



**Neptune Builders, LLC d/b/a Neptune Inspections**  
**23501 Cinco Ranch Blvd, Ste H120-195**  
**Katy, TX 77494**  
**281-300-7861 Office**  
**[www.neptuneinspections.com](http://www.neptuneinspections.com)**



**This Report was Prepared Exclusively For:**  
**John Doe**  
**123 Fictional Street**  
**Katy, TX 77494**



# PROPERTY INSPECTION REPORT FORM

<u>John Doe</u> <i>Name of Client</i>	<u>06/08/2024</u> <i>Date of Inspection</i>
<u>123 Fictional Street, Katy, TX 77494</u> <i>Address of Inspected Property</i>	
<u>Barrett Neptune</u> <i>Name of Inspector</i>	<u>26288</u> <i>TREC License #</i>
<u> </u> <i>Name of Sponsor (if applicable)</i>	<u> </u> <i>TREC License #</i>

## 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**

Present at Inspection: ☐ Buyer ☐ Selling Agent ☐ Listing Agent ☐ Occupant  
Building Status: ☒ Vacant ☐ Owner Occupied ☐ Tenant Occupied ☐ Other  
Weather Conditions: ☐ Fair ☒ Cloudy ☐ Rain Temp: \_\_\_\_\_ 80-90  
Utilities On: ☒ Yes ☐ No Water ☐ No Electricity ☐ No Gas  
Special Notes: \_\_\_\_\_

### **INACCESSIBLE OR OBSTRUCTED AREAS**

☐ Sub Flooring ☒ Attic Space is Limited - Viewed from Accessible Areas  
☐ Floors Covered ☒ Plumbing Areas - Only Visible Plumbing Inspected  
☐ Walls/Ceilings Covered or Freshly Painted ☐ Siding Over Older Existing Siding  
☐ Behind/Under Furniture and/or Stored Items ☐ Crawl Space is limited - Viewed From Accessible Areas

☒ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference of water intrusion is recommended that a professional investigation be obtained.

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

### **How To Interpret This Report:**

**Building Codes, TREC Standards, Installation Standards, or Safety Issues= Blue Text**

Items that do not comply with current building codes, TREC Standards, other standards (manufacturer, trade associations, etc.), or that are safety issues.

**Items Damaged, Non-Functional, or Operating Improperly= Red Text**

Items in need of repairs either because they are broken, not functioning, or damaged.

**General Comments & Specific Limitations= Black Text**

These are general information, limitations, or notices.

### Notice

**The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL & SPECIFIC LIMITATIONS, and the INSPECTION AGREEMENT included in this inspection report. This report is not valid without the signed inspection agreement, and the report is not transferable.**

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of the feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods. The Client is advised to the following:

- When recommendations have been made for repairs and/or service, we recommend that you contact a qualified tradesman prior to closing so actual cost involved can be anticipated.
- Future performance and/or life expectancy of items listed in this report is beyond the scope of this inspection and cannot be predicted.
- All repairs, alterations, and recommended work within this report should be done by a licensed (where necessary) and qualified tradesperson in accordance with state and local codes.
- If an error message is received when downloading this report or the boxes with check marks on the left side of each section is not shown when this report is printed, please contact our office so that a hard copy can be sent to the client.
- When the word damaged is used in this report, it could be referring to the following: wood rot, decay, moisture damage, etc.
- The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with images.
- Check marks in boxes adjacent to comments indicate the condition or item is present at this property.
- This report contains technical information. If you were not present during the inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the report content.
- No environmental inspections of any kind were performed during this inspection. Even if comments are made regarding certain aspects or issues, inspections and/or any determination of the presence or possible dangers of materials organisms or microbial organisms including, but not limited to, Chinese drywall, asbestos, lead, formaldehyde, mildew, mold, fungi, etc. are specifically excluded from the inspection and from this report. **No indoor air quality test were performed. If deficiencies are found during inspection, i.e. water penetrations, evidence of previous water penetrations, discolorations, staining, microbial growth, etc. or you have concerns about the presence of microbial growths, you should, as part of your due diligence, have environmental inspections of your choice, i.e. mold inspection, lead testing, etc. performed on this property prior to closing.**
- Underground items (such as utilities), gas lines, fuel quality, environmental items (such as fuel tanks), telephone systems, televisions and/or satellite systems, elevators, bulkheads/docks and piers, fences/yard enclosures, intercoms, sound systems, security, and playground equipment are specifically excluded from this report.
- The client should understand that we do not inspect fencing if present, i.e. wood fences, iron fencing, gates, etc.. We have no formal training on fencing and this is beyond the scope of this inspection.
- This is not a pest inspection. We are not licensed to inspect for insect infestations, rodent activity, or animal infestations. If this is a concern, a pest control company should be contacted to further evaluate this property.

### **ADDITIONAL NOTES SPECIFIC TO THIS PROPERTY**

An infrared camera was used during the inspection of the property specified above. This is a high tech camera that sees what the human eye does not and is a very useful tool used by your inspector. Most tradesmen/contractors are not familiar and/or qualified to understand the capabilities of the infrared camera or its findings. Therefore, the client is urged to retain a tradesman that can properly evaluate the problems found, determine the needed repairs, and correct the problems found.

Optional items not listed on this report, including but not limited to, built-in refrigerators, wine coolers, gate operators, instant water heaters below individual sinks, water softeners and filters, elevators, fire sprinkler systems, etc. are beyond the scope of this inspection and are not inspected. If the property being inspected has components installed or that are a part of the transaction, (washers, dryers, audio equipment, etc.), the client should contact a third party to perform an inspection to determine if these components are functioning properly. Furthermore, all excluded items may not be listed above, and, if you have any questions about whether certain components are within the scope of the inspection, the client should contact the inspector for clarification.



## **GENERAL LIMITATIONS**

The inspector is not required to:

- (A) inspect:
  - (i) items other than those listed herein;
  - (ii) elevators;
  - (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
  - (iv) anything buried, hidden, latent, or concealed;
  - (v) sub-surface drainage systems;
  - (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, or solar panels;
  - (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios
- (B) report
  - (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
  - (ii) cosmetic or aesthetic conditions; or
  - (iii) wear and tear from ordinary use;
- (C) determine:
  - (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
  - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
  - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive gypsum board "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
  - (iv) types of wood or preservative treatment and fastener compatibility; or
  - (v) the cause or source of a condition;
- (D) anticipate future events or conditions, including but not limited to:
  - (i) decay, deterioration, or damage that may occur after the inspection;
  - (ii) deficiencies from abuse, misuse, or lack of use;
  - (iii) changes in performance of any part, component, or system due to changes in use or occupancy;
  - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
  - (v) common accidents, personal injury, or death;
  - (vi) the presence of water penetrations; or
  - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculating or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems, or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

## I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐

### A. Foundations

*Type of Foundation(s):* Slab on grade with dropped brick ledge in some areas

*Comments:*

#### Signs of Structural Movement or Settling

**Performance Opinion:** In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance, and I perceived the foundation to contain no significant unlevelness on the first level floors.

**Note:** Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

**Note:** The foundation performance opinion stated above neither in any way addresses future foundation movement or settlement, nor does it certify the floors to be level. Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur due to the expansive nature of the soils in the Houston and surrounding areas. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note that this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems was not performed during this limited visual inspection, as these are specialized processes. Future performance of the structure cannot be predicted or warranted. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Professional Engineer for further evaluation.

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - Due to the expansive nature of the soil in the Houston area, a frequent foundation-watering program is recommended. Consistent watering at the entire perimeter of the slab can help prevent further and/or future settlement and damage. Drainage must be directed away from all sides of the foundation with grade slopes.

☒ The foundation appears to be performing the function intended

☒ Structural movement and/or settling noted; however, the foundation is supporting the structure at this time.

**Note:** The signs of structural movement or settling noted above can be indicative of repairs needed or normal settlement in relation to the foundation. The performance opinion and the additional repairs sections of the foundation comments should be consulted to determine what repairs are needed.

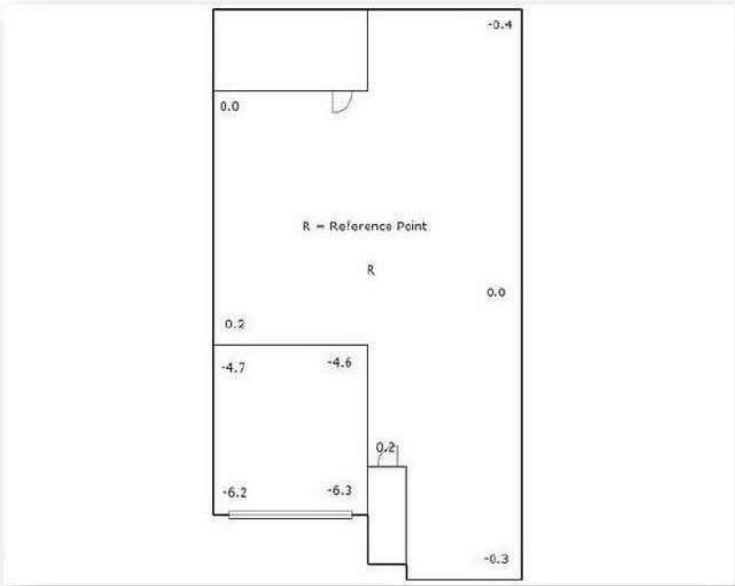
#### General Comments

Corner cracks and / or missing concrete were found at corners of the foundation. This is a common condition found with this type of foundation and appears to have caused no structural problems.

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



The below graph reflects measurements taken during the inspection to assist with determining the performance of the foundation. The outline / drawing is not to scale and does not accurately reflect every detail of the foundation walls.



- ☒ ☐ ☐ ☒

**B. Grading and Drainage**

*Comments:*  
**Note:** Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.  
**Items Damaged, Non-Functional, or Operating Improperly**  
Uneven / depressed grading was noted in the right side yard. This could be a tripping hazard. Recommend leveling the yard.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



### **General Comments**

During heavy rains, the accumulation of unforeseen water on this lot may occur. The client is advised to keep soil levels 4"-8" from the top of the slab and graded away to promote positive drainage and prevent water from ponding around the foundation. High soil levels are a conducive condition to wood-destroying insects. The installation of gutters and other mechanisms of collecting rain water from the roof runoff and discharging it away from the structure should be considered.

### **Specific Limitations**

Yard drains, patio drains, and other underground drainage systems are beyond the scope of the inspection and were not inspected.

☒ ☐ ☐ ☐

### **C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition / Fiberglass/Asphalt Shingles

*Viewed From:* Roof Level

*Comments:*



### **Performance Opinion**

The roof covering is performing its intended function at the time of the inspection. No signs of active roof-related water penetrations were observed within the dwelling during the inspection.

### **Specific Limitations**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Roof inspections are limited to visual observations of accessible surfaces and components. The roof is inspected from the roof level, only if it can be done safely and without damaging the roof. Certain types of damage and / or poor workmanship (e.g., improper fastening, manufacturer defects, etc.) may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering.

Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials. This report does not address future roof leaks. If defects are reported and/or you have concerns about remaining life expectancy, insurability or potential for future problems, we recommend consulting with a qualified roofing specialist.

Roof coverings are only inspected from the ground level and accessible attic areas if the roof cannot be safely reached using a one-story ladder.

☒ ☐ ☐ ☒

#### D. Roof Structures and Attics

*Viewed From:* Entered the Attic Some areas obstructed from inspection.

*Approximate Average Depth of Insulation:* 12-14 inches



*Approximate Average Thickness of Vertical Insulation:*

*Comments:*

**Accessibility of Attic:** Partial

**Performance Opinion**

The roof structure is performing its intended function (supporting the roof covering) at the time of the inspection. No signs of sagging or broken structural members were observed at the time of the inspection.

**Description of Roof Structure & Framing:** Rafter Assembly

**Building Codes, TREC Standards, Installation Standards or Safety Issues**

Rafters and Ridge Boards offset from each other.

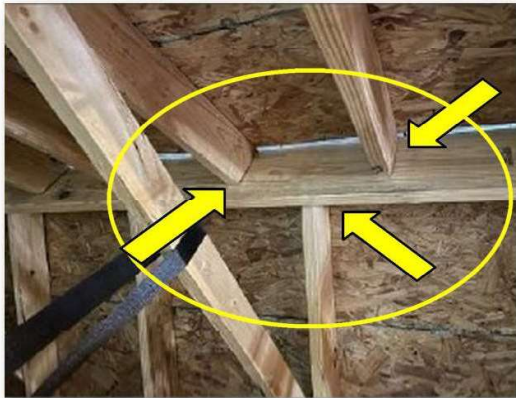
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



#### Attic Access, Ladders, Service Walk

##### Building Codes, TREC Standards, Installation Standards or Safety Issues:

Walkway is not installed properly leading to mechanical systems in attic. - Safety Hazard

The walkway has not been installed properly leading to the mechanical system(s) in the attic.

Building codes require a walkway that 24" in width, unobstructed, and a minimum of 1/2" thick to be installed leading to all mechanical systems installed in attics.



#### Attic Ventilation & Screening: Ridge Vents, Soffit

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

### Specific Limitations

The inspector will not enter an attic where he reasonably determines that conditions or materials to be unsafe. Insulation covering structural, plumbing, mechanical, or electrical components may prelude inspection of these items. Some areas of the attic are not accessible or visible for inspection due to the size of the crawl space and other obstructions (stored items, structural components, ducts, insulation, etc.).

☒ ☐ ☐ ☒

### E. Walls (Interior and Exterior)

*Comments:*

**Interior Walls:** Drywall, Tile

### Exterior Walls:

Siding Materials: ☒ Brick ☐ Stone ☐ Wood ☐ Wood byproducts ☐ Stucco  
☐ Vinyl ☐ Aluminum ☐ Asbestos ☒ Cement Board ☐ Other

### Building Codes, TREC Standards, Installation Standards or Safety Issues

Improper clearance of the exterior veneers from flatwork (2").

Improper clearance of the exterior veneers from the grade (8").

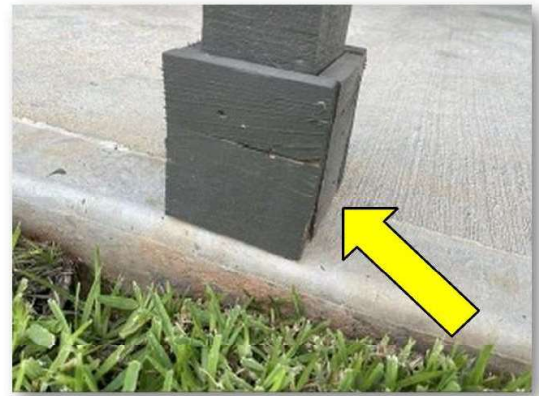
Missing sealant found at exterior penetrations.

### Items Damaged, Non-Functional, or Operating Improperly

#### Exterior Walls

Damaged and / or missing trim were found on the exterior of the property. The damage was found at the following locations: Rear of Property

Areas where decay is present should be removed, exposing underlying materials for inspection prior to repair.





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



Damaged and missing sealant / caulking was found at joints, transitions, and voids on the exterior veneers. This material acts as a moisture barrier to prevent water from moving to the underlying wall cavity. The re-sealing of the exterior veneers should be considered.



Evidence of insect (ants) activity was found around the perimeter of the structure on the exterior. Recommend improvements.



I=Inspected

NI=Not Inspected

NP=Not Present

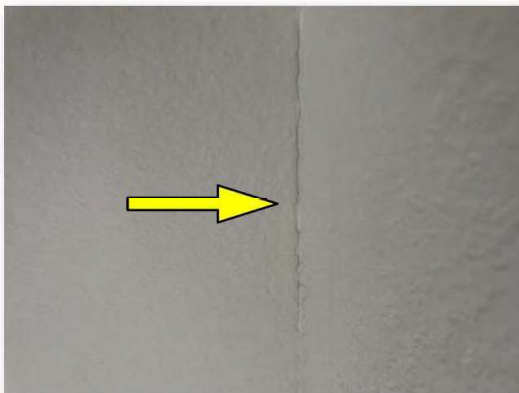
D=Deficient

I	NI	NP	D
---	----	----	---



### Interior Walls

Hairline cracks were found on the interior of the property as evident of settlement.



Many items at the property have not been completed at the time of the inspection. Missing paint, caulking, other items on the walls have not been completed for the inspection. The client is urged to perform a final walk-through prior to closing to insure all items have been completed satisfactorily.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

### Specific Limitations

The inspector cannot determine the condition of wood or structural components hidden within wall cavities. No opinion as to the condition of the wood, structural members, vapor barriers, insulation, or other components in hidden areas is implied or intended by this report. **This report does not address environmental hazards of any kind such as mold, lead based paint, asbestos, etc.** If the client has concerns about these issues, a qualified licensed tradesman should be consulted to perform these inspections. The inspector will not determine the cosmetic condition of paints, stains, or other surface coatings. Stored items, wall coverings, furniture will limit the ability to inspect some of the wall components.

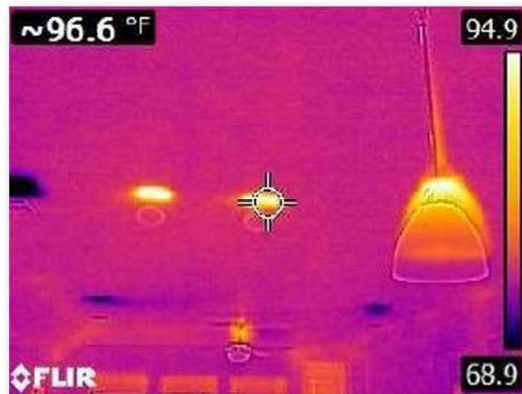
☒ ☐ ☐ ☐

### F. Ceilings and Floors

*Comments:*

### General Comments

During the inspection of the ceilings on the interior of the structure with a infrared camera abnormalities were not noted. The picture(s) below are a sampling of some image(s) taken during the inspection.



Evidence of patching was found at several sections of the ceilings in the home.



### Building Codes, TREC Standards, Installation Standards or Safety Issues

### Specific Limitations

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

The inspector cannot determine the condition of structural components in hidden ceilings or floor cavities. No opinion as to the condition of the wood, structural members, or other components in hidden areas is implied or intended by this report. Carpet is not pulled back revealing tack strips and other concealed items. Environmental issues related to water penetrations are not addressed in this report. This **report does not address environmental hazards of any kind such as mold, lead based paint, asbestos, etc.** No comments or representation is made on the condition of thin sets, mortars, etc. Hollow spots or voids are not always noticeable or detectable while doing a general inspection. If the clients suspects poor workmanship or other flooring concerns a flooring specialists should be consulted to further evaluate.

☒ ☐ ☐ ☒

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

*Comments:*

##### Interior Doors

##### Exterior Doors

##### Garage Doors

Type: ☒ Metal ☐ Wood ☐ Fiberglass ☐ Doors / panels are damaged

##### Building Codes, TREC Standards, Installation Standards or Safety Issues

Self-closing device not functioning at the garage door leading into dwelling unit.



##### **General Comments**

It is recommended all locks on home be changed before moving in. After new locks have been installed, ensure that the jambs at the striker plates are cut deep enough to allow new deadbolt locks to fully engage and lock. Deadbolt locks are not locked unless bolt is fully thrown.

##### **Specific Limitations**

If the property is occupied, only accessible doors were operated.

☒ ☐ ☐ ☒

#### H. Windows

*Comments:*

##### Items Damaged, Non-Functional, or Operating Improperly

The thermal seals appear to have failed at windows in the follow locations:

1. Living Room
2. Dining Room
3. Master Bedroom

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

4. Laundry Room  
This was evident by the build up of condensation and / or discoloration between the two window panes. A qualified tradesman should be consulted to repair or replace the windows found deficient and evaluate the other windows in the property for additional lost seals.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Missing window screens were noted at all of the windows. The builder should be consulted to determine if screens are normally installed with this home's windows.



### Specific limitations

The inspector does not inspect or comment on the presence or condition of storm windows, awnings, shutters, or other security devices or systems. Failed thermal seals in insulated windows are not always detectable, depending upon atmospheric conditions or if they are particularly dirty or otherwise obstructed. Furniture and stored items being present in an occupied property can restrict the inspection of some windows. Water testing or other invasive test are not performed during our inspection. Window leaks are not always visible or detectable during our limited inspection.

☐ ☒ ☒ ☐

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

Comments:

**INTERIOR**

**EXTERIOR**

[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)

☐ ☒ ☒ ☐

#### J. Fireplaces and Chimneys

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**Type of Fireplace:** ☐ Factory ☐ Masonry ☐ Free Standing

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

*Comments:*

**Specific Limitations**

The inspection of balconies are limited to the visible components. The underlying flashing and other water proofing that is not visible could not be inspected.

☐ ☒ ☒ ☐ **L. Other**

*Comments:*

## II. ELECTRICAL SYSTEMS

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

*Comments:*

☐ Overhead Service ☒ Underground Service

**Main Service Size: 200 AMP**

**Service Wire Type: Aluminum**

**Location of Main Electric Panel: Exterior**



**Type of Visible Grounding/Bonding: Ground Rod Connection Not Visible /Gas Pipe Connection**

I=Inspected

NI=Not Inspected

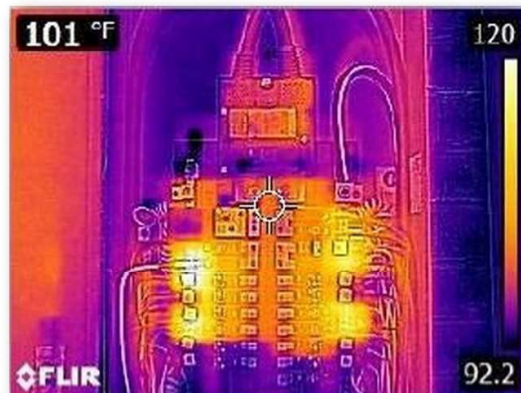
NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



During the inspection of the electrical panel with a infrared camera significant abnormalities were not noted. The picture(s) below are a sampling of some image(s) taken during the inspection.



### Main Disconnect Panel

#### Sub Panels

Type of Wire: ☐ Copper ☐ Aluminum

#### General Comments

It is a general recommendation that all circuit breakers be tripped off and on at least once a year to ensure that they are still physically able to trip off. Occasionally, the points on a breaker will fuse to the main bus in the panel, preventing the breaker from tripping off, even if there is an overload on the circuit.

#### Specific Limitations

The inspector is not required to determine the service capacity, amperage, voltage or the capacity of the electrical system relative to present or future use or requirements. We are not required to and do not conduct voltage drop calculations, determine the insurability of the property; or determine the accuracy of breaker labeling. With the exception of the main breaker panel no other equipment or component covers are removed or opened to check electrical wiring, except if aluminum branch wiring is found. Arc fault circuit interrupting devices are not tested when the property is occupied or when in the opinion of the inspector, damage to personal property may result. In addition, overcurrent devices are not operated.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☒ ☐ ☐ ☐**B. Branch Circuits, Connected Devices, and Fixtures**Type of Wiring: ☒ Copper ☐ Aluminum Conduit \_\_\_\_\_

Comments:

**Outlet and Switches****Ground/ARC Fault Circuit Interrupt Safety Protection**

Kitchen:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Garage:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Basement:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Wet Bar:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Living:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Dining:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Crawlspace:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Laundry:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
A/C Unit:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Pool/Spa:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Bedroom:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial				

**Reset Locations for GFCI's:****Exterior:** Garage**Garage:** Garage**Kitchen:** Kitchen**Bathrooms:** Guest Bathroom**Laundry Room:** Breaker Panel**Fixtures****Smoke and Fire Alarms****Smoke Detector Locations:** Vicinity of Sleeping Rooms/Interior of Sleeping Room(s)**Carbon Monoxide Detectors Present at Property:** Vicinity of Sleeping Rooms**Other Electrical System Components****General Comments**

GFCI's (Ground Fault Circuit Interrupters) are modern electrical devices, either a receptacle or a circuit breaker, which are designed to protect people from electric shock. GFCI's are now required in wet or damp environments. In the event of a fault in an appliance that you are touching, the GFCI would detect the current that passes through your body to ground, and shut the circuit off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles located on kitchen countertops, bathrooms countertops, garages, at hydro-therapy motors, hot tubs, fountains, pools, crawl spaces, outdoors, and other damp locations be upgraded to the ground fault circuit interrupter type.

Smoke detector batteries should be changed when moving into the home. It is recommended that the batteries be changed every six months. Smoke Detectors are tested using the test button present on the unit.

**Specific Limitations**

The inspector will evaluate only accessible receptacles during the inspection. We cannot move furniture to access hidden or blocked receptacles or switches. Only visible electrical components which are interior to or attached to the exterior walls of the property were inspected. Wiring and all associated components underground, interior to walls, floors and ceilings, not attached to the



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

property or not readily visible in the attic, or otherwise inaccessible or hidden from view, could not be observed by the inspector and are excluded from this inspection. Attic insulation and shrouds/covers are not removed to determine if fans are correctly installed. Discrepancies related to the electrical system should be considered as safety hazards. The GFCI receptacles in an occupied property are not always tested. A GFCI that is tested from a remote location in an occupied property could result in damage to the current owner's property or create other problems if the reset button cannot be located. Yard lights, intercom systems, speaker wiring, and other low voltage are beyond the scope of this inspection and were not inspected.

☐ ☒ ☒ ☐

**C. Other**

*Comments:*

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

☒ ☐ ☐ ☒

**A. Heating Equipment**

*Type of System:* [Heating Types](#) **Forced Air**

*Energy Source:* [Heating Energy Sources](#) **Natural Gas, Propane, Flex, Black Iron**

**Location: Attic**

**Performance Opinion:**

The gas heater (1) is not functioning as intended at the time of the inspection. The gas did not ignite properly during the inspection. A licensed HVAC technician should be consulted to completely evaluate the heater and make the necessary repairs.



*Comments:*

**General Comments**

If the system does not have a documented history of regular cleaning and maintenance, servicing by a licensed HVAC technician will be required. Recommend annual cleaning and servicing by a licensed HVAC technician.

No gas leaks were detected by our gas detector during the inspection of the accessible gas lines and components at this fixture.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



#### **Specific Limitations**

The system fan, burner, and heat exchanger are not readily available for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The future performance and/or life expectancy of this system is beyond the scope of this inspection. If any problems are found/reported on this report, a licensed HVAC contractor should be hired to fully evaluate the heater. This inspection is limited, and we cannot predict the extent of repairs needed once the unit is fully evaluated.

☒ ☐ ☐ ☐

#### **B. Cooling Equipment**

*Type of System:* [Cooling Types](#) Split System Electric

*Comments:*

##### **Unit #1**

**Approximate System Size: 3 Ton**

**Approximate Manufactured Date: 2022**

**Approximate Seer Rating: Unable To Determine**

**Today's Temperature Differential (Delta T): 17**

**Location: Exterior and Attic**

#### **Performance Opinion**

The temperature differential measurements between the return and supply air were within normal ranges at the time of the inspection. This is a limited diagnostic test to determine if the a/c is cooling properly. If other visible problems were found, a licensed HVAC contractor should be consulted to perform the necessary repairs. The client should understand that, as with any mechanical system, future performance and breakdowns cannot be predicted. Yearly inspections by an HVAC technician are recommended to keep the system in good working condition.

#### **Primary Drain Line(s) Point of Termination(s):**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



**Secondary Drain Line(s) Point of Termination(s): Soffit(s)**

☒ Lack of 24" Walkway

#### **General Comments**

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. If the system does not have a documented history of regular cleaning and maintenance, cleaning and service by a licensed HVAC technician is required. Recommend annual cleaning and servicing by a licensed HVAC technician.

Float switch(es) have been installed at the emergency drain pan(s) located below the evaporator coil(s) in the attic. This is a feature that turns off the outside unit in the event water collects in the drain pan.

#### **Specific Limitations**

The model, age, size, and seer rating information included in this report are estimations from information gathered from the data plate on the equipment and the accuracy cannot be guaranteed. The system fan and evaporator coil are not readily accessible for inspection without disassembly of the unit. Because we do not disassemble equipment, the condition of the system interior is unknown. The inspector will not pressure test the system coolant, determine the presence of leaks, or operate setback features on thermostats or controls. Because this is a limited visual inspection any problems noted on the report should be fully evaluated by a licensed HVAC contractor to determine all necessary repairs. We cannot predict the life expectancy of the equipment nor accurately estimate the cost of repairs.

While we will inspect the visible portions of the secondary and primary drain lines installed at the HVAC systems / drain pans. It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

☒ ☐ ☐ ☒

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

*Comments:*

**Type of Ducting:**

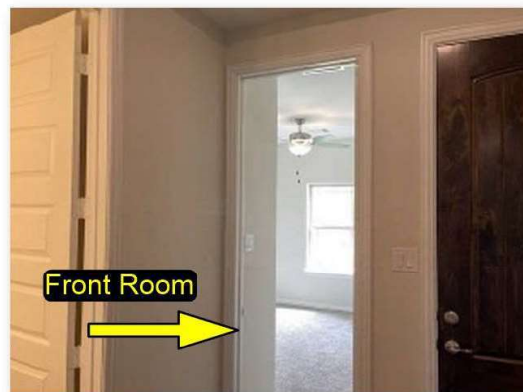
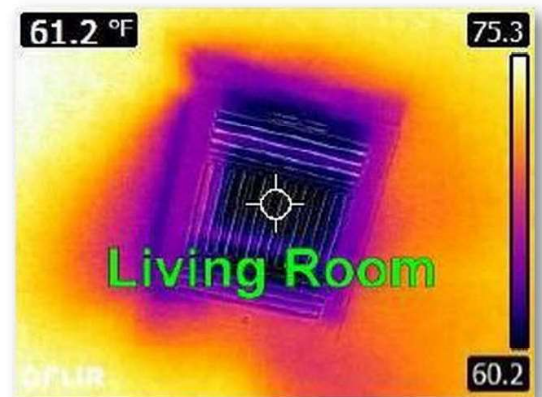
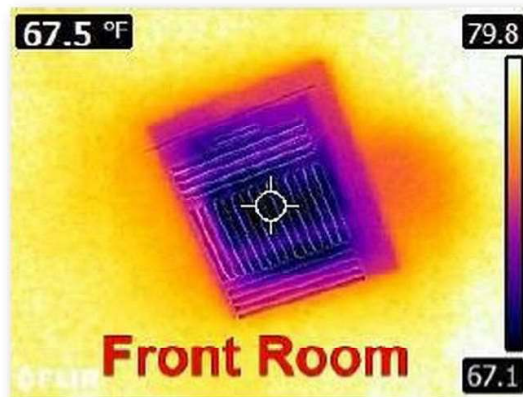
☒ Flex Ducting

☐ Duct Board

☐ Metal

**Items Damaged, Non-Functional, or Operating Improperly:**

A temperature variance was measured between the front guest bedroom and the rest of the home in the property.. Improvements into the airflow and other solutions should be considered.



**General Comments**

A media filter has been installed at the a/c systems. When this type of filter is installed, the typical return air filters are not installed at the return air registers; rather a central filter is installed at the system in the attic. Typically these filter require changing less frequently (often annually). The manufacturer installation guidelines should be consulted to determine how and when to change these filters.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



### Specific Limitations

The inspector will not determine the efficiency, adequacy, or capacity of the systems. Nor will the inspector determine the uniformity of the supply ducts or determine types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring. Ductwork, chases, and other components associated with ducts and vents that are concealed and/or not visible were not inspected. In addition, electronic air filters, humidifiers, and germ-killing equipment were not inspected. **If dirt, debris, discoloration, microbial growth, or others problems are noted on the inspection report that could be related to mold problems the client is advised to contact a mold inspector to have these problems further evaluated. A mold inspection was not performed and all environmental concerns are specifically excluded from this report, i.e. mold in ducts, mold on registers, microbial growth at any location, etc..**

Electronic devices, baffles, sensors and other items installed within the ducts are beyond the scope of the inspection and were not inspected.

☐ ☒ ☒ ☐

### D. Other

Comments:

## IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☐

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

Location of water meter: Front of Property

☒ Functional Flow Inadequate

Location of main water supply valve: Right Exterior



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Static water pressure reading: 56 PSI    ☐ below 40 psi    ☐ above 80 psi  
☐ Lack of reducing valve over 80 psi

Type of supply piping material: PEX

Comments:

Water Source: ☒ Public ☐ Private    Sewer Type: ☒ Public ☐ Private

### Sinks

Comments: Functioning as intended.

### Bathtubs and Showers

Comments: Functioning as intended.

### Commodes

Comments: Functioning as intended.

### Washing Machine Connections

Comments: Functioning as intended.

Gas Valve Present In Laundry Room For Use with Dryer: NO

### Exterior Plumbing

Comments: Functioning as intended.

### Specific Limitations

The inspector will not operate any main, branch, or shut-off valves; inspect any system that has been shut down or otherwise secured; inspect any components that are not visible or accessible; inspect any fire sprinkler systems; inspect the quality or the volume of the water; determine the potability of any water system; inspect water conditioning equipment; inspect solar water heaters, determine the effectiveness of anti siphon device, operate free-standing appliances; inspect the gas supply system for leaks. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. The inspection of the washing machine connections are limited to a visual inspection of the valve and visible / accessible piping. The washing machine valves are not operated and the washer is not operated. Water filtration systems and/or softeners installed are beyond the scope of this inspection are were not inspected.

☒ ☐ ☐ ☐

### B. Drains, Wastes, and Vents

Type of drain piping material: PVC (Plastic)

Cleanout location: Front of Property



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

Comments:

### Specific Limitations

While some water was run down the drains, this cannot simulate the waste flows characteristic of full occupancy. Therefore hidden or inaccessible leaks could be present during the inspection and not be visible to the inspector at the time of the inspection. There may be partial blockage of the sanitary drain lines buried in the yard, from broken pipes or tree roots. Examination of such partial blockage is beyond the scope of this inspection. If drain stoppages occur, you should consult a licensed plumber immediately. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. Floor drains are not inspected.

The bathroom tub drains were inaccessible for inspection. The client should understand that leaks can exist in the piping that are not visible at the time of the inspection. Ideally, access should be provided to the drains if a complete inspection is desired.

A limited visual test was performed on the shower pan(s). This means that we ran the shower and installed a stopper in the shower allowing several inches (2-4") of water to build up on the shower floor. The areas adjacent to the shower were visually inspected for water penetrations. This test does not rule out the possibility of a shower pan leak. Showers pans older than 10 years old should be tested by a licensed plumber.

☒ ☐ ☐ ☒

### C. Water Heating Equipment

*Energy Source:* Gas with flex and black iron

*Capacity:* 50 Gallons

**Location of Water Heater(s):**Attic

**Manufactured Date:** 2021

### Performance Opinion:

The hot water heater was functional at the time of inspection. The unit should be drained and flushed periodically to eliminate chemical deposit buildup. Adjust temperature to a maximum of 120 degrees to prevent scalding.



### Items Damaged, Non-Functional, or Operating Improperly

The emergency drain pan is in need of cleaning. The build up of debris in the pan could clog the drain line and cause water to easily overflow onto the ceiling.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



### **General Comments**

It is recommended that water heater tanks be drained and flushed yearly to reduce mineral deposits and extend the life of the unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water heater tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If the problem persists, contact a licensed plumber for further evaluation of the water heater.

No gas leaks were detected by our gas detector during the inspection of the accessible gas lines and components at this fixture.



### **Specific Limitations**

Temperature & Pressure Relief valves are not operated due to the likelihood of leaks at this valve after testing and the potential to cause damage on the interior of the residence during testing.

While we will inspect the visible portions of the emergency drain and T & P drain lines installed at the water heater(s) / drain pan(s). It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.

*Comments:*

### **Water heater Temperature and Pressure Relief Valve**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	-------------------------------------	--------------------------

**D. Hydro-Massage Therapy Equipment**

*Comments:*

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	-------------------------------------

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

*Location of gas meter: Left Side of Property*



*Type of gas distribution piping material: Black Iron*

*Comments:*

**[Building Codes, TREC Standards, Installation Standards or Safety Issues](#)**

Conductors in contact with metal gas lines



**Items Damaged, Non-Functional, or Operating Improperly**

A gas leak was detected at meter. Recommend repairs by a contractor as soon as possible. This is a serious safety issue.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



### **Gas Supply Systems Notifications / Specific Limitations**

Only readily accessible and visible gas connections at the point of use are inspected. If you wish to have a more exhaustive test performed, i.e pressure test contact a licensed plumber or other specialized gas professionals for a more exhaustive check of the gas line connections inside walls and at other inaccessible areas. As a general recommendation pressure testing is recommended to be performed on older properties.

☐ ☒ ☒ ☐

#### **F. Other**

*Comments:*

## **V. APPLIANCES**

☒ ☐ ☐ ☐

#### **A. Dishwashers**

*Comments:*

This component appears to be performing adequately at the time of the inspection.

**Type of Back Flow Prevention: Valve/Air Gap**

**Rust / Corrosion Present at Following Components: None Found**

**Disconnect Location: Switch Below Sink, Cord Below Sink**

☒ ☐ ☐ ☒

#### **B. Food Waste Disposers**

*Comments:*

**Items Damaged, Non-Functional, or Operating Improperly**

The food waste disposer is noisy during operation.

☒ ☐ ☐ ☐

#### **C. Range Hood and Exhaust Systems**

*Comments:*

**Range Hood Type: Vents to Exterior**

This component appears to be performing adequately at the time of the inspection.

☒ ☐ ☐ ☒

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

*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

**Range Type:** ☐ Electric ☒ Gas

This component appears to be performing adequately at the time of the inspection.

**Oven(s):**

Unit #1: ☐ Electric ☒ Gas

Tested at 350°F, Variance noted: \_\_\_\_\_°F (max 25°F)



**Items Damaged, Non-Functional, or Operating Improperly**

The cooktop burner covers are missing at the two front burners.



☒ ☐ ☐ ☐

**E. Microwave Ovens**

*Comments:*

This component appears to be performing adequately at the time of the inspection.

☒ ☐ ☐ ☐

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

*Comments:*

This component appears to be performing adequately at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

☒ ☐ ☐ ☐

**G. Garage Door Operators**

*Comments:*

This component appears to be performing adequately at the time of the inspection.

**Specific Limitations**

Due to the likelihood of causing damage to the garage door or door operator, the auto reverse mechanisms are not tested. As a general rule, the garage door operator pressure switch and / or auto reverse mechanism should be adjusted prior to moving in. These safety devices should be routinely adjusted. In addition, the garage door operator remotes are not tested.

☒ ☐ ☐ ☐

**H. Dryer Exhaust Systems**

*Comments:*

**Dryer Vents To: Roof Jack**

This component appears to be performing adequately at the time of the inspection.

**General**

The dryer duct and vent hood should be cleaned every 6 months or sooner if necessary. Dirty ducts and lint build up can become fire hazards and reduce the efficiency of the dryer.

☐ ☒ ☒ ☐

**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

☐ ☐ ☐ ☐

**A. Other Built-in Appliances**

*Comments:*



