

- Residential
- Commercial
- WDI/Termite
- Warranty
- Supra Access



## PROPERTY INSPECTION REPORT

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**Prepared For:** John and Jane Doe  
(Name of Client)

**Concerning:** 1001 Towering Oaks, Austin, TX  
(Address or Other Identification of Inspected Property)

**By:** Justin Poague-TREC Lic#9076 12-9-14  
(Name and License Number of Inspector) (Date)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer’s installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions.

Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*Utilities Status:* All utilities were on

*Property Status:* Occupied

*Weather Conditions:* Sunny/

*Outside Temperature:* Below 60°F

*Attendees:* N/A

*Property Faces:* North

*Structure Layout:* One Story

*Inaccessible Areas:* Wall by storage bldg, garage and attic space over living rm and bedrooms

Right/Left and Front/Rear are used as orientation terms (when facing the structure) for location of specific areas or items described in the report.



METRO INSPECTIONS AGREEMENTS AND LIMITATIONS

NOTICE TO CONSUMERS: This report was written in accordance with the current Standards of Practice (sections 535.227-535.233) of the Texas Real Estate Commission (TREC) by which I am regulated. As stated in the Texas Occupations Code for Real Estate Inspectors (Subchapter H, sections 1102.351 & 1102.364), the commission maintains a recovery fund to reimburse aggrieved persons suffering actual damages from negligent practices performed by a licensed inspector. Additional information can be found at http://www.trec.tx.gov or by contacting the commission at P.O. Box 12188, Austin, TX 78711-2188, Phone (512) 936-3000.

SCOPE OF INSPECTION: Inspector is not a specialist or engineer for any particular field other than general real estate inspection. This is a visual inspection meaning I inspect only what I can see and nothing is disassembled. The inspection covers only the items listed in the report which are easily accessible (I do not move furniture, appliances, decor or stored items) and is based on the present condition and operability of those items. I do not inspect for environmental health issues such as mold, radon gas, carbon monoxide, Chinese drywall, lead paint or asbestos; nor do I inspect for building code compliance, wood destroying insects, soil analysis, design adequacy, capacity, energy efficiency, size, value, cosmetic issues, flood plain location, insurability, or habitability. There is no expressed or implied responsibility for latent defects, for defects not visible during inspection, or for defects that require removal of major coverings. Inspector assumes no liability for cost of repair or replacement of unreported defects at present or future time. Older homes do not meet newer home standards even though similar items in both may be functioning correctly. Furthermore, homes that are vacant for extended periods or show lack of maintenance may have deficiencies that can only be found after property occupation. This report is not a warranty of items found in the home though one can be purchased from a licensed service company. I recommend reviewing all appliance and product manuals before operating any system, and installing a combination carbon monoxide/gas detector on each level of the home if applicable. If an item is noted as deficient, not functioning, needs repair, replacing or evaluation by specialist, the purchaser agrees to contact a qualified technician for further evaluation before home is purchased or occupied.

MICROBIAL DISCLAIMER: No intrusive moisture or indoor air quality tests were performed as they are beyond the scope of this inspection. Various fungi, molds and mildew flourish in an environment where moist or water damaged conditions exist and can create health hazards with immune-compromised individuals. Studies show that after water enters the fibers of most cellulose based building materials such as wood, drywall, fiberglass or cellulose insulation, microbial growth may start in as little as four hours. Treatment, remediation and further analysis are recommended by qualified professionals with training and certification in this field.

DISPUTE RESOLUTION: If a dispute arises regarding this inspection, the purchaser agrees to notify Metro Inspections and allow a reasonable opportunity to reinspect the property, allow Metro Inspections to employ others to reinspect the property, or both. Purchaser further agrees that Metro Inspections liability is limited to the inspection fee paid for services. In the event purchaser takes legal action against Metro Inspections or its inspector, purchaser agrees to pay all legal fees, including fees for expert witnesses, depositions, court costs, and all other expenses incurred by Metro Inspections if purchaser fails to prevail in the lawsuit.

DISCLOSURE: This report is prepared exclusively for the client(s) named and is not transferable to anyone in any form. Client(s) gives permission for Metro Inspections to discuss findings with real estate agents, specialists or repair technicians for clarification. Inspector certifies that he has no interest in this property or its improvements, and that neither his retention to perform inspection or compensation thereof is contingent on the cost nor extent of any reported condition, association or relationship with any party.

By your signature below or acceptance and use of the report, you acknowledge receipt, confirm that you have read the "Agreements and Limitations", understand and agree to be bound by the terms and conditions, and to pay the inspection fee noted below.

INVOICE RECEIPT INFORMATION

Inspection Fee: \$320.00

Inspected By: Justin Poague-TREC #9076 / TPCL #14072

Client Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Payment Method: Cash

Check #: \_\_\_\_\_

Visa/MC/Discover Acct #: \_\_\_\_\_

Exp Date: \_\_\_\_\_

Name on Card: \_\_\_\_\_

Sec Code: \_\_\_\_\_

Credit Card Billing Address: \_\_\_\_\_



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I	NI	NP	D	Inspection Item
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## I. STRUCTURAL SYSTEMS

### A. Foundations

Note: Foundations on clay soils require adequate moisture to prevent excessive movement, settling or shifting, however, water should not erode or pond around the slab, & tree/shrub roots should not grow underneath foundations. Periodic leveling may be required for some pier & beam designs.

*Type of Foundation(s):* Slab-on-Grade

*Comments:*

#### Deficient Items: Foundations

- x There does not appear to be any structural failure observed at this time and the foundation seems to be performing as intended. However, I did note floor slope in living rm, kitchen and laundry room areas and cracking across garage floor. This may be indicative of shifting and settling due to type of foundation, age, consolidation, soil and drainage characteristics. If this concerns you, I recommend having a structural engineer analyze foundation for further information.
- x Trees and/or large shrubbery are located too close to the foundation. This could have an adverse effect on future foundation performance, roof, gutters, etc.



### B. Grading and Drainage

Note: Foundation mounted, surface & subsurface drains are not inspected.

*Type of Drainage:* Grade/Partial gutters/

*Comments:*

- ✓ Proper drainage is defined as grass, sod, grading and landscaping installed to divert water away from the foundation with no low spots that would allow ponding.

#### Deficient Items: Grading & Drainage

- x Gutters are pulling loose at backyard and are full of debris-need cleaning.
- x Storage bldg needs to be moved away from structure as it is allowing excess runoff to pond near slab.
- x Observed low area with potential for ponding at front right corner and flowerbed.
- x Drainage slope at back patio and right side of foundation is essentially flat or not well defined, with spots for water to pool.



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**C. Roof Covering Materials**

Note: Not all roofs are walked on due to height, slope, material, weather & safety concerns, nor are they checked for insurability. Weather conditions (wind, hail, heat, etc) affect materials on a daily basis & regular inspections are recommended by the homeowner.

*Types of Roof Covering:* Asphalt (Composition) shingles

*Viewed From:* Walked entire roof

*Comments:*

**Deficient Items: Roof Covering Materials**

- x Observed damaged shingle(s) at section above storage bdlg.
- x Roof vent is damaged/rusted and may be allowing water penetration.
- x Exposed nail heads and/or staples at ridges and/or flashing areas need to be sealed with caulk.
- x Trees near the structure need to be trimmed at least 5' away from the roof.
- x Lead flashing on vent stack pipes are deteriorated and/or not properly curled over the top of the pipe.
- x Flashing is lifting and/or pulling loose at left side valley. Needs securing to prevent water penetration.
- x Protruding nail has shingle raised over front section.



- x Rain-collar on the exhaust vent flashing needs to be caulked with sealant at top seam.
- x Oversized wet vent needs mesh screen to prevent pest and debris entry.

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**D. Roof Structures and Attic**

Note: Attic power vents are visually inspected but not manually operated. Insulation and attic flooring limits the inspection of joists, rafter tails, beams, pipes, wiring and other materials.

Type of Framing:  Conventional       Truss System       Unknown

Attic Ventilation: Wind turbines/ Gable power vent/Gable vents/Solar roof vent/Soffit vents/

Viewed From: Access hatch at laundry rm

Approximate Average Depth of Insulation: Blown/10-12"

Comments:

- ✓ Access to attic area was limited due to type of roof structure in place.

**Deficient Items: Roof Structures & Attic**

- x The attic has no high ventilation (turbines, static vents, ridge vents, power vents) over garage/porch gable.
- x Several sections of attic decking need painting to prevent weathering/moisture damage.
- x Limited number of soffit vents in place (should have 1 for every 150 ft. of ventilated space).
- x Soffit screen and gable screens are damaged at attic and back patio.
- x Attic insulation is in contact with water heater & furnace exhaust flue. There should be at least 2" clearance between metal exhaust flue and insulation of any type.



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

Note: Exterior siding (vinyl, cement board, etc) limits the inspection for deterioration of substrate materials. Not all interior walls are visible due to coverings, furniture, etc. Cabinets, shelving, drawers & hardware are not inspected.

Type of Exterior Walls: Stone veneer/Wood siding/Wood trim

Comments:

**Deficient Items: Walls**

Interior

- x Observed previously patched/repared areas on interior walls at various locations.

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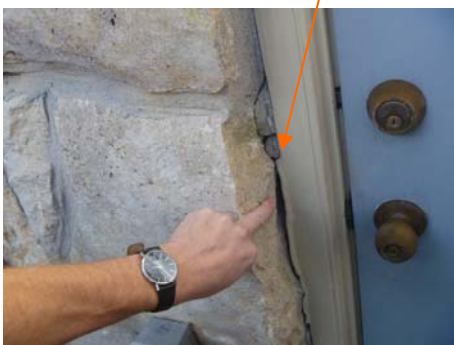
Inspection Item

- x Bathrooms-Variou shower/tub wall joints need caulking (tiles, corners, etc).
- x Hall bath-tub control knob escutcheon covers are loose and allowing water penetration into wall.



Exterior

- x Open spots in stone openings and joints need sealing at various sections.
- x Observed previous repairs to exterior masonry at garage.
- x No masonry expansion joints noted at exterior walls (these help prevent stress cracking on the masonry).
- x No weep holes in place at bottom of exterior masonry.
- x Rot on trim noted at drip edge on left and back sides, at side door threshold, patio door trim, and at vertical trim on garage and front windows.





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- x Signs of decay and previous termite infestation at right side wall by storage bldg.
- x Pest damage noted at fascia trim on left garage eave.
- x Paint is missing at trim around back windows.
- x Z-flashing was not installed over side windows or garage header trim.



**F. Ceilings and Floors**

Note: Not all interior ceilings & floors are visible due to coverings, furniture, etc.

Comments:

**Deficient Items: Ceilings & Floors**

- x Observed patched/repaired areas on ceiling at garage.
- x Water stains noted on ceiling at foyer & living rm. Unable to determine if this is an active or ongoing leak.
- x Observed excessive slope on various floors.
- x Carpet stains/ripples noted at various rooms.



- x Fire blocking (fire-rated sheetrock, plywood, etc) missing at ceiling for HVAC/Water Heater Closet in garage. This ceiling helps contain flames from spreading into the attic.

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

Note: Recommend rekeying or replacing access door locks before occupying property.

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**Deficient Items: Doors**

- x Exit doors with keyed inside deadbolts are safety hazards-fire and cannot find key to get out, etc.
- x Garage exit door is hollow core (has no fire safety rating) and should be steel, fiberglass or solid wood.
- x Door missing at laundry rm and side garage door is delaminating.
- x With patio access door closed, light can be seen around weather-stripping.
- x Door(s) binding/sticking on trim at master bath.

**H. Windows**

Note: Only accessible windows are checked, however, awnings, blinds, storm, double frame & tilt-in windows are not operated. Defective thermal pane seals are not always visible due to dirt, haze, lighting, solar screens, etc & no warranty is implied.

*Type of Windows:* Metal-Single glazed & Thermal seal

*Comments:*

- ✓ All accessible windows are opening and closing properly.

**Deficient Items: Windows**

- x Window screen(s) missing at various locations.

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

*Comments:*

**J. Fireplaces and Chimneys**

Note: Gas bars are not ignited if wood, ash debris, or decorative items are present in firebox. Smoke draft tests are not performed & freestanding units are not inspected. Recommend having chimney sweep clean & inspect fireplace if used on a regular basis.

*Location & Type:* N/A

*Comments:*

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

Note: Wood decks, railings & stairs should be checked annually for loose boards, screws/nails, etc.

*Comments:*

**Deficient Items: Porches, Balconies, Decks & Carports**

- x Front porch column has loose/missing mortar and stone.

**L. Other – Driveways, Sidewalks and Flatwork**

Fences, gates & mailboxes are not inspected.

*Comments:*

- ✓ All cement slabs (garages, porches, patios, driveways, concrete flooring, etc) have small surface cracks. Generally these are less than 1/8" wide and occur during the curing process.

**Deficient Items: Driveways, Sidewalks & Flatwork**

- x Noted some settling/cracking/deterioration of driveway slab.
- x Observed that the sidewalks have shifted/slipped away from home slab.



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## II. ELECTRICAL SYSTEMS

Note: Concealed wiring (including but not limited to underground, inside walls, conduit, attics, floors & slabs) is excluded from inspection.

### A. Service Entrance and Panels

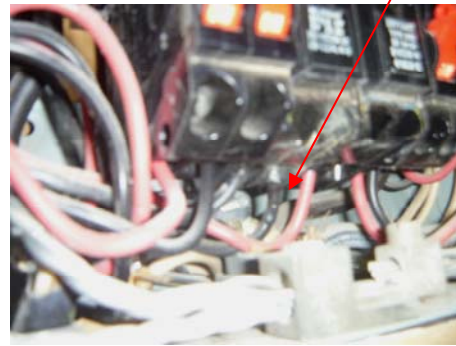
*Main Panel Access:* Exterior-next to meter

*Sub-Panel Access:* Laundry room

*Comments:*

#### Deficient Items: Service Entrance & Panels

- x Recommend having the electrical panel checked by a qualified, licensed electrician.  
Main Panel
- x Oversized 40amp breaker noted on A/C circuit-tag calls for 30amp max.
- x The circuit locations are not fully marked/legible.
- x Observed doubled tapped breaker, (two wires under one breaker) in sub-panel. All branch circuit wiring should have its own circuit breaker.
- x No anti-oxidant gel observed on aluminum conductor terminations.  
Sub-Panel
- x Noted multiple neutral ground conductor wires under one termination screw.
- x Observed 220v dryer breaker is not tied together with a trip-tie. If the appliance experiences a situation which causes the breaker to trip, the trip-tie ensures that both 110v sides of the breaker trip together.
- x Scorched/damaged/deteriorated wiring insulation observed in the panel on dryer circuit.
- x No anti-oxidant gel observed on aluminum conductor terminations.



### B. Branch Circuits, Connected Devices, and Fixtures

Note: The following items are excluded from inspection-landscape/low voltage lighting, photocells, solar panels, ceiling, soffit mounted, 220v dryer & inaccessible outlets, heat detectors, intercoms, antennas, telephone/cable/telecommunication wiring, speakers, audio/video & security systems. Smoke alarm batteries should be changed annually & are not tested in hi-rise condos or when security system is present.

*Type of Wiring:* Copper & Aluminum

*GFCI Locations:* Not present

*Smoke Alarm Locations:* Guest rooms

*Comments:*

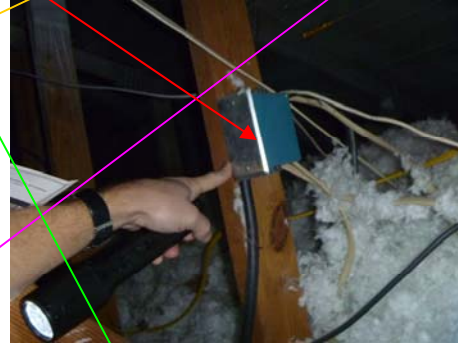
#### Deficient Items: Branch Circuits, Connected Devices & Fixtures

- x I recommend having the wiring further evaluated by a qualified, licensed electrician.
- x Smoke alarm missing from its bracket at master bedrm and is not installed at hall.
- x Kitchen counter outlets are not protected by Ground Fault Circuit Interrupters (GFCI's). Since 2000 all counter receptacles in the kitchen are required to be GFCI protected.
- x Garage and exterior outlets are not protected by Ground Fault Circuit Interrupters (GFCI's). Since 2008 all receptacles in the garage are required to be GFCI protected.
- x No Ground Fault Circuit Interrupter (GFCI's) outlets in place at laundry rm wall.
- x Electrical wiring out of the wall and not in protective conduit at disposer.
- x Tester shows outlet(s) not grounded at patio wall.
- x Some lights not responding/bulbs missing; replace bulbs and recheck fixtures.

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- x Foyer switch is wired to operate interior and porch lights together.
- x Outlets have damaged/chipped prong face slots, etc at various locations.
- x No weatherproof cover in place on exterior outlet at back soffit eave and garage flood light is missing lens.
- x Observed wiring entering metal junction box with no clamps at attic.
- x Attic-junction boxes are undersized (cabling) and need to be replaced to code.
- x Wire cable spliced together but not in a protective junction box at attic gable fan and garage fixture.
- x Observed extension cords being used for permanent wiring at garage door opener.
- x A random inspection of outlets/switches revealed that the aluminum wiring has not been properly pigtailed with a copper jumper wire as current standards require.



**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

Note: Annual maintenance & servicing are recommended to maintain equipment efficiency. The following items are excluded from inspection-attic fans, air purifiers, humidifiers/dehumidifiers, electronic or UV filtering systems, dampers & inner lining of ducts.

- 

**A. Heating Equipment**

Note: Only the emergency heat mode is checked on heat pumps when the outside temperature exceeds 80°F. Heat exchangers & elements are not inspected.

Type of Systems: Central Forced-Air Furnace/

Energy Sources: Gas

Comments:

- ✓ Gas heating units responded to controls and produced over 100°F of hot air at supply registers.

**Deficient Items: Heating Equipment**

- x The furnace junction box inside the cabinet is missing its cover.
- x The heating unit appears to have insufficient combustion/draft air.
- x The heating unit vent pipe does not have the proper clearance from combustibles where it passes through the ceiling (1" for double-wall pipe and 6" for single-wall pipe).

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- x The flexible line supplying gas to the furnace has no collar, grommet or other protective material in place where it enters the cabinet. It is possible for cabinet vibration to wear on the line and cause a leak.
- x Gas line for water heater and furnace needs to be secured to wall with straps.



**B. Cooling Equipment**

Note: Recommend regular flushing of the condensate drain lines with bleach & water solution. Cooling equipment is not operated when the outside temperature is below 60°F to prevent compressor damage, & evaporator coils are not inspected.

Type of Systems: Central Forced-Air System/Electric

Comments:

- ✓ Due to an exterior ambient temperature of less than 60°F the cooling equipment was not operated. Only a visual inspection was performed.

**Deficient Items: Cooling Equipment**

- x Recommend cooling unit be checked/serviced/repared by a qualified HVAC technician.
- x Recommend insulating the first 1' to 2' of drain line as it exits the evaporator coil housing; this prevents condensation sweat from forming on the pipe and dripping.
- x The air handler's secondary drain is missing the Safe-T float cutoff switch.
- x Condensing unit fins and inner base need to be cleaned of debris.

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

Note: Air filters should be changed at regular intervals & return air plenums cleaned out to prevent dirt/debris buildup.

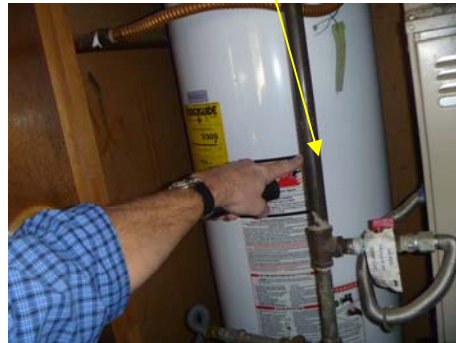
Type of Ductwork: Flex

Return Air Filter Locations: HVAC closet-blower access panel/

Comments:

**Deficient Items: Duct System, Chases & Vents**

- x Air can be felt around opening at duct plenum seal in attic.
- x Large amount of debris seen in the return air plenum at HVAC closet-needs cleaning.
- x Registers/ducts were not installed at bathrooms.
- x Filter is wrong size and needs replacing.



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**IV. PLUMBING SYSTEM**

Note: The following items are excluded from inspection-concealed (including but not limited to underground, inside walls, attics, floors & slabs) pipes & lines, plumbing equipment, sump pumps & tanks, fire suppression systems & patio misting systems.

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

Note: Laundry & water softener valves are visually inspected only, & refrigerator/icemaker supply lines/valves are not inspected.

*Location of Water Meter:* Front left curb

*Location of Main Water Supply Valve:* Unable to locate-may be buried/covered with grass

*Static Water Pressure Reading:* 85-90 psi      *Number of Bathrooms:* 2

*Comments:*

- ✓ Leak Checks-Interior faucets are run for 1 minute and tubs/showers are run for appr 3-5 minutes.
- ✓ No dial movement was observed with a 1 minute check at water meter.

**Deficient Items: Water Supply System & Fixtures**

- x Recommend having the plumbing system checked/serviced/repared by a qualified, licensed plumber.  
Supply Plumbing
  - x Exterior bibbs/faucets are not equipped with backflow prevention devices that insure water flows out and cannot siphon back into the home.
  - x Homeowner shutoff valve for main water supply line was not found.
  - x There was a reading of 90psi static water pressure at the front hose faucet. Anything above 80psi can strain fixtures/fittings. A pressure reducing valve is required to bring the water pressure below 80psi.
- Kitchen
- x Cold water copper tap is kinked/bent.
  - x Hot and Cold valves are reversed at sink faucet.
  - x Faucet is not seated on gasket base at sink counter top.



Master Bath

- x Sink water supply lines are too short/kinked.
- x The shower head is leaking at the neck connection.

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

Note: Only visible & accessible waste lines are checked for water flow. The following items are excluded from inspection-exterior cleanout ports in ground, slabs & walls, tub & sink overflows, washing machine, water softener & floor drains.

*Comments:*

**Deficient Items: Drains, Wastes & Vents**

Bathrooms

- x The bathtubs are both slow draining.

- 

**C. Water Heating Equipment**

Note: The temperature pressure relief valves (TP&R) are visually inspected but not manually engaged. Sealed burner chambers on gas fired units are not inspected.

*Energy Sources:* Gas      *Capacity:* 40 gallon

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

I	NI	NP	D	Inspection Item
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*Comments:*

- ✓ Water heater(s) is operating and delivering hot water to all accessible faucets/fixtures at this time.
- Deficient Items: Water Heating Equipment**
- x Recommend having the water heater checked/repared by a qualified, licensed plumber.
- x No manufacturer recommended drain pan installed under unit.
- x No insulation on water supply lines to a unit located in areas that could be subjected to freezing temperatures.
- x Water supply connections at the unit have some rust/corrosion.
- x The water heater is not raised 18" above the garage floor. Units located in spaces that are not part of the living area and that open into a garage should have ignition sources (gas or electric) elevated a minimum of 18" above the garage floor.
- x Water heater appears to have insufficient combustion/draft air. An opening is required within 12" of top and bottom of closet for proper ventilation.
- x No vent pipe firestop/support collar in place at the ceiling penetration.
- x The draft hood is not properly mounted/positioned on top of the water heater.



**D. Hydro-Massage Therapy Equipment**

Note: This section covers indoor, built-in tub units.

Motor & Pump:  Accessible     Inaccessible

GFCI Location: N/A

*Comments:*

**E. Other – Gas Supply Systems**

Note: Systems are checked using industry accepted procedures at normal operating pressures. Concealed (including but not limited to underground, inside walls, attics, floors & slabs) pipes & lines, plumbing equipment & storage tanks are excluded from inspection. Recommend installing a combination carbon monoxide/gas detector on each level of the home when gas is present.

*Comments:*

**Deficient Items: Gas Supply Systems**

- x A gas leak was detected (with TIF 8800) at meter riser joints. Needs repair ASAP by gas company.



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**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

- ✓ Unit(s) operated by control pad settings and completed a normal wash and heated dry cycle.

**Deficient Items: Dishwashers**

- x No backflow prevention device (drain line hose should be tied high in cabinet or air gap device installed) on drain line to disposer. Consult installation manual for further details.
- x The lower spray arm is loose.



**B. Food Waste Disposers**

*Comments:*

- ✓ Disposer operated without excessive noise or vibration with no leaks or damages noted.

**C. Range Hood and Exhaust Systems**

*Ventilation:* Recirculating at microwave

*Comments:*

**Deficient Items: Vent Hoods**

- x The range hood light(s) did not respond to controls.
- x Vertical clearance between cooktop and vent hood is less than 18".

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

Note: Self cleaning & convection modes are not operated.

*Type of Units:* Range-Gas

*Comments:*

- ✓ The oven read 365°F at 350°F setting in Bake mode and falls within the acceptable range of ±25°F.
- ✓ The cooktop responded to controls and even heat was produced at burners.

**Deficient Items: Ranges, Cooktops & Ovens**

- x The range is not equipped with an anti-tip device (or the bracket is not engaging the back legs). This device prevents the range from tipping over when pressure is applied to the oven door.
- x The gas shutoff valve for the range is not easily accessible and should be installed within 6' of unit.

**E. Microwave Ovens**

Note: Units are not checked for radiation leakage & countertop models are not inspected.

*Comments:*

- ✓ The unit responded to touchpad controls and passed the heated water test.



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I	NI	NP	D	Inspection Item
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- F. Mechanical Exhaust Vents and Bathroom Heaters**  
*Type of Units:* Exhaust Fan/Electric Heater/  
*Comments:*  
**Deficient Items: Exhaust Fans, Vents & Bathroom Heaters**  
 x There is no exhaust fan at master bath.  
 x Hall exhaust fan is venting into the attic but current standards require fans to have vent ducting to exterior.

- G. Garage Door Operators**  
 Note: Remote transmitters & keypads are not inspected.  
*Comments:*  
**Deficient Items: Garage Door Openers**  
 x Manual lock noted on garage door(s) with an automatic opener. If lock is engaged and controls are operated, the door and head unit can be damaged. The manual lock should be removed or disabled.  
 x No optical eye (infrared) sensors on the right garage door.  
 x The left garage door opener's chain is loose/rubbing guide bar.

- H. Dryer Exhaust Systems**  
 Note: Laundry equipment limits the inspection of interior duct ports. Recommend cleaning out vent duct annually.  
*Comments:*  
**Deficient Items: Dryer Vents**  
 x Flexible metal transition duct being used for the dryer exhaust piping and the run is too long. It should be a smooth-wall, solid metal duct. Needs repair.



- I. Other – Built In Appliances**  
 Note: The following items are excluded from inspection-whole house vacuum systems, free standing & mini refrigerators, ice makers, all small appliances, wine coolers & cellars, laundry equipment, saunas, water purification/softening/filtering units & reverse osmosis systems. Washing machine supply hoses should be replaced every 5 years or as directed by manufacturer.  
*Comments:*

**VI. OPTIONAL SYSTEMS**

- A. Outbuildings**  
*Type of Structure:* N/A  
*Comments:*

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I	NI	NP	D	Inspection Item
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**SUMMARY OF DEFICIENT ITEMS**

The following list of deficient items needing repair or corrective action is supplemental to the main report as other important and useful information is found there. If an item is noted as not functioning, deficient, needs repair, replacing or evaluation by specialist, the purchaser agrees to contact a qualified technician for further evaluation before home is purchased or occupied.

Deficient Items: Foundations

- x There does not appear to be any structural failure observed at this time and the foundation seems to be performing as intended. However, I did note floor slope in living rm, kitchen and laundry room areas and cracking across garage floor. This may be indicative of shifting and settling due to type of foundation, age, consolidation, soil and drainage characteristics. If this concerns you, I recommend having a structural engineer analyze foundation for further information.
- x Trees and/or large shrubbery are located too close to the foundation. This could have an adverse effect on future foundation performance, roof, gutters, etc.

Deficient Items: Grading & Drainage

- x Gutters are pulling loose at backyard and are full of debris-need cleaning.
- x Storage bldg needs to be moved away from structure as it is allowing excess runoff to pond near slab.
- x Observed low area with potential for ponding at front right corner and flowerbed.
- x Drainage slope at back patio and right side of foundation is essentially flat or not well defined, with spots for water to pool.

Deficient Items: Roof Covering Materials

- x Observed damaged shingle(s) at section above storage bldg.
- x Roof vent is damaged/rusted and may be allowing water penetration.
- x Exposed nail heads and/or staples at ridges and/or flashing areas need to be sealed with caulk.
- x Trees near the structure need to be trimmed at least 5' away from the roof.
- x Lead flashing on vent stack pipes are deteriorated and/or not properly curled over the top of the pipe.
- x Flashing is lifting and/or pulling loose at left side valley. Needs securing to prevent water penetration.
- x Protruding nail has shingle raised over front section.
- x Rain-collar on the exhaust vent flashing needs to be caulked with sealant at top seam.
- x Oversized wet vent needs mesh screen to prevent pest and debris entry.

Deficient Items: Roof Structures & Attic

- x The attic has no high ventilation (turbines, static vents, ridge vents, power vents) over garage/porch gable.
- x Several sections of attic decking need painting to prevent weathering/moisture damage.
- x Limited number of soffit vents in place (should have 1 for every 150 ft. of ventilated space).
- x Soffit screen and gable screens are damaged at attic and back patio.
- x Attic insulation is in contact with water heater & furnace exhaust flue. There should be at least 2" clearance between metal exhaust flue and insulation of any type.

Deficient Items: Walls

Interior

- x Observed previously patched/repared areas on interior walls at various locations.
- x Bathrooms-Variou shower/tub wall joints need caulking (tiles, corners, etc).
- x Hall bath-tub control knob escutcheon covers are loose and allowing water penetration into wall.

Exterior

- x Open spots in stone openings and joints need sealing at various sections.
- x Observed previous repairs to exterior masonry at garage.
- x No masonry expansion joints noted at exterior walls (these help prevent stress cracking on the masonry).
- x No weep holes in place at bottom of exterior masonry.
- x Rot on trim noted at drip edge on left and back sides, at side door threshold, patio door trim, and at vertical trim on garage and front windows.
- x Signs of decay and previous termite infestation at right side wall by storage bldg.
- x Pest damage noted at fascia trim on left garage eave.
- x Paint is missing at trim around back windows.

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x      Z-flashing was not installed over side windows or garage header trim.

Deficient Items: Ceilings & Floors

- x      Observed patched/repared areas on ceiling at garage.
- x      Water stains noted on ceiling at foyer & living rm. Unable to determine if this is an active or ongoing leak.
- x      Observed excessive slope on various floors.
- x      Carpet stains/ripples noted at various rooms.
- x      Fire blocking (fire-rated sheetrock, plywood, etc) missing at ceiling for HVAC/Water Heater Closet in garage. This ceiling helps contain flames from spreading into the attic.

Deficient Items: Doors

- x      Exit doors with keyed inside deadbolts are safety hazards-fire and cannot find key to get out, etc.
- x      Garage exit door is hollow core (has no fire safety rating) and should be steel, fiberglass or solid wood.
- x      Door missing at laundry rm and side garage door is delaminating.
- x      With patio access door closed, light can be seen around weather-stripping.
- x      Door(s) binding/sticking on trim at master bath.

Deficient Items: Windows

- x      Window screen(s) missing at various locations.

Deficient Items: Driveways, Sidewalks & Flatwork

- x      Noted some settling/cracking/deterioration of driveway slab.
- x      Observed that the sidewalks have shifted/slipped away from home slab.

Deficient Items: Porches, Balconies, Decks & Carports

- x      Front porch column has loose/missing mortar and stone.

Deficient Items: Service Entrance & Panels

- x      Recommend having the electrical panel checked by a qualified, licensed electrician.

Main Panel

- x      Oversized 40amp breaker noted on A/C circuit-tag calls for 30amp max.
- x      The circuit locations are not fully marked/legible.
- x      Observed doubled tapped breaker, (two wires under one breaker) in sub-panel. All branch circuit wiring should have its own circuit breaker.
- x      No anti-oxidant gel observed on aluminum conductor terminations.

Sub-Panel

- x      Noted multiple neutral ground conductor wires under one termination screw.
- x      Observed 220v dryer breaker is not tied together with a trip-tie. If the appliance experiences a situation which causes the breaker to trip, the trip-tie ensures that both 110v sides of the breaker trip together.
- x      Scorched/damaged/deteriorated wiring insulation observed in the panel on dryer circuit.
- x      No anti-oxidant gel observed on aluminum conductor terminations.

Deficient Items: Branch Circuits, Connected Devices & Fixtures

- x      I recommend having the wiring further evaluated by a qualified, licensed electrician.
- x      Smoke alarm missing from its bracket at master bedrm and is not installed at hall.
- x      Kitchen counter outlets are not protected by Ground Fault Circuit Interrupters (GFCI's). Since 2000 all counter receptacles in the kitchen are required to be GFCI protected.
- x      Garage and exterior outlets are not protected by Ground Fault Circuit Interrupters (GFCI's). Since 2008 all receptacles in the garage are required to be GFCI protected.
- x      No Ground Fault Circuit Interrupter (GFCI's) outlets in place at laundry rm wall.
- x      Electrical wiring out of the wall and not in protective conduit at disposer.
- x      Tester shows outlet(s) not grounded at patio wall.
- x      Some lights not responding/bulbs missing; replace bulbs and recheck fixtures.
- x      Foyer switch is wired to operate interior and porch lights together.

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- x      Outlets have damaged/chipped prong face slots, etc at various locations.
- x      No weatherproof cover in place on exterior outlet at back soffit eave and garage flood light is missing lens.
- x      Observed wiring entering metal junction box with no clamps at attic.
- x      Attic-junction boxes are undersized (cabling) and need to be replaced to code.
- x      Wire cable spliced together but not in a protective junction box at attic gable fan and garage fixture.
- x      Observed extension cords being used for permanent wiring at garage door opener.
- x      A random inspection of outlets/switches revealed that the aluminum wiring has not been properly pigtailed with a copper jumper wire as current standards require.

Deficient Items: Heating Equipment

- x      The furnace junction box inside the cabinet is missing its cover.
- x      The heating unit appears to have insufficient combustion/draft air.
- x      The heating unit vent pipe does not have the proper clearance from combustibles where it passes through the ceiling (1" for double-wall pipe and 6" for single-wall pipe).
- x      The flexible line supplying gas to the furnace has no collar, grommet or other protective material in place where it enters the cabinet. It is possible for cabinet vibration to wear on the line and cause a leak.
- x      Gas line for water heater and furnace needs to be secured to wall with straps.

Deficient Items: Cooling Equipment

- x      Recommend cooling unit be checked/serviced/repared by a qualified HVAC technician.
- x      Recommend insulating the first 1' to 2' of drain line as it exits the evaporator coil housing; this prevents condensation sweat from forming on the pipe and dripping.
- x      The air handler's secondary drain is missing the Safe-T float cutoff switch.
- x      Condensing unit fins and inner base need to be cleaned of debris.

Deficient Items: Duct System, Chases & Vents

- x      Air can be felt around opening at duct plenum seal in attic.
- x      Large amount of debris seen in the return air plenum at HVAC closet-needs cleaning.
- x      Registers/ducts were not installed at bathrooms.
- x      Filter is wrong size and needs replacing.

Deficient Items: Water Supply System & Fixtures

- x      Recommend having the plumbing system checked/serviced/repared by a qualified, licensed plumber.

Supply Plumbing

- x      Exterior bibbs/faucets are not equipped with backflow prevention devices that insure water flows out and cannot siphon back into the home.
- x      Homeowner shutoff valve for main water supply line was not found.
- x      There was a reading of 90psi static water pressure at the front hose faucet. Anything above 80psi can strain fixtures/fittings. A pressure reducing valve is required to bring the water pressure below 80psi.

Kitchen

- x      Cold water copper tap is kinked/bent.
- x      Hot and Cold valves are reversed at sink faucet.
- x      Faucet is not seated on gasket base at sink counter top.

Master Bath

- x      Sink water supply lines are too short/kinked.
- x      The shower head is leaking at the neck connection.

Deficient Items: Drains, Wastes & Vents

Bathrooms

- x      The bathtubs are both slow draining.

Deficient Items: Water Heating Equipment

- x      Recommend having the water heater checked/repared by a qualified, licensed plumber.

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- x        No manufacturer recommended drain pan installed under unit.
- x        No insulation on water supply lines to a unit located in areas that could be subjected to freezing temperatures.
- x        Water supply connections at the unit have some rust/corrosion.
- x        The water heater is not raised 18” above the garage floor. Units located in spaces that are not part of the living area and that open into a garage should have ignition sources (gas or electric) elevated a minimum of 18” above the garage floor.
- x        Water heater appears to have insufficient combustion/draft air. An opening is required within 12” of top and bottom of closet for proper ventilation.
- x        No vent pipe firestop/support collar in place at the ceiling penetration.
- x        The draft hood is not properly mounted/positioned on top of the water heater.

Deficient Items: Gas Supply Systems

- x        A gas leak was detected (with TIF 8800) at meter riser joints. Needs repair ASAP by gas company.

Deficient Items: Dishwashers

- x        No backflow prevention device (drain line hose should be tied high in cabinet or air gap device installed) on drain line to disposer. Consult installation manual for further details.
- x        The lower spray arm is loose.

Deficient Items: Vent Hoods

- x        The range hood light(s) did not respond to controls.
- x        Vertical clearance between cooktop and vent hood is less than 18”.

Deficient Items: Ranges, Cooktops & Ovens

- x        The range is not equipped with an anti-tip device (or the bracket is not engaging the back legs). This device prevents the range from tipping over when pressure is applied to the oven door.
- x        The gas shutoff valve for the range is not easily accessible and should be installed within 6’ of unit.

Deficient Items: Exhaust Fans, Vents & Bathroom Heaters

- x        There is no exhaust fan at master bath.
- x        Hall exhaust fan is venting into the attic but current standards require fans to have vent ducting to exterior.

Deficient Items: Garage Door Openers

- x        Manual lock noted on garage door(s) with an automatic opener. If lock is engaged and controls are operated, the door and head unit can be damaged. The manual lock should be removed or disabled.
- x        No optical eye (infrared) sensors on the right garage door.
- x        The left garage door opener’s chain is loose/rubbing guide bar.

Deficient Items: Dryer Vents

- x        Flexible metal transition duct being used for the dryer exhaust piping and the run is too long. It should be a smooth-wall, solid metal duct. Needs repair.