



TPI HOME INSPECTION REPORT

6139 SH 30
Anderson TX 77830



Inspector

Travis Lyon

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PROPERTY INSPECTION REPORT

Prepared For: tamucowley@gmail.com

(Name of Clients)

Concerning: 6139 SH 30, Anderson TX 77830

(Address or Other Identification of Inspected Property)

By: Travis Lyon - TREC #24778

(Name and License Number of Inspector)

10/27/2021 4:00 pm

(Date)

Steve Jolly TREC #7002

(Name, License Number of Sponsoring Inspector)

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.

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. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

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 license holders 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Occupancy: Occupied

Weather Conditions: Clear, Recent Rain

Inspection Information:

NOTICE: This report is paid for by and prepared for the client named above and is not transferable.

Directional References Are Made From Facing Front Entry

Pictures: The digital pictures in this report are a sampling of the conditions or damages and should not be considered to show all of the conditions, damages, or deficiencies observed. The photographs included in this report are intended to illustrate some, but not all of the defects and to clarify the text information in the report.

The use of "special equipment" is at the discretion of the inspector in order to form opinions as he sees fit in certain instances.

Cosmetic and other defects related to age and use are not typically identified. Throughout the report the inspector may make recommendations as to possible repairs. These recommendations are not intended to be substitutes or construed to be more appropriate than the recommendations of the professionals actually making the repairs. Conflicts in recommendations should be resolved prior to repairs being made.

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.

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

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Inspection Notes The structural function of a foundation is to support the structure while maintaining the surface levelness within permissible levelness tolerances, so that there is no significant structural damage to the house frame, doors, or windows. It is important to understand that foundations are not designed to eliminate the possibility of cosmetic damage or minor door problems.

Future performance of the structure cannot be predicted or warranted.

Elevation Survey:

Elevation measurements can be useful, but should not be relied on as a definitive statement of foundation condition. Elevation is measured against a benchmark "(0.0)" and indicated at lower " - " or higher

" + " than the benchmark. Measurements are in inches.



Foundation elevations

Foundation Opinion: Providing adequate support, Monitor performance

☒ ☐ ☐ ☒ B. Grading and Drainage

Comments:

Maintenance Keep debris from clogging drainage pathways. Keep foliage trimmed away from structures. Remove debris from any underground drainage inlets regularly.

Inspection Notes Soil and slope stability and hydrological conditions are not within the scope of this inspection. The functionality of underground drainage components cannot be determined during a typical inspection. In the absence of rain, consideration must be given to the possibility that drainage function cannot be adequately assessed; and, indications of past conditions or damage from moisture may not be evident.

Observations: Grading providing fair drainage of rain runoff, Clean drainage pathways

Remove debris from gutters:

Gutters need to be properly maintained so the flow of water can exit down the gutter spouts. If not properly maintained water will pond in gutter and can cause damage to fascia of house.



1: Soil level too high at exterior walls

Deficient - Maintenance Item

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various locations

Lower soil to provide adequate clearance from all wall coverings. At least of 4 inches of clearance between soil and siding or masonry wall covering can help prevent water penetration and termite infestation.

Recommendation: Contact a qualified landscaping contractor



High soil - right side



High soil - rear



High soil - rear left



High soil - left side



High soil - bed near front door



High soil - bed at living room windows

2: Foliage in contact with structure

Deficient - Maintenance Item

various locations

Bushes/trees/vines should not contact exterior wall coverings or windows. Foliage allows for wind driven abrasion damage, provides insects access into the structure, and the moisture promotes decay of building materials.

Recommendation: Contact a qualified landscaping contractor



Foliage in contact with structure- right side and rear left



Foliage in contact with structure- rear left



Foliage in contact with structure - left side

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Foliage in contact with structure - front



Foliage in contact with structure - rear middle



3: Depressions / holes in yard

🚫 Deficiency

Front right bed, rear middle yard

Excessive moisture causes soil expansion and contraction that can move foundations and concrete flatwork.

Recommendation: Contact a qualified landscaping contractor



Depressions in yard - rear right/middle



Large depression below gutter leak at front right

4: Debris in gutter

🔧 Deficient - Maintenance Item

Front left, front right

Remove debris in gutters to prevent rain runoff from backing up.

Recommendation: Contact a handyman or DIY project

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Debris in gutters - rear left



Debris in gutters - front left



Debris in gutters - front left



Debris in gutters - front right

5: Gutter downspout missing/damaged

➔ Deficiency

Front right

Gutter downspouts should be undamaged and installed so that they direct runoff away from the structure.

Recommendation: Contact a qualified gutter contractor



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Gutter downspout slightly bent, in
contact with soil

6: Gutter leaf guards damaged or missing

🔧 Deficient - Maintenance Item

Gutters

Leaf guards are recommended due to the large trees in close proximity to the attic to structure.

Recommendation: Contact a qualified gutter contractor



No leaf guards on gutters

7: Gutter seams leaking

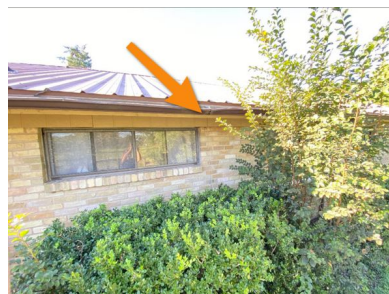
🔴 Deficiency

various locations

Gutter seams in several locations are damaged or unsealed, causing excessive moisture accumulation in the soil below. All gutter seams should be checked and sealed as needed.



Rear middle - gutter seam leaking



Rear right - gutter seam leaking,
damaged



Excess moisture in soil below gutter
seam leak

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Front right - gutter seam leaking, excess moisture and erosion at soil below

☒ ☐ ☐ ☒

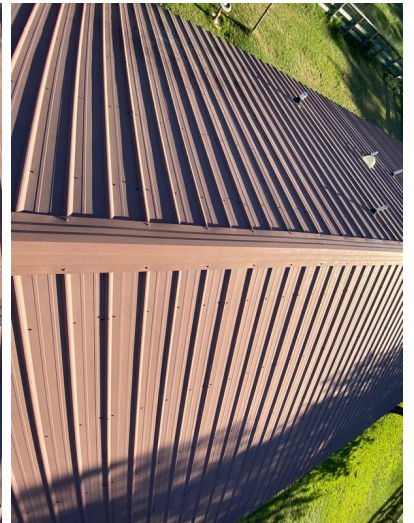
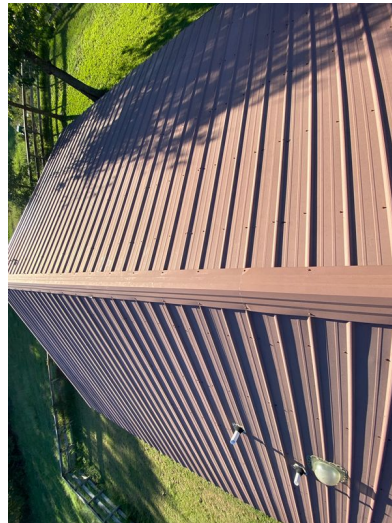
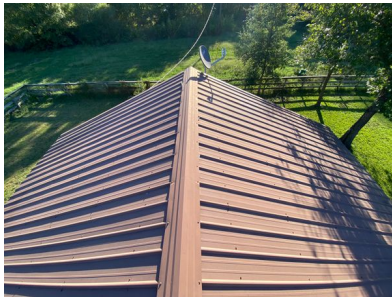
C. Roof Covering Materials

Types of Roof Covering: Metal

Viewed From: Roof

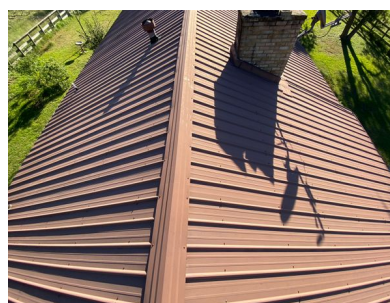
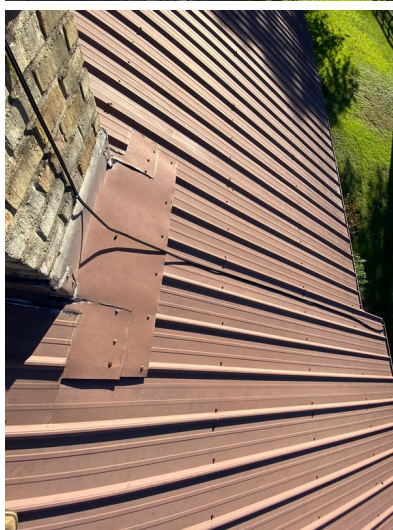
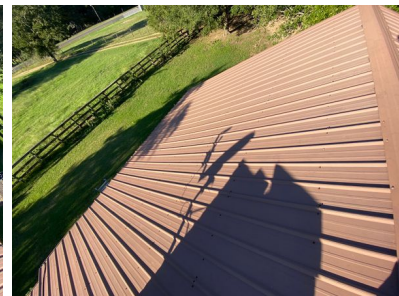
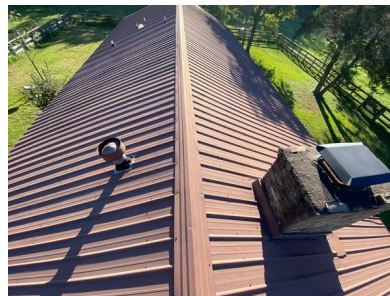
Comments:

The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance.



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Performance Opinion: Fair - 5 or more years of serviceable life -

Inspector Opinion of the roof condition is considered a professional courtesy to assist you in better understanding the condition

Evidence of past repairs noted: None

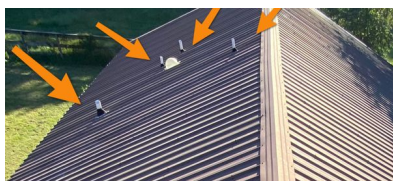
1: Exposed plastic vent pipes

⊖ Deficiency

Rear roof

Exposed plastic plumbing pipes above the roof covering need to be painted or otherwise protected from UV rays.

Recommendation: Contact a handyman or DIY project



Exposed plastic vent pipes

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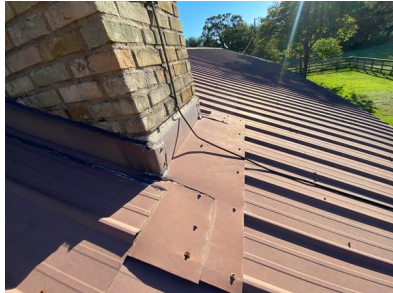
2: Rusty and loose fasteners noted

➔ Deficiency

Majority of roof

A significant majority of the roof fasteners are rusted. Rusted fasteners should be cleaned and sealed or replaced if necessary. Replace any loose fasteners.

Recommendation: Contact a qualified roofing professional.



Rusted roof fasteners



Rusted roof fasteners

3: Surface rust on metal roof

➔ Deficiency

Bottom edges of roof panels

Minor surface rust was noted on the metal roof. Clean and coat these areas to prevent further deterioration.

Recommendation: Contact a qualified roofing professional.



Minor rust at bottom edges of roof

☒ ☐ ☐ ☐

D. Roof Structure & Attic

Viewed From: Floored Attic Space

Approximate Average Depth of Insulation: 6-8

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Comments:

Notes Framing techniques and codes change over time. The best indicator of framing performance is the current condition.

Maintenance Keep attic ventilation openings clean and covers secure. Accessible areas of attics are inspected. Power ventilation fans are not tested.



Observations: Floored storage area

Water staining noted:

Staining appears to be the result of previous leaking. No active leaking observed at time of inspection.

Rafters and joists in attic near chimney



Water stains in attic near chimney

Deflections in the roof surface noted:

Deflections visible from the ground appear to be due to minor sagging of rafters and are not a structural concern. Rafters or other framing components with slight bends can cause minor deflections in the roof plane. No damage was noted. The roof covering should perform as intended.

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Roof above carport



Minor rafter sag causing deflection in roof



Roof deflection/dip above carport



1: Insufficient insulation

➔ Deficiency

Attic

Insulation depth in the attic was inadequate. Current standard is R38 (12-14 inches of loose fill). Recommend a qualified attic insulation contractor install additional insulation.

Recommendation: Contact a qualified insulation contractor.



Attic insulation depth insufficient

2: Insulation missing at attic kneewall

➔ Deficiency

Knee walls at living room

When a change of ceiling height or tray ceiling creates a short attic kneewall, you need to ensure it gets air sealed and insulated properly. Kneewalls that are open to the living space below act like a chimney chase. Unless they are air sealed and properly insulated, they allow hot attic air to be drawn into the house during the summer months, and in the winter allow heated air to escape.

Recommendation: Contact a qualified professional.



Insulation missing from kneewall

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Knee wall insulation missing or out of position

3: Flooring Inadequate

⊖ Deficiency

Flooring used to access mechanical equipment in the attic is too thin. Install additional flooring or add support to the existing flooring.

Recommendation: Contact a qualified professional.



Small section of attic flooring above carport is too thin

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

Comments:

Walls are inspected for proper installation and deficiencies related to performance or water penetration.

1: Cracks in masonry walls

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⊖ Deficiency

Fireplace

Keep exterior walls protected to prevent moisture penetration. Caulk or sealant that will remain flexible recommended.

Recommendation: Contact a handyman or DIY project



Cracked mortar at corners of chimney/fireplace



Cracked mortar at corners of chimney/fireplace

2: Interior unfinished work / cosmetic repairs

⊖ Deficiency

Kitchen sink base cabinet

Unfinished work, painting and cosmetic repairs or touch ups are needed.



Back wall of kitchen sink cabinet is open to exterior wall cavity

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

Cracks in tile or grout joints is common and may not be noted on this report. Cosmetic damage is not reported.

1: Mildew from shower

⊖ Deficiency

Hall bathroom

Mildew was noted on the bathroom ceiling. Appears to be the result of an adequate use of the exhaust fan. Cosmetic repairs needed only.

Recommendation: Contact a qualified painting contractor.

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Minor staining, paint flaking above shower

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

Comments:

Doors should be readily openable from inside the dwelling without the use of a key or special knowledge or effort. Locks should engage easily.

Change of Occupancy Client should consider replacing exterior door locks.

1: Exterior door binding

🚩 Deficiency

Rear exterior door

The rear exterior door is binding against the latch side of the door jamb. Door is difficult to open and close, and deadbolt lock cannot be engaged without excessive effort (pulling up on door handle). Adjust as necessary.

Recommendation: Contact a qualified handyman.



Rear exterior door needs adjustment

☒ ☐ ☐ ☒ **H. Windows**

Comments:

Inspection Notes A representative number of accessible windows are tested. Window blinds and curtains are not inspected.

Insulated Glass Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection.

1: Window latch inoperable

🚩 Deficiency

Study

Window latch not engaging frame. Adjust or replace.

Recommendation: Contact a handyman or DIY project

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Window latch will not engage

2: Window not suitable for egress (emergency escape)

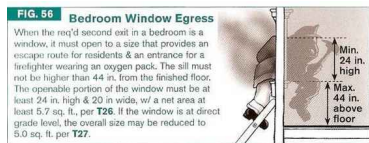
Deficiency

Study

Window in study is set too above floor to be used for emergency egress. Study should not be used as a bedroom.

Bedrooms without exterior doors need at least one window that opens a minimum width of 20 inches with a minimum height of 24 inches, has a clear opening at least 5.7 square feet, and the windowsill cannot be more than 44 inches off the floor. This opening would be large enough to allow people to escape during a fire and rescue personnel to climb in a window with equipment on their backs.

Recommendation: Contact a qualified general contractor.



Window in study not suitable for emergency egress

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

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



Ash cleanout located on exterior behind fireplace

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Gas Supply Capped:

The fireplace gas supply was not tested - gas pipe in firebox was capped at the time of inspection.

1: Firewall cracked /damaged

⊖ Deficiency

The brick lining of the fireplace has excessive wear and tear, which could lead to chimney damage or toxic fumes entering the home. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation: Contact a qualified fireplace contractor.



Cracked bricks and mortar joints at firewall

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

Comments:

Notes Attached balconies, carports, and decks and porches that are used for ingress and egress are inspected. Other structures are optional and may not be inspected.

Change of Occupancy Accessory structures may have been installed for specific purposes and may need to be altered or removed.

Maintenance Wood structures in contact with the ground have a high occurrence of deterioration. Regular inspections are recommended.

II. ELECTRICAL SYSTEMS

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

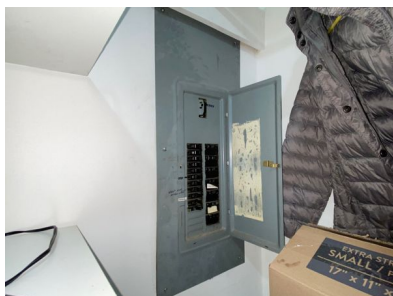
Comments:

Notes Main entry wiring, breaker panels, and grounding system comprise the service entrance. Loose or damaged electrical components should be considered safety hazards.

Change of Occupancy Don't rely on accuracy of breaker labels. Verify labels before starting any electrical repair. Electrical upgrades may require a permit from local municipality having jurisdiction. For optimum safety all electrical repairs should be made by licensed electricians.

Inspection Notes Inspector does not determine sufficiency of service capacity amperage, voltage, or the capacity of the electrical system. Breakers are not operated and accuracy of labeling is not verified.

Master bedroom closet



Main electric panel



Main electric panel

Main Panel: 200 amp, Located in closet

Subpanels: N/A

1: Breaker labels missing

Deficient - Maintenance Item

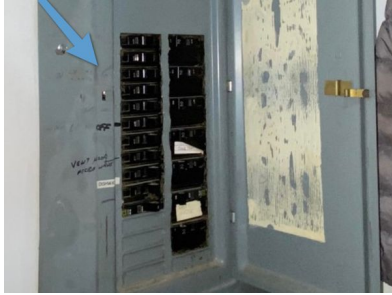
Main electric panel

The code requires that every circuit and circuit modification be legibly identified as to its clear, evident and specific purpose or use. The identification must be included in a circuit directory that is located on the face or inside of the panel door. The circuit directory must be durable enough to withstand the environment in which it is located.

Recommendation: Contact a qualified electrical contractor.

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Majority of breakers are not labeled

2: Missing screws at panel cover

⚠️ Deficiency

Main electric panel

All designated fastening points should be used to secure breaker panel covers in place. Knockouts should be covered with filler plate to prevent unintended contact with components in panel.

Recommendation: Contact a qualified electrical contractor.



Missing screw at main electric panel

3: Electrical panel in improper location

⚠️ Deficient - Safety Item

Main electric panel

Electrical breaker panels installed in closets or wet locations may be a safety hazard. Panels in closets may be in close proximity to combustible material. Panels in wet areas, such as bathrooms, may form rust on the panel components. *Installing panels in closets was common practice for many years, but is prohibited by current building code.*

Recommendation: Contact a qualified electrical contractor.



Main electric panel installed in master bedroom closet

4: Electrical panel access restricted

⚠️ Deficiency

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Main electric panel

Inadequate working space is present in front of the electrical service subpanel. The dimension of the working space in front of panel boards should be 36 inches deep, 30 inches wide, and 6.5 feet or the height of the equipment, whichever is greater.



Screws at top of panel obstructed by shelf support

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

Type of Wiring: Copper

Comments:

Notes The majority of branch circuit wiring is inaccessible.

Change of Occupancy Wiring connections can loosen with time and use. Changes or additions to electrical circuits should be performed by a knowledgeable homeowner or licensed electrician. Electrical upgrades may require a permit.

Inspection Notes A representative number of electrical receptacles are tested. Security and alarm systems are not within the scope of this inspection. Evaluation of auxiliary, low voltage, electric or electronic equipment (e.g., TV, doorbell, cable, lightning protection, surge protection, low voltage lighting, intercoms, etc.,) is not performed as part of a standard home inspection.

1: Electrical wire ends / splices exposed

⚠️ Deficiency

Cabinet above microwave, cabinet below cooktop

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.

Recommendation: Contact a qualified electrical contractor.



Open splices at cooktop wiring



Open splices at microwave wiring

2: Cover plate damaged or missing

⚠️ Deficiency

Laundry room

This causes short and shock risk. Recommend replacement.

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

I	NI	NP	D
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Recommendation: Contact a qualified electrical contractor.



Missing cover plate at washing machine receptacle

3: Three way switch installed improperly

⚠️ Deficiency

Multiple switches that control one fixture are not operating independently. Switch operation should not depend on the on/off position of any other switch.

Recommendation: Contact a qualified electrical contractor.



☒ ☐ ☐ ☒ **C. GFCI Protection**

Comments:

GFCI protection is required for circuits in any areas with possible high moisture.

Code compliance is not required for existing homes, but highly recommended for safety items.

GFCIs (ground-fault circuit-interrupters) can greatly reduce the risk of shock by immediately shutting off an electrical circuit when that circuit represents a shock hazard. GFCIs can be installed as a circuit breaker in a panelboard or as a receptacle outlet.

1: No GFCI protection installed

⚠️ Deficiency

Laundry room, Exterior walls -

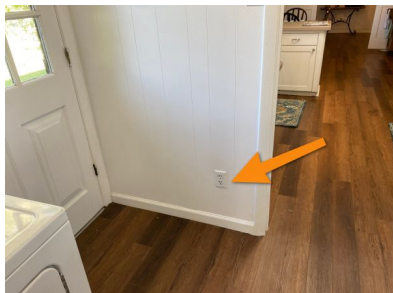
GFCI protection is required for circuits in any areas with possible high moisture.

Code compliance is not required for existing homes, but highly recommended for safety items.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D
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Laundry room outlet not gfci protected

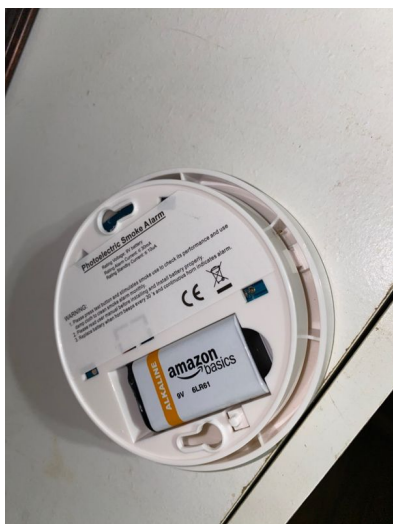
☒ ☐ ☐ ☒ **D. Smoke and Carbon Monoxide Detectors**

Comments:

Smoke detectors were observed in required locations, but the detectors installed do not have labels including manufactured dates or product certification. Recommend replacing all detectors with units that are ETL listed and have a date of manufacture or expiration label.

Current code requires smoke alarms to be installed in each bedroom, each bedroom hallway, and on each floor of the residence.

Smoke detectors



No expiration date label on smoke detectors

1: Smoke detector missing or not installed

➔Deficiency

All bedrooms, Hallway -

No smoke detectors installed in bedrooms, smoke/carbon monoxide use detector installed in hallway is near the end of its 10-year lifespan and should be replaced. Current code requires smoke alarms to be installed in each bedroom, each bedroom hallway, and on each floor of the residence.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D
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III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐

A. Heating Equipment

Type of Systems: Heat Pump

Energy Sources: Electric

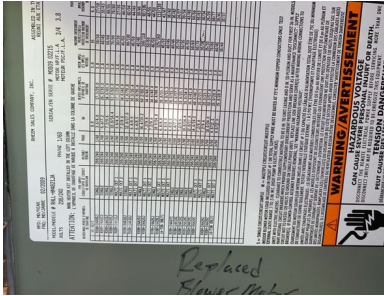
Comments:

Furnace manufactured February 2009. The evaporator coil label is deteriorated and could not be read it is likely original.

Attic above hallway

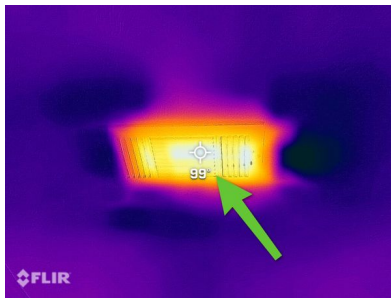


Air handler (furnace)



Air handler label

Observations: Performing as intended



Heating temperature reading at supply



Heating temperature reading at return

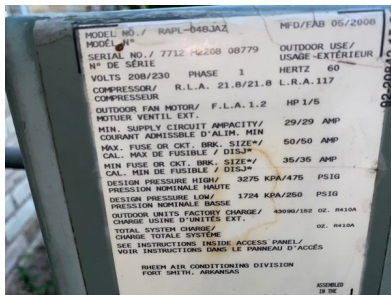
☒ ☐ ☐ ☒

B. Cooling Equipment

Type of Systems: Central Air Conditioner

Comments:

AC condenser manufactured May 2008.



AC condenser label



AC condenser

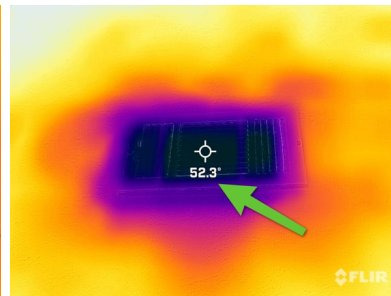
Observations: Performing as intended, Service Needed

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

I	NI	NP	D
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Cooling temperature reading at return



Cooling temperature reading at supply

1: Condensing unit needs to be raised above soil level

➔ Deficiency

AC condenser

Soil contact will cause deterioration of the condensing unit. Soil level around condenser should be no higher than the bottom of the concrete condenser pad.

Recommendation: Contact a qualified heating and cooling contractor



High soil at back of AC condenser

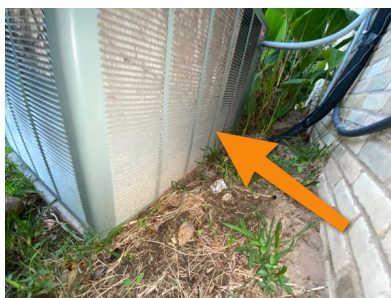
2: Condensing unit needs cleaning

➔ Deficiency

AC condenser

AC condenser fins are excessively dirty due to elevated, loose soil surrounding condenser. This may result in inefficient operation. Recommend cleaning dirt and/or debris from unit.

Recommendation: Contact a qualified HVAC professional.



AC condenser fins excessively dirty

☒
☐
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☒
 C. Duct System, Chases, and Vents
 Comments:

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

I	NI	NP	D
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Observations: Minor wear and tear, Performing as intended

1: Duct insulation missing / damaged

➔ **Deficiency**

AC duct in attic near furnace

Recommendation: Contact a qualified HVAC professional.



Damaged AC duct insulation

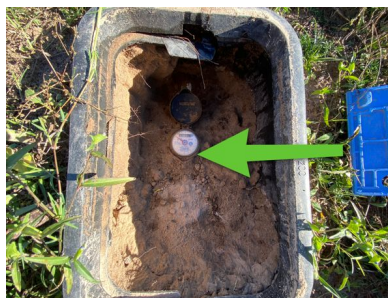
IV. PLUMBING SYSTEMS

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

Location of Water Meter: Front Yard



Water meter



Water meter

Location of main water supply valve: Meter

Static water pressure reading: 50-60 psi

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

I	NI	NP	D
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Comments:

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used water supply valves or fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Mechanical devices can fail at any time, plumbing gaskets and seals may crack. Plumbing failures are more likely during changes or disruptions to water supply pressure, common during changes of ownership.

Inspection Notes Fixture shutoff valves to faucets and toilets are not tested. Due to their hidden nature, we do not review appliance water supply or drain connections, or hookups. A majority of supply and drain plumbing are not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

1: Faucet handle loose

☹️Deficiency

Recommendation: Contact a qualified plumbing contractor.

2: Faucet loose at counter

☹️Deficiency

Kitchen faucet

Tighten faucet from underneath counter.

Recommendation: Contact a qualified plumbing contractor.



Kitchen faucet is loose at countertop

☒ ☐ ☐ ☐

B. Drains, Wastes, & Vents

Comments:

Notes Some drain pipe material will deteriorate and need replacement. Lifespans of some pipe material is affected by water quality.

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Plumbing gaskets and seals will eventually fail. Drain pipe failures are more common with usage changes, especially at seldom used fixtures, common during changes of ownership.

Maintenance Monitoring of moisture conditions under sinks should be a normal part of routine home maintenance.

Inspection Notes Drainage and vent pipes are evaluated where visible and accessible only. We do not evaluate subterranean drainage systems. Tub and sink overflow drains are not tested. Due to their hidden nature, we do not review appliance drain connections. A majority of drain plumbing is not visible, especially at built in showers. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

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

I	NI	NP	D
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Drain cleanout in exterior wall behind kitchen sink

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

Energy Sources: Electric

Capacity: 50gal

Comments:

Water heater lifespans largely depend on maintenance. Water heater manufactured September 2018.

Inspection Notes Inspector does not test discharge piping or pan drain pipes; operate the temperature and pressure relief valve; or determine the efficiency or adequacy of the unit. Water heater outer covers can obscure deficiencies. Interior components and conditions are not visible.

Change of Occupancy Check thermostat set points. The temperature of domestic hot water should not be above approximately 120 F to help prevent scalding (child safety).

Carport

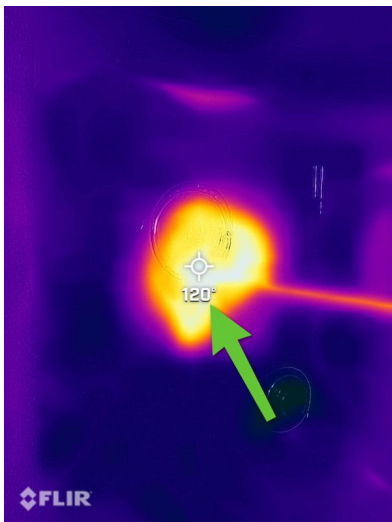


Water heater



Water heater label

Observations: 1-5 Years Old



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

I	NI	NP	D
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Hot water temperature reading at kitchen
sink

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

Comments:

Not present:

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

Comments:

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used gas supply valves or fixtures may cause leaks. Mechanical devices can fail at any time, plumbing gaskets and seals may crack. Plumbing failures are more likely during changes or disruptions to water supply pressure, common during changes of ownership.

Inspection Notes Fixture shutoff valves to appliances are not tested. A majority of gas supply plumbing is not visible. While the inspector endeavors to verify current leaks at the time of inspection, sometimes leaks are incidental or due to specific uses not duplicated at the time of inspection.

Not present:

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Comments:



1: No air gap in drain

🚩 Deficiency

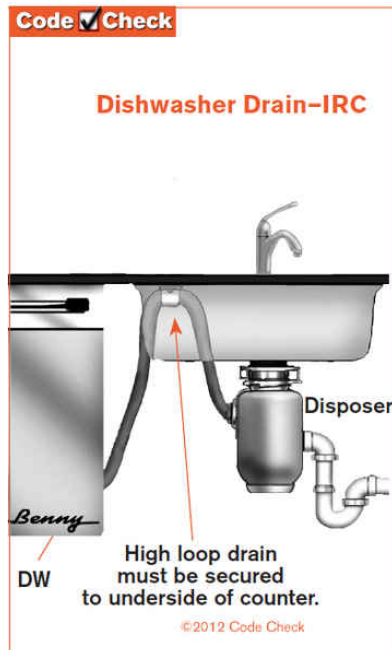
Dishwasher drain line

The dishwasher discharge (drain) line needs to be elevated above the inlet to disposal or drain pipe so that it has an air gap to prevent debris and gray water from draining down line from disposal or drain pipe and back into dishwasher.

Recommendation: Recommended DIY Project

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

I	NI	NP	D
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☒ ☐ ☐ ☐ **B. Food Waste Disposers**
Comments:



☒ ☐ ☐ ☒ **C. Range Hood and Exhaust Systems**
Comments:
 Microwave-range hood combo, vents through roof



Microwave - range hood combo

1: Exhaust duct out of position in attic

⚠️ Deficiency

Range hood exhaust duct in attic

The duct is separated and no longer exhaust into the roof penetration. Range hood should not exhaust into attic space. Duct should be re-connected before using range hood.

Recommendation: Contact a qualified HVAC professional.

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

I	NI	NP	D
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Range hood exhaust duct separated

☒ ☐ ☐ ☒

D. Ranges, Cooktops, and Ovens

Comments:



Lower oven



1: Electric cooktop element malfunction

⚠️ Deficiency

Upper wall oven

The upper wall oven did not produce adequate heat. Recommend further inspection by an appliance repair contractor.

Recommendation: Contact a qualified appliance repair professional.



Upper oven producing inadequate heat

2: Oven door handle obstructed

⚠️ Deficiency

Lower wall oven

The lower oven door is obstructed by the adjacent cabinet drawer and door hardware. The oven door can be opened and closed, but comes into contact with the cabinet hardware. The cabinet drawer and door cannot be fully opened.

Recommendation: Contact a qualified appliance repair professional.

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

I	NI	NP	D
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Oven door handle restricts cabinet door and drawer opening



Oven door contacts cabinet hardware when opened

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:



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

Comments:

Bathrooms with a tub or shower should have ventilation provided by an opening window or an exhaust fan vented to the building exterior. Ducts serving exhaust fans should terminate to well ventilated area.

1: Inoperable

🚫 Deficiency

Hall bathroom exhaust fan

Exhaust fan inoperable -

The exhaust fan motor in the hall bathroom exhaust fan did not respond to wall switch. The heat and light functions operate as intended.

Recommendation: Contact a qualified appliance repair professional.



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

I	NI	NP	D
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Hall bathroom exhaust fan did not respond to wall switch

☐ ☐ ☒ ☐ **G. Garage Door Operators**

Comments:

Not present:

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:



Dryer exhaust termination

1: Exhaust damper missing

⚠️ Deficiency

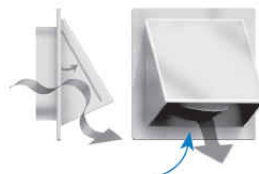
Dryer exhaust duct

Exhaust vents should have a backdraft damper to prevent moisture and pest intrusion.

Recommendation: Contact a handyman or DIY project

Code ☒ Check

Backdraft Damper



End outside & no screens

©2012 Code Check



No damper at dryer exhaust

2: Remove screen installed at exhaust termination

⚠️ Deficiency

Dryer exhaust vent

Screens can collect lint, creating a fire hazard. Louvered dryer vents are essentially screened vents.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

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

Comments:

Not present:

- ☐ ☐ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

Not present:

- ☐ ☒ ☐ ☐ **C. Outbuildings**

Comments:

Not inspected:

- ☐ ☐ ☒ ☐ **D. Private Water Wells**

Comments:

Not present:

- ☒ ☐ ☐ ☒ **E. Private Sewage Disposal (Septic) Systems**

Type of System: Aerobic

Location of Drain Field: Front Yard



Distribution area at front between house and road

Comments:

Photos:

General condition photos/videos.

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

I	NI	NP	D
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Age: Not Determined

Connected fixtures with overload potential: None

First Tank : Size Undetermined, Concrete -
Excessive solids in 1st tank.



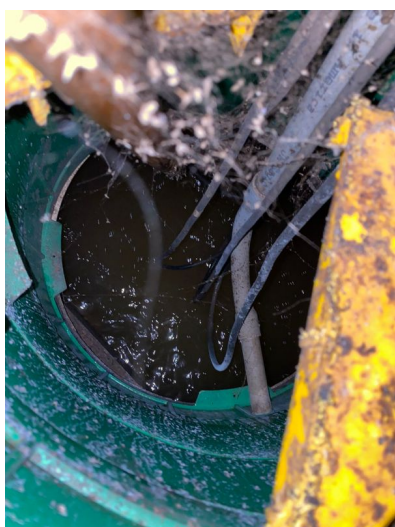
1st tank



1st tank

Second Tank : Size Undetermined, Concrete -

Clear effluent and pvc baffles were present inside the 2nd treatment tank but could not be fully inspected due to the limited view.



2nd tank - aerator chamber



2nd tank - aerator chamber



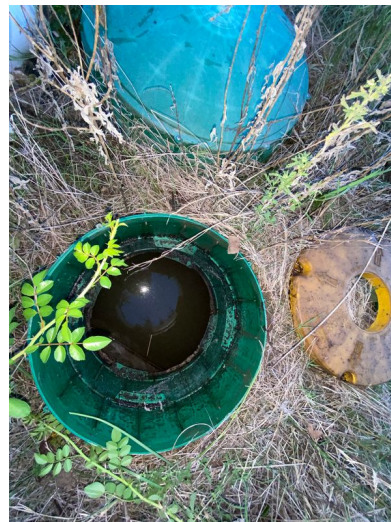
2nd tank - clarifier chamber

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

I	NI	NP	D
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2nd tank - clarifier chamber



2nd tank - clarifier chamber

Third Tank : Size Undetermined, Concrete



3rd tank



3rd tank



3rd tank

Primary Treatment Observations : Lids Appear Water Tight, Lids Undamaged, Baffles Installed, Tanks Level -

Tanks appear to be level, no excess moisture or foul odors observed in soil adjacent to tanks. Baffles and clear effluent were observed in the 2nd treatment tank.

Chlorination: Liquid Chlorinator

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

I	NI	NP	D
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Chlorinator

Soil Treatment: Surface Application



Soil Treatment Observations: Distribution Area Operating, No Seepage



Gray Water System: None -

Gray water is drainage that discharges directly to the surface of the yard or an underground perforated pipe instead of discharging to the septic tank.

Alarm:

Alarms indicate a failure of the water and / or air pump.

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

I	NI	NP	D
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System Evaluation: System is operating as intended, System appears to be properly installed, System needs maintenance

1: Pumping needed

➔ Deficiency

1st tank

The first tank's top layer of clarification (effluent that rises when separated) is at the level that will require pumping of the tank. Excessive solids in the tank limits the bacterial action and will eventually block drainage into the system.

Recommendation: Contact a qualified septic system contractor.



Excessive solids in first tank

2: Damaged spray head

➔ Deficiency

Broken/damaged septic system spray head noted.

Recommendation: Contact a qualified landscaping contractor



Leak at spray head