taped drywall be installed on any ceiling adjoining living space for safety reasons. The Inspector recommends drywall be fire-taped to comply with modern safety requirements related to safety hazards.

4: Floor tile: cracked
Moderate Concern
Living Room

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.

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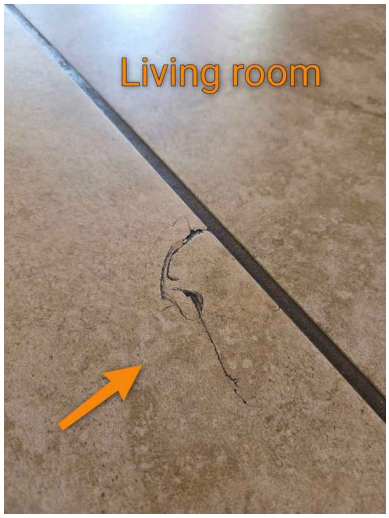

5: Garage floor: cracks, shrinkage, OK

Minor Concern

The garage floor had common shrinkage cracks. These cracks are not a structural concern.

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

Interior Door Types: Hollow core

1: Fire separation: door non-compliant

Moderate Concern

The door in the wall between the garage and the home living space did not meet modern safety standards for fire separation walls. Doors in fire separation walls must be a minimum of 1 3/8 inches thick, made of metal, or must be rated as a 20 minute fire-rated panel door.

2: Fire separation: door, no self-closing device

Moderate Concern

I	NI	NP	D

The door in the wall between the garage and the home living space did not have operable self-closing device installed as is required by modern safety standards. Self-closing doors are designed to slow the spread of fire starting in the garage and to prevent exhaust fumes from entering indoor air. An operable self-closing device should be installed by a qualified contractor.

3: Garage door to living space, not 20-minute fire-rated
Major Concern
The door between the garage and the living space was not a 20-minute fire-rated door as required by modern safety standards to slow the spread of fire from the garage into the living space. For safety reasons, consider having this door replaced with one meeting modern safety requirements by a qualified contractor.

4: Interior door: rubbed on carpet
Minor Concern
Bedroom back of house
An interior door rubbed on the carpet.

5: Interior doors: bottom gaps too small
Moderate Concern
Bedroom back of house
The gaps between the door bottoms and floor was significantly smaller than is typical. Because some rooms had no return air register, this condition may interfere with air circulation and have some effect on room temperature. Consider having an evaluation performed by a qualified HVAC contractor.

☒ ☐ ☐ ☒ **H. Windows**
Window Frame Material: Vinyl
Window Glazing Type: Double-pane
Window Style(s): Single hung

1: Condensation, (multiple)
Moderate Concern
Living Room
Condensation visible in the double-pane glazing of some windows indicated a loss of thermal integrity. You should consult with a qualified contractor to discuss the need, options, and costs for repair or replacement.

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

Comments:

Chimney flue: disclaimer:

Accurate inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the inspection report may include comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspection company recommends that you have the flue inspected by a specialist.

Wood-burning fireplace: disclaimer:

The home contained a wood-burning fireplace. It was not operated. Full inspection of wood-burning fireplaces exceeds the scope of the General Home Inspection. The inspection company recommends that before the expiration of your Inspection Objection Deadline you have this fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at http://www.csia.org/search

1: Chimney crown: cracking, moderate

Moderate Concern

Moderate cracking visible in the chimney crown should be filled with an appropriate sealant by a qualified masonry contractor to prevent worsening damage caused by moisture in the cracks expanding as it freezes.

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

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

Comments:

1: Patio concrete slab: shrinkage cracks

Minor Concern

The concrete patio slab had shrinkage cracks visible. Shrinkage cracks are common surface cracks and are not a structural concern.

☐ ☐ ☒ ☐ **L. Other**

Comments:

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II. ELECTRICAL SYSTEMS

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

Comments:

Normal temperature range observed at the time of the inspection

Normal temperature range observed at the time of the inspection

1: Service drop: clearance from trees- monitor

Moderate Concern

Front, left of garage

The overhead electrical service conductors were routed near tree branches. Although this did not appear to be a problem at the time of the inspection, as tree branches grow they may begin to contact and abrade the service conductors during windy periods.

To avoid conductor damage from abrasion, you should monitor this condition and arrange to have tree branches cut back as necessary. Work around the service conductors should be performed by a qualified personnel only.

2: Service panel: AFCI, none installed

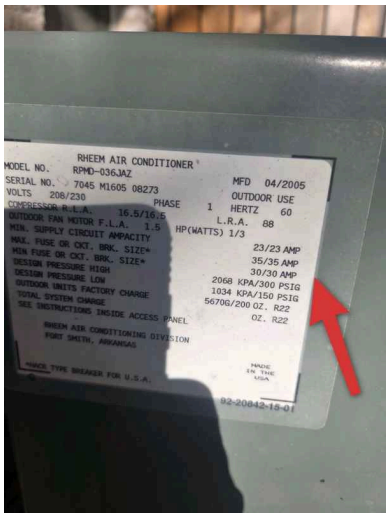
Moderate Concern

Electrical receptacles had no arc-fault circuit interrupter (AFCI) protection. AFCI protection may not have been required when the home was originally built and homes are not required to be updated to comply with newly-enacted building safety standards. Adding AFCI protection in a manner compliant with modern electrical safety standards will help reduce the potential fire danger connected with electrical arcing.

3: Service panel: breakers, over-sized

Major Concern

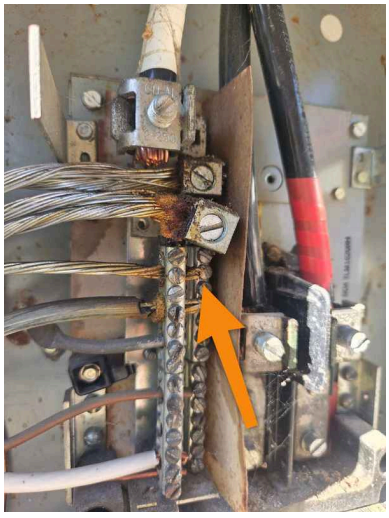
Breakers of excessive amperage (60 amps when 35 amps is called out on the air conditioning condenser label) were installed the electrical service panel. This condition is a potential fire hazard. The Inspector recommends immediate correction by a qualified electrical contractor.



4: Service panel: interior, corrosion

Moderate Concern

The interior of the electrical service panel cabinet exhibited moderate amounts of corrosion indicating some moisture intrusion. Corrosion can degrade electrical connections, a potential fire hazard. The panel should be serviced by a qualified electrical contractor.



5: Service panel: label, circuit directory, missing

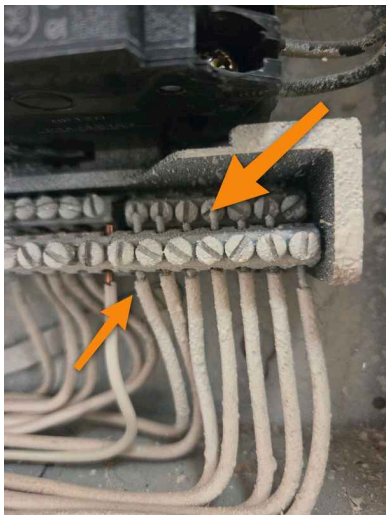
Moderate Concern

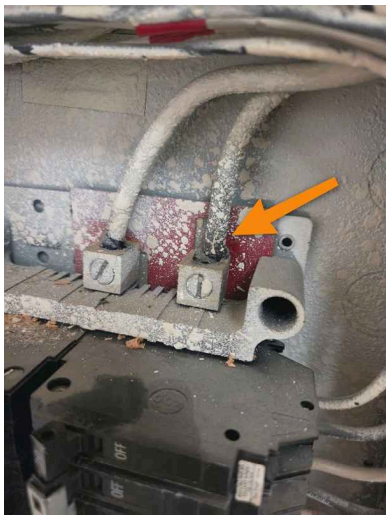
The electrical service panel circuit directory label was missing. A properly-marked circuit directory should be installed by a qualified electrical contractor so that individual circuits can be quickly identified and shut off during an emergency.

6: Sub-panel: interior, paint overspray

Moderate Concern

The interior of this electrical sub-panel was contaminated with paint overspray. This condition can deteriorate electrical connections, a potential fire hazard. The panel interior should be cleaned by a qualified electrical contractor.





7: Debris in the main panel, recommend qualified electrician to correct

Moderate Concern

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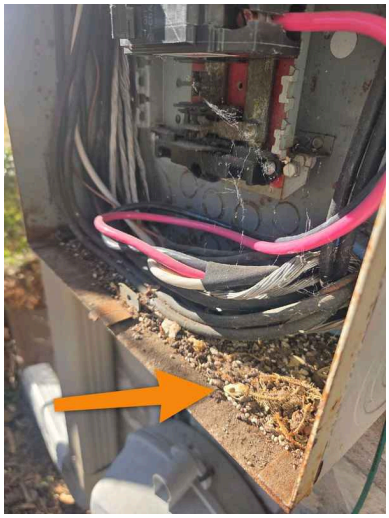

☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**

Branch circuits: description:
Home branch circuit wiring consists of wiring distributing electricity to outlets serving devices like switches, receptacles, lighting, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to those components that are readily visible, and to evaluating for proper response to testing of normal operating controls.

Comments:
Ground fault circuit interruption (GFCI) protection method: GFCI receptacles -
GFCI protection of some branch circuits was provided by this method.

Some switches controlled receptacles:
Wall switches in some rooms controlled receptacles.

1: Lighting: ceiling light, no response
Moderate Concern
Dining Room
A ceiling light fixture did not respond to the switch. If after the bulb is replaced the light is still inoperable there may be a problem with the switch, wiring or light fixture, and a contractor evaluation should be performed and repairs/corrections made as necessary by a qualified electrical contractor.

2: Receptacle: loose
Moderate Concern
Living Room
An electrical receptacle was loose and moved when a plug were inserted, a potential fire/electrical shock hazard. Correction should be made as necessary by a qualified electrical contractor.

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3: Receptacles: cover plates missing (all)

Moderate Concern

Attic

The electrical receptacles were missing cover plates. This condition left energized electrical components exposed to touch, a potential electric shock hazard. Missing cover plates should be replaced by qualified personnel.

☐ ☐ ☒ ☐ **C. Other**

Comments:

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

Comments:

Duct Type: Flexible duct

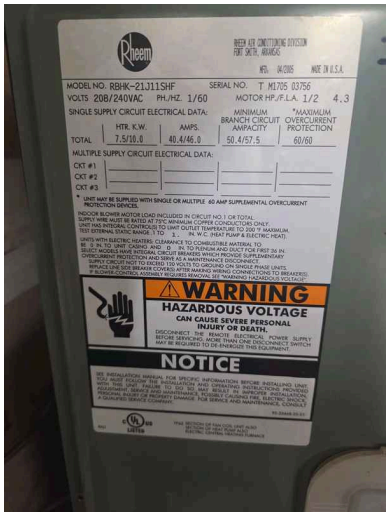
Furnace air filter location: Sliding panel at furnace

Furnace air filter Size: 20x20

Furnace brand: Rheem

Furnace data plate: photo:

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



Furnace date of manufacture:

The date of furnace manufacture appeared to be 2005

Furnace efficiency rating: Medium

Furnace location: Garage

Furnace serial number:

The serial number of the furnace was T M1705 03756.

Heating system energy source: Electricity

Type of heating system: Forced air furnace

☒ ☐ ☐ ☒ **B. Cooling Equipment**

AC Brand: Rheem

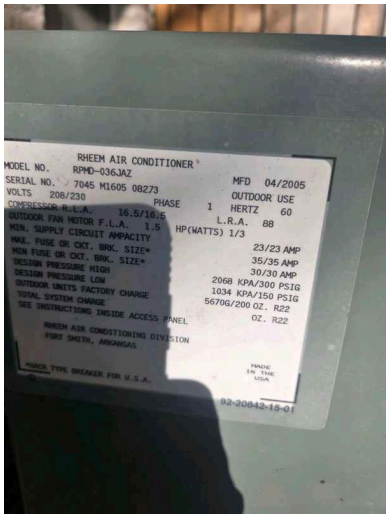
AC condenser: data plate: date of manufacture:

The AC compressor date of manufacture was 2005.

AC condenser: data plate, photo: Information from the air-conditioner compressor unit data plate is shown in the photo.

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

I	NI	NP	D



AC condenser: data plate: serial number:
The AC compressor serial number was 7045 M1605 08273

AC condenser: disconnect at main service panel: The air-conditioner disconnect was located in the main electrical service panel.

AC condenser: temperature split between 14 and 22 degrees:
The temperature difference between supply air and return air was within the 14F to 22F degree range widely considered acceptable.

AC: old but functional:
The air-conditioning system appeared to be old but functioning as designed.

AC: split system description:
The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.

AC: what's inspected?:
Inspection of the air-conditioning system typically includes visual examination of the following: - compressor housing exterior and mounting condition; - refrigerant line condition; - proper disconnect (line of sight); - proper operation (outside temperature permitting); and - proper condensate discharge. The system should be serviced at the beginning of every cooling season.

Comments:
Type of Cooling Systems: Electric, Central Air Conditioner

1: AC condensate discharge: low to the ground
Moderate Concern
The condensate disposal tube discharge too low to the ground. This condition may result in tube blockage that will shut down the air-conditioning system until the blockage is cleared.

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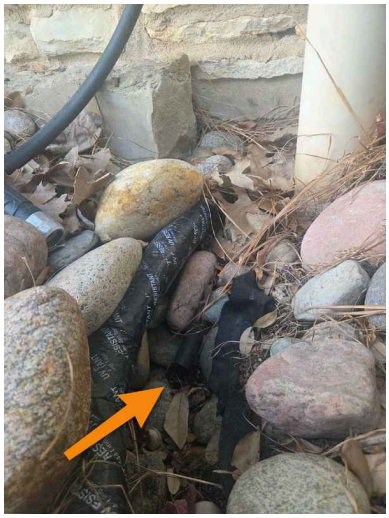
I	NI	NP	D



2: AC condensate disposal: no overflow pan

Moderate Concern

The attic-installed cooling system evaporator coils had no secondary condensate drain pan installed. If the primary condensate drainage system should fail, this condition could result in moisture damage to attic or home materials. A secondary drainage system such as a pan with an overflow routed to discharge properly should be installed by a qualified HVAC contractor.

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

Bathroom Ventilation: Exhaust fan

Comments:

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

I	NI	NP	D

☐ ☐ ☒ ☐ **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**

Comments:

Location of main water shut-off: Underground box in yard

Main water shut-off: location :

The main water supply shut-off was located at front left yard towards the street.

Static water pressure reading:

Water pressure measured 55 lbs. measured at the nearest spigot to the main water shut off.

Toilet type(s): Conventional

Water distribution pipe bonding: Cold only bonded

Garage

Water distribution pipe material: ��-inch copper tubing, Polyvinyl chloride (PVC)

Water meter location: underground box near the street

Water service pipe material: Copper

Water Source: Public

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.

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: Toilet: seat was loose

Minor Concern

In this bathroom, the toilet seat was loose.

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

Comments:

Drain, Waste, & Vent Pipe Materials: Polyvinyl Chloride (PVC), 2-inch, 3-inch

I	NI	NP	D

DWV 1 Material, ____ :
The visible drain, waste and vent (DWV) pipes were 2 inch pvc.

Sewer System: Public
Most DWV not visible: Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

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

About: conventional storage tank water heaters:
Storage tanks water heaters are the most common type of water heater. They consist of an insulated tank in which water is heated and stored until needed. When a hot water valve is opening somewhere in the home, hot water is pulled from a pipe at the top of the water heater. To prevent overheating resulting in the development of excessive pressure in the tank (with the potential for high-energy explosion) a temperature/pressure relief (TPR) valve is installed that is designed to open if either exceeds a preset level. Natural-gas water heaters typically use less energy and cost less to run (by about half) than electric water heaters, although gas models cost more at the time of purchase.

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

Date of manufacture:
The date of manufacture for this water heater appeared to be 2025

Drip pan: w/overflow OK: This water heater rested in a drip pan that had a properly-routed overflow pipe.
Water heater brand: A. O. Smith
Water heater energy source: Electric
Water heater location: garage

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

I	NI	NP	D

Water heater tank capacity: 50 gallons

Water heater type: Electric, Conventional storage tank

Water heater, what's inspected?:

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following: The lifespan of water heaters depends upon the following: - the quality of the water heater; - the chemical composition of the water; - the long-term water temperature settings; and - the quality and frequency of past and future maintenance Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan. You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding.

1: Cold water shut-off: none installed

Moderate Concern

No operable cold water shut-off was installed at the water heater. This condition will complicate service. A shut-off should be installed by a qualified plumbing contractor.

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

Comments:

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

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:

Dishwasher Brand: Kenmore

☒ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

Disposal: septic system present:
The home sewer was private onsite wastewater (septic) system. Garbage disposals can be a problem when used in homes on septic systems. You should learn the limitations of your septic system and use the garbage disposal appropriately. Long-term, inappropriate use can cause expensive-to-repair damage to septic systems.

Disposal: septic system present

1: Electrical connection improper
Moderate Concern

The electrical connection to the garbage disposal was missing protective bushings at the disposal motor and should not pass through a open hole at the back of the cabinet. This is a risk for mechanical damage to the wiring and electrical shock hazard. The disposal should either be powered by an approved appliance cord plugged into a dedicated outlet, or be wired directly to a 20-amp gfci overcurrent protection device. This condition should be corrected by a qualified electrician.

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

Comments:

Range hood exhaust type: Recirculating w/cleanable filters

1: Filter needs cleaning
Minor Concern

The range hood filters needed cleaning.

2: No duct to exterior
Moderate Concern

The exhaust fan was functional but no exhaust duct to the exterior was installed. The Inspector recommends that an exhaust duct be installed to exhaust moisture and odor created during cooking to the home exterior.

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

Built-in Oven(s): Built-in electric

I	NI	NP	D

Comments:

Range: anti-tip installed: The range was equipped with an anti-tip device designed to prevent overturning.

Range/Cooktop Brand: Frigidaire

Range/Oven/Cooktop Type: Electric range

Range Type: Electric range

Oven: limited inspection:

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Built-in microwave oven:

The home had a built-in microwave oven.

Comments:

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

Comments:

1: Ventilation: fan duct termination improper

Moderate Concern

The exhaust vent for this bathroom terminated in the attic. This condition is improper and may result in mold growth or damage to home materials. The exhaust vent should terminate at the home exterior.

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

Garage Door Opener Type: Automatic chain drive

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. Although the Inspector operated the dryer briefly, 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

☐ ☒ ☐ ☐ **G. Other**