Rod Inspects

Professional Real Estate Inspections



1234 Just About Anywhere, New Braunfels, TX

PROPERTY INSPECTION REPORT FORM

Happy Client	09/21/2026
Name of Client	*Date of Inspection*
1234 Just About Anywhere, New Braunfels, TX	
Address of Inspected Property	
Rod Stewardson	6291
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).

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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
The following inspectors were present during the inspection.
☑ Rod Stewardson TREC #6291 ☐ Derek Saari TREC #21836 ☐ Tyler Stewardson TREC #26007

Parties Present: Buyer(s), Buyers Agent, Technician(s)

Description Of Property: Two Story Property

Weather Conditions: Hot, Sunny

Building Status: Vacant, Stored Items

Approximate Age: 33 Years 2871 Sq. Ft.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED CONTRACT AGREEMENT AND IS NOT TRANSFERABLE.

It Is Important That the Client carefully review the entire report and following notes:

Client: The Client should understand that only those deficiencies which are visible and accessible at the time of the inspection will be included in this report.

Foundation: Weather conditions, drainage, leakage, and other adverse factors effect structures and differential movement is likely to occur. **This inspector is not a structural engineer.** His opinion is based on visual observation of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

Attic Inspection: Where safe and accessible, we believe that a professional home inspection also includes a visual inspection of the attic area. We will make ever attempt to access your attic space. However, insulation coverage, low clearances and unsupported wiring, may limit our ability access/view these areas.

Insulation: Attic insulation may be covering some structural, electrical and mechanical components. This condition has precluded inspection of these components.

Attic Framing: The Texas Real Estate Commission requires attics be inspected for deficiencies in installed framing members and decking. Original blue prints, specifications and span table in effect at the time of construction are necessary to accomplish this task. These items were not available or viewed for this limited inspection.

Roof Inspection: Where safe and accessible, we believe that a professional home inspection should include a visual inspection from the roof surface. We will make every attempt to access the roof. However, wet roofs, roofs with excessive pitch, deteriorated roofs, metal/tile/concrete and second story roofs, will be inspected from ground level.

Exterior Doors: Weather-stripping around all exterior doors should provide a positive seal from the weather elements. Missing or damaged weather-stripping should be repaired to provide this seal. This will help aid in energy conservation.

Thermal Imaging: The Inspection Company has performed a general inspection ONLY. Although the report may include images from a thermal imaging device (infrared device), these images are provided as a courtesy only. The Inspection Company did not perform a full thermographic inspection, but used the device as a tool to provide additional information and observations.

Walls:
- Exterior cladding's including brick, stucco, vinyl siding and exterior insulation finish systems (EIFS) all have the same potential for sheathing and stud damage if weather barriers, flashing and opening protections are not used or are installed incorrectly. Proper installation of these wall coverings is beyond the scope of this inspection. Only obvious, visible defects are reported.
- Some exterior areas (walls, slab, etc.) may be obstructed from view due to foliage growth, storage items, attached structures (decking, etc.) and may not have been visible or accessible.
- All exterior wall penetrations/openings (light fixtures, plumbing pipes, gas line wall penetration, electrical fixtures, etc.) should be sealed to prevent moisture and air intrusion.
- Furniture, storage items, wall and window coverings, etc., may limit the inspection of some interior walls.
- Freshly painted and plastered walls could possibly conceal previous damage and repairs.

Plumbing:
- Only visible exposed plumbing is inspected. No panels or covers were removed to inspect
- Stored items under sinks may prevent a thorough inspection of the cabinet area. Plumbing lines/connections/and cabinet flooring may not be completely observed.
- Clogged sink faucet aerators (clogged with lime or debris) should be cleaned or replaced for consistent water flow from the faucet directly into the sink.
- Sealant/caulking is required around the kitchen and bath sink perimeters, back-splash, the tub/shower areas and the control fixture wall plates. Missing or poor application of sealant/caulking may allow water intrusion into the wall cavity or cabinet area.
- Corrosion at the sink supply line connections under the sink is an indication of previous leakage. These areas should be monitored for possible future leaks.
- Corrosion and scum at the drain line connections is an indication that the drain may have leaked previously and that the scum has sealed the leak. These areas should be monitored for possible future leaks.

Electrical, Mechanical, Roofing, or Plumbing items that are checked **"Deficient"** should be further evaluated/repaired by a licensed professional in that field.

Digital imaging in this report is only a sampling of the damage and/or deficiencies observed. There WILL be damage and/or deficiencies not identified with digital imaging.

This inspector is **not qualified** to detect the presence of **Chinese type Drywall.** Accordingly. the issue of Chinese Drywall (and it's potential problems) are beyond the scope of this inspection.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Slab

Comments:

- Structural movement and/or settling is noted. **In my opinion** the foundation appears to be generally supporting the structure.

Signs of structural movement/settling.

☑ Binding, out-of-square, non-latching doors or frames.
☑ Framing or frieze board separation(s).
☑ Window, wall, floor, or ceiling cracks/separations.
☑ Rotating, buckling, cracking, or deflecting masonry cladding.

1. Exposed ☐ post tension cable ends or ☐ rebar rods (ends) are visible and should be sealed to prevent rust and potential cracking of the foundation in these areas.
   ☐ Left ☐ Right ☐ Front ☑ Rear



2. Lateral cracking of the foundation at the left front patio.



Noted: Truncated corners are present. Foundation truncated corners are caused by inadequate rebar reinforcement at the foundation corners of the slab. **This is not a structural defect.** Truncated corners are purely cosmetic and have no impact on foundation performance and are a very common observation in existing construction foundations.

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Notice: *Foundation opinion is based solely on visual indicators present and observable at the time of the inspection. This Inspection company does not take exacting measurements to determine amount/areas of settlement present (if any). Foundation professional (Structural Engineer or a repair company) could be consulted to determine the amount of settlement/movement present.*

Notice: *The inspection of the foundation may show it to be functioning as intended or having movement typical to this region, at the time of this inspection. This does not guarantee the future life or failure of the foundation, but is a visual and cursory observation of the conditions and circumstances at the time of the inspection.* ***The Inspector is not a Structural Engineer.*** ***This inspection is not an engineering report*** *and should not be considered one. If any cause or concern is noted on this report, or you desire further evaluation, you should consider an evaluation by an qualified engineer.*

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

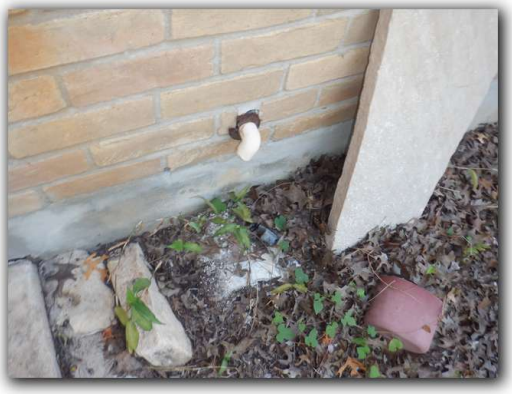
1. Soil grade and/or drainage patterns around one or more areas of the structure do not appear to be performing. The grade should slope away from the structure at least 6" within the first 10' (3" in 5'). Lack of proper drainage can allow water intrusion in the structure and is a contributing factor to foundation movement.
2. The soil or concrete level is too high at one or more locations around the house/garage. This high level can promote wood rot, water intrusion and is considered a "conducive condition" to Wood Destroying Insect (WDI) activity. **A minimum spacing (between the siding and grade) of 4" is necessary where masonry veneer is used and 6" where stucco or wood siding is installed.**



3. The primary HVAC condensate drain line(s) terminates too close to the structure. **Recommended discharging condensation drain water 3-5 feet away from the structure/foundation. ☑ Right ☐ Left ☑ Rear ☐ Front**.

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Gutters:

- A underground gutter drain system is installed. This system was not checked for operation/flow. Termination ends were not verified.



1. Gutter down-spouts drain too close to the structure/foundation. Down-spouts should discharge at least 3-5' from the structure to help prevent over-watering the foundation where the gutters discharge (down-spout extensions, splash blocks could be installed).
2. Gutters are dented/damaged in some areas.



3. Gutters do not slope toward the down spouts in one or more locations.

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☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Type(s) of Roof Covering: Asphalt Shingles
Viewed From: Inspected from the roof surface where pitch and safety allow access. Not all areas of the roof surface were walked.
Comments:
Noted: Shingle manufacture does not recommend that composition type shingles be installed on this low sloped roof. The minimum pitch for composition shingles is 2:12. Roof pitch is less than 2:12. Rolled type roofing is approved for this low slope. Increased potential for leakage. Front lower middle (small area)

1. Flashing is lifting at one or more areas. Recommend re-securing to prevent possible water intrusion. Service mast,various transitions.






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2. Tree branches are in contact (or were too close) with the roof and have caused damage. The tree branches should be trimmed back (if still contacting) and necessary roof repairs completed. Right rear.




3. Roof to wall transition flashing was not observed at one or more locations. Rear left.





4. Metal drip edge was not installed when the roof was replaced.

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5. Exposed nail/staple heads are visible at ☐ ridge cap shingles ☐ flashing tabs ☐ on field shingles and should be properly sealed/repaired.





6. Granular deterioration (erosion of the shingle grains) is visible in one or more areas.



7. Some shingles are ☐ missing or ☑ damaged. Minor and isolated.

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Noted: Evidence of previous repairs to ☐ roof covering materials ☑ flashing details ☐ roof penetrations ☐ skylight(s) was observed. ☐ Newer shingles, ☑ sealant use. **Query Seller about repair(s). Right rear lower roof.**




Roofing note: *Flashing effectiveness can not be fully determined in this limited, non destructive inspection.*

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

Garage attic: Viewed From: Mechanical Access Platform(s): Some areas of the attic were not accessible or inspected. Access was limited due to inadequate walkway, vaulted ceilings, deep insulation, ductwork, low clearances, etc. Attic viewed from mechanical access platform.
Main attic: Viewed From: Mechanical Access Platform(s): Some areas of the attic were not accessible or inspected. Access was limited due to inadequate walkway, vaulted ceilings, deep insulation, ductwork, low clearances, etc. Attic viewed from mechanical access platform.
Approximate Average Depth of Insulation: 6-7"
Comments:
Noted: Access was limited due to inadequate walkway(s), vaulted ceilings, deep insulation, ductwork, low clearances, wiring, etc. Some areas of the attic were not accessible or inspected.

1. Insulation has been installed with the paper facing exposed in places. This paper is flammable and should not be left exposed. See warning label on paper. Garage attic.

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2. Vent is not installed at the highest point of the roof. Improper attic ventilation may be the result.




3. Water stains on the attic decking. ☑ Under mechanical equipment. Both attics.




4. Upper attic access cover trim is missing and the opening is too small.

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I	NI	NP	D




5. Some roof rafters have pulled away from the ridge board. ☑ Condition does not appear to be a significant structural concern at this time.



6. Improper or inadequate passageway/service area for mechanical/plumbing equipment access. The passageway shall have continuous solid flooring and a service platform that would allow access for equipment inspection, service, repair or replacement**. Upper attic.**



7. Attic soffit vents are blocked by insulation and may not provide proper attic venting. Baffles could be installed to increase airflow.

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Garage Attic Ladder:
Noted: Garage attic ladder assembly/door does not appear to be fire rated to current standards. Garage fire separation concern. Some local municipalities/cities may allow this installation.

Note: The Texas Real Estate Commission requires attics be inspected for deficiencies in installed framing members and decking. Original blue prints, specifications, calculations and span table in effect at the time of construction were not viewed to accomplish this task. Visible inspection only.

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

Comments:
Exterior:
Noted: Trees/shrubs are in contact with the exterior walls. Recommend trimming to keep 3-5 feet from the structure.





1. Kick-out flashing has not been installed where the roof edge and vertical wall meet. Kick-out flashing directs water away from the wall and can significantly reduce the possibility of moisture intrusion at this wall transition.

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I	NI	NP	D




2. All exterior wall penetrations/openings (light fixtures, plumbing pipes, gas line wall penetration, electrical fixtures, HVAC plumbing penetrations, etc.) should be sealed to prevent moisture and air intrusion.
3. Condensation from the drain line appears that it has been leaking behind the brick at the right side. **High moisture content on the interior wall in this area. Investigate.**





4. Wood trim is damaged/rotted in one or more areas.

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

I	NI	NP	D







5. Exposed trim (projected) does not have flashing applied. Not to current standards.



6. Soffit material is loose. Right.

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

I	NI	NP	D



7. Masonry veneer mortar is cracked in some areas.





8. Caulking/sealant has separated and/or missing at the perimeter of some windows/window sills. Recommend re-caulking these **exterior** windows**.**



9. Weep holes are not present above the ☑ window ☑ garage door steel lentils. Weep holes will allow proper wall drainage and prevent moisture from collecting behind the masonry veneer causing corrosion of the steel lentil. ☑ Typical of this age construction.

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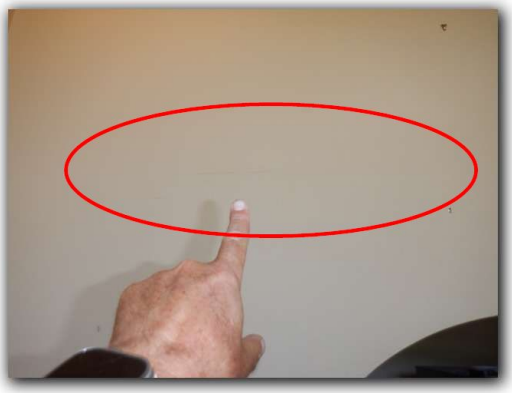


Interior:
Noted: Cracks are visible along the sheet rock seams.
Noted: Full view of the garage was limited by: ☑ stored items

1. Garage wall is open in places. Fire separation is compromised. Insulation has been installed with the paper facing exposed in places. This paper is flammable and should not be left exposed. See warning label on paper.



2. What appears to be water damage was observed at the lower family room middle wall. No (average) moisture indications are present as measured with a moisture meter.



3. Thermal anomaly **may** indicate that insulation is not installed or is not performing. Master bedroom, left lower bedroom.

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I	NI	NP	D





☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

Ceiling:

Noted: Sheet-rock nails/screws are popped in various places.

Noted: Cracks are visible along the sheet rock seams.

1. Garage ceiling is open in one or more places. Fire separation concern.
2. The ceiling appears to be water damaged/stained. Upper right bedroom closet. **Noted:** Possible microbial growth observed. No (average) moisture indications are present as measured with a moisture meter.



3. The ceiling appears to be water damaged/stained. Upper right hallway. No (average) moisture indications are present as measured with a moisture meter.



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4. The ceiling appears to be water damaged/stained. Garage. No (average) moisture indications are present as measured with a moisture meter.



5. The ceiling appears to be water damaged/stained. Lower hall bath. No (average) moisture indications are present as measured with a moisture meter.



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

Comments:

Exterior:

1. Doors do not latch/lock properly. Rear eating area.
2. Door swings out over stairs. Not to current standards. **Trip Hazard! Laundry room, garage rear entry.**
3. Door(s) rub/stick. Right rear patio.



4. Lower door and/or door frame is water damaged. Garage Rear door

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

I	NI	NP	D




5. Attached garage entry door is not equipped with a self closing or automatic closing device.
6. Door between the residence and attached garage does not appear to meet the current fire separation requirements.

Interior:
1. Door(s) rub/stick. Left lower bedroom.
2. Door(s) do not stay in the full open/closed position. (Close/open on their own). Laundry storage area.
3. Master bedroom sitting room door latch is missing.



Garage door(s)
1. Garage door panel(s) are dented in places.

☑ ☐ ☐ ☑ **H. Windows**

Comments:
Noted: The inspection of some windows was limited due to furniture, window coverings or items blocking access to the windows.
Noted: Windows are dirty. The condition of the thermal pane seals could not be determined in regards to the window's being fogged (moisture between panes). ☑ It is suggested that all windows be cleaned and re-examined for possible "fogged" windows.
Noted: Some windows are difficult to open/close. This may be from lack of use.
Noted: Possible microbial growth observed. Upper right rear bedroom window sill.

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I	NI	NP	D



1. One or more thermal pane window seals have failed/some windows are fogged/or some windows have moisture between the panes. Various locations.






2. Safety glass indications are not present on window(s) within 24" of a door swing. All windows within 24" of a door swing **are now required** to be made of tempered (safety) glass. This is considered to be a **Safety Hazard!** ☑ Rear patio windows ☐ Front entry windows.

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I	NI	NP	D



3. One or more windows do not have fall protection (child safety devices) installed on windows that are less than 24" from the finished floor (interior) and greater than 72" from the finished grade (exterior).
4. Safety glass indications are not present on window(s) at **stairways**. Windows within 60" of stair treads **are now required** to be made of tempered (safety) glass. This is considered to be a **Safety Hazard!**

Note: *Failed thermal paned seals in insulated glass windows are not always detectable. Windows are reported as they are observed at the time of the inspection. If you have concerns regarding the integrity of the thermal pane window seals, it is strongly recommended that you consult a Window Specialist.*
Note: *Alarm contacts may have been installed in the lower window frame. Holes drilled in the frame may void the window warranty. Alarm contacts should be sealed with silicone sealant. If the contacts are not properly sealed, moisture may enter the lower window frame and allow water intrusion into the wall cavity.*

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

Comments:

1. The hand rails (ends) are not turned into the wall as required. This is typical for a home of this age.
2. Winding stair treads do not have a minimum width of 6". **Possible Safety (trip) hazard!**
3. A stair hand rail is not installed. **Not to today's safety standards.**



Exterior:

1. A stair hand rail is not installed. **Not to today's safety standards.**

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I	NI	NP	D







☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

Comments:

It is recommend that cleaning and repair be performed by a Licensed Professional/Chimney Sweep who is a member of the Chimney Sweep Guild.

Note: The firebox has ash/debris present**.**

1. Creosote build-up is present in the firebox and/or chimney flue. This is considered to be a ***Fire Safety Hazard***.



Chimney

1. Metal chimney cap is not fully sloped to drain water. Potential for water to enter.

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I	NI	NP	D



Note: The National Fire Protection Association recommends a NFPA-211, Level II inspection of any fireplace when a home is sold. An inspection of this detail is beyond the scope of this inspection and may reveal deficiencies not apparent to this inspector. It is strongly recommended that an NFPA 211, Level Fireplace inspection be performed by a certified/qualified fireplace inspector.

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

Comments:

Rear deck

Based on our visual observations it would be recommended to have further evaluation/repair by a Deck Professional for safety concerns.

The following observations (but not limited to):

1. Column/concrete attachment, missing ledger transitional flashing, pulled ledger board, missing joist hangers, pulling of structural components, deteriorated materials, column checking.





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I	NI	NP	D







Rear porch cover

1. Water stains present on the ceiling.

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

I	NI	NP	D



2. Door is water damaged.



Rear porch

1. A deck/porch guardrail (36" in height) is required and is not installed. A porch, balcony, or raised floor 30" or more above the finished grade requires a guardrail to be installed.



☐ ☑ ☐ ☐ **L. Other**

Comments:

II. ELECTRICAL SYSTEMS

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

Comments:

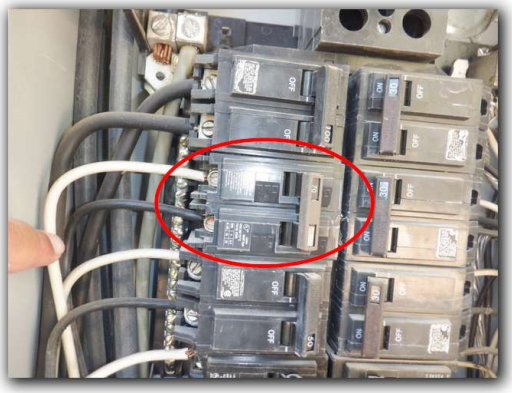
Main Panel

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1. Metal conduit coming into the panel does not appear to be bonded. Not to current standards.
2. The circuit breakers are not fully labeled.
3. Improper labeling: One or more white electrical wires connected to circuit breakers are not labeled as power wires. Common installation error.
4. A 70 amp circuit breaker appears to be powering an incorrectly sized (too small) wire. **This is a recognized Electrical HAZARD.**



5. Improper panel screws are being used to hold the panel cover in place. Sheet-metal screws are considered to be a **Safety Hazard.** They could penetrate the wire covering and cause a short circuit and possible shock.

Noted: Panel is labeled that there is an island sub panel. This panel was not observed or inspected.

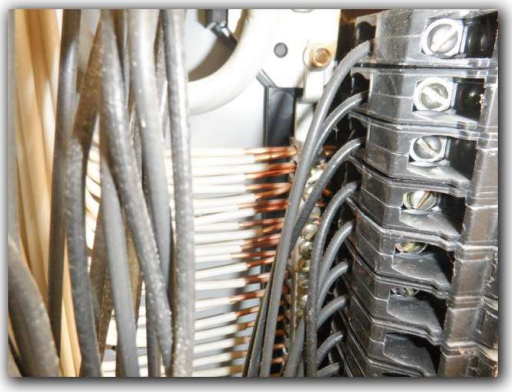
Sub-panel(s)




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1. Some neutral (white) wires are double-lugged (two or more neutral wires placed under one lug on the neutral bus bar). Only one wire should be placed under each screw lug on the neutral bus bar. Not to current standards.



2. A transformer is located inside the panel box. This is not a proper location for the transformer. Not to current standards. Crude wiring for the transformer.



Exterior HVAC cut-off or sub panel(s)



1. Panel is located behind the HVAC unit. Not to current standards. Cover was not opened.

Important note: Effective electrical bonding and grounding can not be fully verified during this limited, non-destructive inspection process.

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I	NI	NP	D

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

Type of branch circuit conductors: Copper

Comments:

Note: Smoke or Carbon alarms installed higher than 8' or are part of a central alarm system are not tested. Verify operation. **Note:** Manufactures recommend smoke or carbon alarms older than 10 yrs. should be replaced (if present).

Note: Dryer electrical connection is a 3 prong type. Most newer dryers require a 4 prong type for safe operation. Outlet may need to be replaced.

Note: One or more switches do not appear to operate any electrical fixtures. Investigate.

1. Smoke alarms are not installed in each sleeping room/outside of each separate sleeping area in the immediate vicinity of the sleeping rooms, and in the living space of each additional story as required (typical of older homes).
2. Unprotected electrical wiring is located within 6' of the attic opening. This could become a problem when storing items in the attic. Chafed wiring can be an ***Electrical Hazard***.



3. One or more switch/receptacle cover plates are ☑ loose, ☑ cracked or ☑ missing. In places.
4. Carbon monoxide alarms are not installed outside each separate sleeping area in the immediate vicinity of the sleeping rooms when a fuel fired appliance is installed or an attached garage with an opening to the dwelling is present.
5. GFCI receptacle(s) do not trip when tested with an electrical tester. Recommend replacement/repair. ☐ Kitchen ☐ Bath ☑ Exterior (rear covered porch) ☐ Garage. Covered porch.



6. Extension cords have been used as permanent wiring. This is not a safe wiring practice. Garage to exterior.
7. Unprotected Romex electrical wiring is located in an area where it could become damaged.

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

I	NI	NP	D

This is not a safe wiring practice. Unprotected wiring should be protected in a protective conduit. Various.

8. Tamper-resistant receptacles (child safety consideration) are not installed when a receptacle is less than five and a half feet above the floor (may not have been required when house was built).
9. AFCI (Arc Fault Circuit Interrupters) protected receptacles are not installed in accordance with **today's standards**. Some newer locations may not have been required when the home was built. Refer to the front of this report for important information on why licensed inspectors are required to report these condition(s) as **"Deficient"**.
10. GFCI (Ground Fault Circuit Interrupters) protected receptacles are not installed in accordance with **today's standards**. Some newer locations may not have been required when the home was built. Refer to the front of this report for important information on why licensed inspectors are required to report these condition(s) as **"Deficient"**.

☑ **Kitchen- All** including island	☐ **Bathrooms (ALL** receptacles)
☑ **Garage (ALL** receptacles)	☑ **Laundry area (ALL receptacles incl.Dryer)**
☑ **Outdoor receptacles** (some) ☐ **Exterior soffit(s)**	☑ **Kitchen Dishwasher/Disposer receptacle**
Receptacles within 6' of a sink, shower, or bathtub edge: ☐ **Kitchen/Dining Wall** ☐ **Bar Sink** ☐ **Indoor damp/wet location receptacles** ☐ **Wall receptacle-**	☐ **Electrically heated floors** ☐ **Basement Receptacles** ☐ **Crawlspace receptacle and lighting circuits** ☑ **HVAC mechanical receptacle**

Fixtures:

1. One or more light fixtures and/or bulbs are missing or do not function. Recommend installing new bulbs to verify if the fixture(s) are functional.
2. One or more closet light fixtures do not have the proper clearance from closet shelves.
3. Some closet light fixtures do not have light diffuser covers installed.

Important note: Effective electrical bonding and grounding can not be fully verified during this limited, non-destructive inspection process.

☐ ☑ ☐ ☐ **C. Other**

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of System: Zoned

Energy Source: Heat Pump: Unit was not operated in the heat pump (normal heating mode) mode due to outside temperature. Damage to the unit may occur. Unit was only operated in the Emergency (heat strip) mode.

Comments:

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of System: Zoned- Air Conditioning

Comments:

Note: The refrigeration coils may not be physically observed. The coils may be located within the cabinet and/or plenum of the unit and may require specialized tools to access and re-assemble. If concern exists about the physical condition of the coils a licensed HVAC Technician should be consulted to completely evaluate the HVAC equipment.

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

I	NI	NP	D

Condensation drain line terminates: Exterior

Compressor/Condenser (exterior unit): 2012, 2013







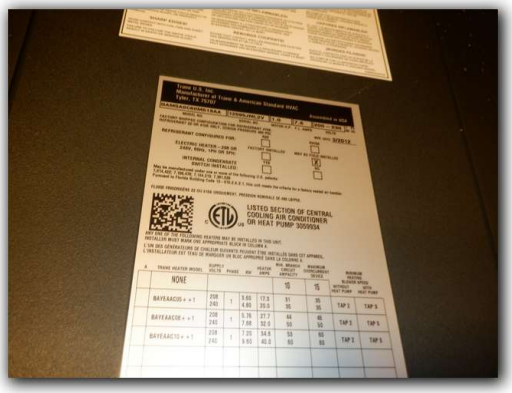
Note: The HVAC system appears to utilize HCFC-22 (R-22) refrigerant. According to the Environmental Protection Agency (EPA), this product has been phased out of service for HVAC systems and the price has dramatically increased. For specific information search www.epa.gov. Left.

1. The exterior HVAC unit is dirty (leaves and debris inside/outside housing). Left.

Unless recent HVAC servicing records are available, further evaluation by a Licensed HVAC technician is highly recommended.

Unit #1:Left attic (2012)





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

I	NI	NP	D

Temperature differential: 17 degrees F
Note: High efficiency/Media type air cleaner(s) are installed.
Note: Switch is installed in the system overflow drain line. This system is designed to shut off the unit in the event of a primary condensation drain blockage. Switch operation was not verified.
Noted: Rust is present in the secondary drain pan. This is an indication of previous condensation leakage.

1. The suction line (large line to the air conditioning condenser) insulation covering should be replaced/repaired so that the line will be completely insulated. Open spots in the insulation can form condensation and cause water damage to ceilings/floors.



2. The suction line (large line to the exterior air conditioning condenser) insulation covering should be replaced/repaired so that the line will be completely insulated. Open spots in the insulation can effect the efficiency of the unit. Insulation can be easily replaced.



3. Air is leaking at the unit casing in places.

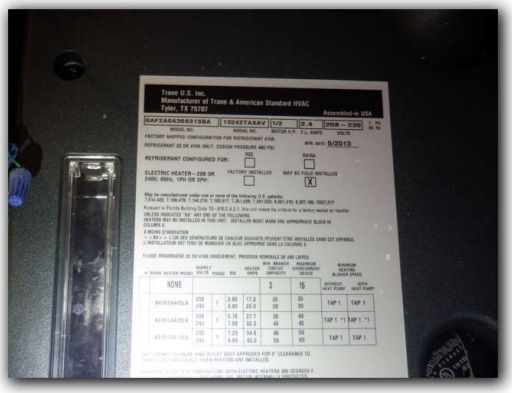


I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Unit #2:Right attic (2013)





Temperature differential: 22 degrees F
Note: High efficiency/Media type air cleaner(s) are installed.
Note: Switch is installed in the system overflow drain line. This system is designed to shut off the unit in the event of a primary condensation drain blockage. Switch operation was not verified.
Noted: Rust is present in the secondary drain pan. This is an indication of previous condensation leakage.

1. The drain pan needs cleaning. Recommend removing insulation and other debris to prevent possible clogging of the drain pan drain line if condensate forms in the pan.



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

Comments:
Noted: One or more HVAC ceiling/wall air vents are dirty and/or corroded. Possible microbial growth observed.

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

I	NI	NP	D




1. Air filter(s) are dirty. All.



2. Thermal anomaly may indicate that there is duct (air) leakage in the ceiling. Laundry room, right lower living room.




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

I	NI	NP	D



Note: Filters are installed in one or more ceiling return air grills. These filters are generally not recommended when high efficiency type media filters are installed as they may restrict airflow to the unit. Recommend manufactures installation instructions be reviewed.

☐ ☑ ☐ ☐ **D. Other**

Comments:

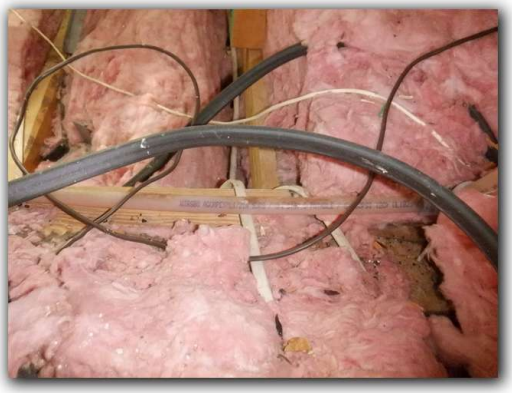
IV. PLUMBING SYSTEMS

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

Location of water meter: None-Well
Location of homeowner main water supply shutoff: At Well
*Location of Pressure Reducing Valve (PRV):*None observed
Static water pressure reading: 45 psi
Type of supply piping material: Plastic, Metal Limited Visibility (hose appears that it has been re-plumbed at some point?)
Comments:
Noted: Plumbing fixtures are operated for approx. 3-5 min each. It is beyond the scope of this limited visual inspection to determine the condition of concealed under slab or under ground plumbing lines. Additional tests are available from a licensed Plumber to determine condition of concealed plumbing.
Noted: Signs of previous leakage are present under some sinks. Water stains/damage is present on some under sink cabinetry areas.

1. One or more exterior hose bibb vacuum breakers are not installed on one or more exterior faucets.
2. PEX water lines not under insulation should be insulated. Garage. Attics.





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

I	NI	NP	D

3. No water flow at exterior faucet. ☑ Rear in several locations





4. Various corroded water fittings.




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

I	NI	NP	D





Kitchen Sink
Noted: Signs of previous leakage are present under some sinks. Water stains/damage is present on some under sink cabinetry areas.

Master Bath
1. Tub is slow to drain. Recommend determining source of restriction.
2. The shower/tub plumbing is loose at the wall. Outer control.



3. Outer sink hot water control is difficult to operate.



Lower Hall Bath
1. The shower/tub plumbing is loose at the wall.

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

I	NI	NP	D



Upper Shared Bath
1. Toilet is loose at floor attachment bolts.

Laundry Connection:
Note: Laundry drain was not tested.
Note: Water faucets were not tested.

Important note: Effective electrical bonding and grounding can not be fully verified during this limited, non-destructive inspection process.

☑ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**
Type of drain piping material: Plastic
Comments:
See Plumbing Supply System, Distribution System and Fixtures Section for any Drain, Waste, and Vent Items.

☑ ☐ ☐ ☑ **C. Water Heating Equipment**
Interior Closet Water Heater:
Energy Source: Electric
Capacity: 50 Gal
Comments:2019





Note: There is no drain pan/drain line installed under the water heater. Corrosion on the floor

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

I	NI	NP	D



1. Generally, PEX type plumbing is not recommended for direct connection to a water heater.



2. A wire clamp (strain clamp) is not installed where the water heater electrical wire enters the water heater.

Temperature and Pressure (T & P) Relief Valve
Noted: The valve was not operated due to the high probability that the valve will not reset after testing. This safety device should be tested periodically per manufactures specifications to ensure proper operation.

Attic Water Heater:
Energy Source: Electric
Capacity: 38 Gal
Comments:2012
Note: Older unit. Budget for replacement. Typical life expectancy of a water heater is 8-12 years (depending). Recommend further evaluation based on age.

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

I	NI	NP	D





1. Corrosion on the casing. Indication of previous water leakage.



2. Corrosion/signs of an intermittent leak are visible at the cold water shut-off valve. Corrosion is an indication of a slight leak that may have sealed itself over a period of time.



3. Generally, PEX type plumbing is not recommended for direct connection to a water heater.

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

I	NI	NP	D



Temperature and Pressure (T & P) Relief Valve Drain Line

1. The Temperature and Pressure (T & P) relief valve drain line terminates at a distance greater than 6" above the grade. Not to current standards.



2. PVC pipe has been used for the Temperature and Pressure (T & P) relief drain line. PVC is not approved. CPVC (heat rated material) is approved for this use.



☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**

Comments:

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

Location of gas meter: Gas meter location

Type of gas distribution piping material:Gas distribution material (where visible).

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

I	NI	NP	D	

Comments:

☐ ☑ ☐ ☐ **F. Other**
Comments:

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**
Comments:
Note: Older unit. Budget for replacement.

☑ ☐ ☐ ☐ **B. Food Waste Disposers**
Comments:

☑ ☐ ☐ ☑ **C. Range Hood and Exhaust Systems**
Comments:
Downdraft (vented to the exterior):
1. Ribbed type material is installed as the range hood vent. This type of material can collect grease/debris. Not to current standards.

☑ ☐ ☐ ☑ **D. Ranges, Cooktops, and Ovens**
Comments:
Oven tested at 350° Acceptable: 370°

Cook-top:
1. Control indications deteriorated.

☐ ☑ ☐ ☐ **E. Microwave Ovens**
Comments:
Noted: Not built-in type. Not inspected

☑ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and Bathroom Heaters**
Comments:
1. The mechanical exhaust fans do not appear to be vented outside the building. ☑ Typical in this age home.
2. Master bath electric heater is too close to the tub/shower and is not GFCI protected. Possible electrical hazard.



☐ ☑ ☑ ☐ **G. Garage Door Operators**
Comments:

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

I	NI	NP	D	
☑	☐	☐	☐	**H. Dryer Exhaust Systems** *Comments*:
☐	☑	☐	☐	**I. Other** *Comments*: ***Notice**: Water softeners, ice making equipment, refrigerators, wine coolers, water filtration systems, intercom/radio systems, steamers, instant hot water machines or dispensers, trash compactors, whole house vacuum systems, and de-humidifiers are not part of this inspection and **were not inspected** if present.*

VI. OPTIONAL SYSTEMS

☐	☑	☑	☐	**A. Landscape Irrigation (Sprinkler) Systems** *Comments*: **Note:** Sprinkler system was operated in Manual mode only. **Note:** Sprinkler system was checked for operation only. Spray head coverage was not verified. Rain Sensor location: **Rain Sensor Location** Back Flow Valve location: **Backflow location** Shut-off valve installed between the water meter and back flow device: **Sprinkler shut-off**
☐	☑	☑	☐	**B. Swimming Pools, Spas, Hot Tubs, and Equipment** *Type of Construction*: Pool Construction Types *Comments*: **Note:** Visual inspection only. Pool equipment was operated in the normal operating configuration. Water diverter valves were **NOT** operated. **Note:** Installation of the pool equipotential bonding system/grid could not be verified during this limited visual inspection. **Note:** For Child Safety, audible door alarms should be installed on all doors with direct access to the pool.
☐	☑	☑	☐	**C. Outbuildings** *Comments*: Not inspected if present
☐	☑	☐	☐	**D. Private Water Wells (A coliform analysis is recommended)** *Type of Pump*: Water Pump Types *Type of Storage Equipment*: Water Storage Equipment *Comments*: Not inspected if present.
☐	☑	☐	☐	**E. Private Sewage Disposal Systems** *Type of System*: Septic Systems *Location of Drain Field*: *Comments*: Not inspected if present.
☐	☑	☐	☐	**F. Other Built-in Appliances** *Comments*:
☐	☑	☐	☐	**G. Other** *Comments*: