

InspectCo

Professional Home Inspections

Wayne Voges

TREC # 20821



**200 Cattle Dr. Lot# 81
Fredericksburg, TX 78624**

InspectCo

Professional Home Inspections

Prepared For: Jesse & Susan Gonzalez

Date: 10/11/2023

Inspection Address: 200 Cattle Dr. Lot# 81, Fredericksburg, TX 78624

Inspection Agreement

Client understands and agrees that acceptance or use of this report constitutes complete agreement to the terms and conditions specified herein. No verbal statement by the inspector shall expand the scope of this report. This report does not include inspection or any other conditions that may be on other contracts, forms, or statements pertaining to this property. No change or modification shall be enforceable against any party unless such is in writing and signed by both parties.

An inspection fee of \$0.00 will be paid by Client at the time of inspection.

Client has employed this Inspection Company to complete a Structural and Mechanical Inspection report on the above described property. This report is solely between the Inspection Company and the Client. Disclosure of the findings in this report are at the discretion of the Client.

It is the intention of this report to indicate which items were inspected and to help locate and indicate major structural and / or mechanical deficiencies discernible to the inspector at the time of this inspection. All items indicated were inspected to determine if they were performing the function for which intended at the time of this inspection. This report outlines a non-destructive inspection of this building and major components of such that were discernible and readily accessible to the inspector. The Inspector did not dig, probe, dismantle equipment, or remove permanent materials on items which could be damaged by such.

THIS REPORT IS MADE BASED ON A VISUAL INSPECTION OF READILY ACCESSIBLE AREAS ONLY.

Inaccessible areas include, but are not limited to : attics or portions thereof, behind or under insulation, inside walls, locked rooms, behind or under large appliances, furniture, stored items, crawl spaces less than (3) feet high, crawl openings not large enough to crawl through, and any areas that are, in the Inspector's opinion, hazardous.

This report does not include violations of state and / or local codes, including building, electrical, plumbing, fire and health codes, unless, in the Inspector's opinion, the violation constitutes a

safety hazard.

This inspection is not intended to address the possible presence of, or danger from, asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals. Similarly, water or airborne related illness or disease, and all other similar potentially harmful substances are not addressed. The Client should contact a specialist if information, identification, or testing of these substances is desired.

This Inspection Company does NOT inspect the following: BURIED OR HIDDEN PLUMBING AND GAS LINES, SOLAR HEATING, WATER SOFTENERS, ALARM SYSTEMS, INTERCOMS, LAUNDRY EQUIPMENT, AIR HUMIDIFIERS, WATER FILTERS.

The Inspector has the fundamental knowledge required to perform a competent inspection of this structure and the mechanical devices of such. The Inspector does not represent himself to be an expert or professional engineer in any area of this inspection. The Client is advised that the findings in this report are strictly the opinion of the Inspector and the Client should seek professional opinions if any questions or doubts arise from this report. The Inspector has met the requirements to perform these inspections as set forth by the Texas Real Estate Commission.

WARRANTY

NO WARRANTY OR GUARANTEE IS EXPRESSED OR IMPLIED, AS TO SCOPE, THOROUGHNESS, OR ACCURACY OF THIS REPORT. THIS REPORT IS VALID ONLY FOR THE DAY OF INSPECTION. APPLIANCES AND BUILDING SYSTEMS CAN DEVELOP PROBLEMS AT ANY TIME AFTER THIS INSPECTION AND THE INSPECTOR HAS NO CONTROL OVER THIS, OR ANY WHO ENTER AND ALTER THIS BUILDING OR ITEMS WITHIN. CLIENT IS REMINDED THAT THERE IS NO REPRESENTATION OF WARRANTY OR GUARANTEE ON THE FUTURE LIFE OF ITEMS INSPECTED.

LIMITATION OF LIABILITY

- The liability of this company is strictly limited to the specific areas which are inspected. This inspection is performed in accordance with inspection standards mandated by the Texas Real Estate Commission.
- Client agrees that this company shall have no liability for latent defects which could not be observed through normal inspection or determined by normal operational testing. This company's liability is specifically limited to those situations where it can be conclusively shown that there was a failure to indicate a device inspected was not performing the function for which it was intended at the time of the inspection.
- Client agrees this company will have no liability for failing to detect a defect where such was covered up or concealed, whether intentional or otherwise.
- Client agrees that this company shall have no liability for incidental or consequential damages.

DISPUTES

In the event a dispute should develop, Client agrees to the following procedure:

- Client shall notify this company of the problem by telephone, or otherwise within two (2) business days and allow this company five (5) business days to respond to the client's call.
- In the event a problem has not been resolved and the client desires to make a formal complaint, client shall initiate the complaint procedure by sending a written complaint to the company by certified mail, return receipt requested, fully explaining the nature of the complaint.
- **CLIENT AGREES NOT TO DISTURB OR REPAIR ANYTHING WHICH MAY CONSTITUTE EVIDENCE RELATING TO THE COMPLAINT, EXCEPT IN THE CASE OF AN EMERGENCY.**
- Client agrees to allow this company thirty (30) days from the date of written notice to examine the items involved and determine if further action should be taken.
- **IF THE DISPUTE CANNOT BE RESOLVED BY NEGOTIATION, THE DISPUTE SHALL BE SUBMITTED TO MEDIATION BEFORE RESORT TO LITIGATION.** The cost of mediation services shall be shared equally by the parties to the dispute. If a lawsuit is filed by the client and this company successfully defends such suit, Client agrees to pay this company's attorney's fees incurred in defending against such suit.

ACCEPTANCE: Client(s) understands and agrees that acceptance or use of this report constitutes complete agreement to the terms and conditions specifies herein. No verbal statements by the Inspector shall expand the scope of this report. This report does not include inspection of any other conditions that may be on other contracts, forms, or statements pertaining to this property. No change or modification shall be enforceable against any party unless such is in writing and signed by the parties. This contract is but one part of the main body of the report.

Date of Service: 10/11/2023

CAUTION: This legal document consists of 3 pages. You are advised to read them and fully understand the contents of this report.

ACCEPTED AND AGREED TO BY:

Wayne Voges
TREC# 20821

Client Signature

Jesse & Susan Gonzalez
Printed Name

InspectCo

130 County Road 444
Hondo, TX 78861

Phone (830) 556-9119
InspectCoTexas@gmail.com

TREC 20821

INVOICE

SOLD TO:

Jesse & Susan Gonzalez
200 Cattle Dr. Lot# 81
Fredericksburg, TX 78624

INVOICE NUMBER 20231011-01**INVOICE DATE** 10/11/2023**LOCATION** 200 Cattle Dr. Lot# 81**REALTOR** Diane Dempsey

DESCRIPTION	PRICE	AMOUNT
Standard Inspection Fee / CC	\$432.00	\$432.00
10/11/2023 Paid in full. Credit Card Conf# Last 4# hkUV Thank You	(\$432.00)	(\$432.00)
	SUBTOTAL	\$432.00
	TAX	\$0.00
	TOTAL	\$432.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!



PROPERTY INSPECTION REPORT FORM

Jesse & Susan Gonzalez <i>Name of Client</i>	10/11/2023 <i>Date of Inspection</i>
200 Cattle Dr. Lot# 81, Fredericksburg, TX 78624 <i>Address of Inspected Property</i>	
Wayne Voges <i>Name of Inspector</i>	20821 <i>TREC License #</i>
 <i>Name of Sponsor (if applicable)</i>	 <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

InspectCo

Professional Home Inspections

Present at Inspection: Buyer Selling Agent Listing Agent Occupant
Building Status: Vacant Owner Occupied Tenant Occupied Other
Weather Conditions: Fair Cloudy Rain Temp: 64 _____
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.**

InspectCo Home Inspections wishes to remind you, every home requires a certain amount of ongoing

maintenance, such as, clogged drains, servicing of air conditioners, heaters, water heaters etc. This home is no exception. We suggest you budget for ongoing regular maintenance / repairs in addition to the items noted in this report.

NOTE: No moisture, and / or Indoor Air Quality (IAQ) tests were performed as they are beyond the scope of the inspection performed on this date. It should also be noted that various fungi, molds, and mildew flourish in such an environment provided by moisture and / or water damaged conditions. A growing concern of many to date includes the adverse affect on indoor Air Quality and the potential for inherent hazards with some immunocompromised individuals. If a comment is made concerning (past and / or present) moisture intrusion, plumbing leaks, roof leaks, or any type of moisture damage, you are advised to contact a specialist to make further inspections and / or testing and to seek estimated costs of remediation prior to the purchase of this property.

NOTE: There may be items listed in this report as deficient that may have been considered acceptable when originally installed or constructed, but due to changes in the industry these items may not be considered acceptable due to obsolescence, or life, safety, health, or functionality considerations.

This report is GENERAL IN NATURE AND SCOPE and is NOT meant to be an in depth all encompassing inspection. THIS REPORT IS NEITHER VALID NOR COMPLETE WITHOUT THE INSPECTION AGREEMENT. This report is paid for by and prepared exclusively for Jesse & Susan Gonzalez. This report is not intended to be used for the determination of insurability or warrantability of any part, component, or system. Copying or other reproduction of this document is prohibited without written permission of InspectCo Home Inspections.

ATTENTION: Photos, if present, are taken at random. Every problem or write-up will not have a photo. Furthermore, the photos taken are not suggesting any order of importance. The client is advised to read the entire report and respond to the write-ups by consulting with professionals in the given field of the write-up. Every write-up, with or without a photo, is of equal importance.

If a "deficient" box is checked, then the client should have professionals in the given field to examine the problems and give estimates on repairs within the option period of the sales contract. This can help prevent unexpected repair costs to occur once the customer takes ownership of the property.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace

Comments: No deficiencies noted

Signs of Structural Movement or Settling

Performance Opinion: (An opinion on performance is mandatory)

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.*

The foundation appears to be performing the function intended

SUGGESTED FOUNDATION MAINTENANCE & CARE - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. 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, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

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.

Gutter downspout is loose or damaged - noted at the right side of the home

Gutters draining to close to the structure - recommended to have 6' extensions to help get water away from the foundation



Foliage is to close to the structure - recommended to have 3' of clearance to the home

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I	NI	NP	D
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- Planter(s) adjoining the structure - remember when watering to always water evenly around the home
- Grade slopes toward the structure - noted from the rear of the home - evidence indicates water has pooled and entered the garage area along the left side of the rear porch at some point

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Roof Level

Comments: The inspector is a generalist and is not a licensed roofer. There may be areas of the roof covering which are not visible. This may be due to the slope or height of the roof and / or weather conditions. Signs of hail damage may not be visible at the time of inspection. The inspector recommends that the client contact a licensed roofer for further evaluation or repairs if needed.

- A kick-out flashing is missing - recommended when the drip edge of a roof line terminates against the wall of the home - noted in the front of the home where the garage roof meets the home - a gutter is present here



D. Roof Structures and Attics

Viewed From: No Attic Access

Approximate Average Depth of Insulation: unknown

Approximate Average Thickness of Vertical Insulation: unknown

Comments:

E. Walls (Interior and Exterior)

Comments:

Interior Walls:

- Sheet rock wall is dented or damaged - noted behind the front door handle, below the front plug in the family room, below the front wall plug in the breakfast area, and at the right wall in the front right bedroom

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Cracks in the sheet rock wall covering - noted over the rear family room exterior door and left rear window in the family room, and above the right rear bedroom door opening



Signs of moisture staining are present in the garage along the rear wall and at the bottom of the cabinets inside the rear garage storage room - evidence indicates water has pooled and entered the garage area along the left side of the rear porch at some point

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Exterior Walls:

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

Caulk or sealant is recommended around wall penetrations, door / window openings, trim / siding joints, wall mounted light sconces, and electrical panels

Trim boards are soft or damaged - noted at the left rear inside corner in the rear of the garage, front right corner of the home at the trim over the rock skirt, rear right side below the window unit, and also at the bottom corners of the rear garage man door



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I	NI	NP	D
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Trim piece is missing - noted near the rear dog door



Wood siding is soft or damaged in some areas - noted along the bottom of the rear walls of the garage



Some cracks noted in the stone skirting material - noted in the front of the home near the hose bib and at the right outside corner of the rear porch

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I NI NP D



Inadequate clearance between siding and grade - recommended to have 4" - 6" of clearance - noted in the rear of the garage



F. Ceilings and Floors

Cracks in the ceiling sheet rock - noted in the living room at the left side of the chimney and in the rear family room along the left side near the recessed light cans



Evidence of a patch or repair to the ceiling sheet rock - noted near the light fixture in the dining

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room



Staining on the ceiling sheet rock - noted near the fan in the breakfast area



G. Doors (Interior and Exterior)

Comments:

Interior Doors

- Door from living area into garage is recommended to have a self closure device
- Safety glass is not marked as present - noted at the master bathroom French door inserts
- Door is out of adjustment with the strike plate on the frame and pulls open without turning the handle - noted at the master bathroom French doors
- Door swings closed - noted at the right rear bedroom

Exterior Doors

- Window insert is damaged (missing lower sash) - noted at the door to the garage

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- Door drags on the wooden ramp - noted at the rear garage store room door

Garage Doors - 1 door

Type: Metal Wood Fiberglass Doors / panels are damaged
No deficiencies noted

-

H. Windows

Comments:

- Window screens are missing or removed at the front porch
- Some window screens are damaged or torn - noted torn at multiple screens and noted as a damaged frame at the right rear bedroom window



- Window lock is damaged or missing - noted at the left rear window in the rear family room

I=Inspected

NI=Not Inspected

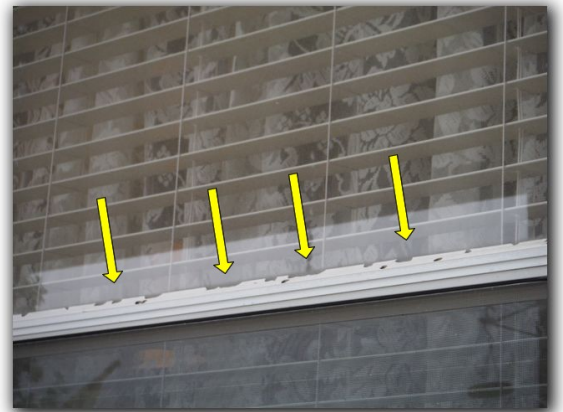
NP=Not Present

D=Deficient

I NI NP D



- Window is tight or difficult to open - noted at the breakfast area beside the garage door, front left dining room window, master bath commode, and also in the right rear bedroom (in bedrooms this restricts emergency egress which is also a known safety hazard)
- Some window trim / plastic , etc. damaged and / or chipped



I. Stairways (Interior and Exterior)

Comments:
INTERIOR
N/A

EXTERIOR

- Baluster spacing on steps exceed 4 3/8" - noted at the front porch

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Hand railing is not terminated properly - recommended to be terminated at the last post to prevent snagging clothing or accessories and causing a fall - noted at the front porch steps



Improper dimensions of stair raisers - steps are not recommended to be taller than 7 3/4" - noted at the bottom of the rear stone steps



- Landing is missing - noted at the rear stone steps
- Steps are missing a handrail - noted at the left side driveway steps

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Steps are missing toe kicks - noted at the left side driveway steps



J. Fireplaces and Chimneys

Comments: No deficiencies noted - Unable to fully view all fireplace components

Type of Fireplace: Factory Masonry Free Standing

K. Porches, Balconies, Decks, and Carports

Comments:

Balusters are greater than 4" spacing - noted at the front porch

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Hanger braces are missing - noted at the outside of right rear lean to roof



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Defects may exist in certain electrical / sub panels and have been known to be unsafe in some instances. The inspector is a generalist and is not a licensed electrician. The inspector recommends that a licensed electrician examine the entire electrical distribution system including but not limited to the service panels, feeder wiring, branch circuits, and all attached devices to give the client a second opinion. The inspector is not required to determine the accuracy of labeling, service capacity, amperage, voltage, or the capacity of the electrical system relative to present and future performance.

Overhead Service Underground Service

Main Disconnect Panel

Panel does not have adequate clearance / accessibility for technicians

Sub Panels

Outside Rear of Home

Type of Wire:

Copper Service

Aluminum

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- 3 service wires supply the panel - recommended to have a 4 wire service and to then separate the grounds and neutral wires
- White wires used as hot legs on breakers are not marked for such use - recommended to have a black tag, tape, or marker on the white wire to denote the use for future technicians

Rear Garage Store Room

Type of Wire:

Copper Service

Aluminum

- 3 service wires supply the panel - recommended to have a 4 wire service and to then separate the grounds and neutral wires
- Panel is not fully labeled

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum Conduit _____

Comments:

Outlet and Switches

- Test indicates an open or weak ground wire - noted at the living room plug left of the fireplace and at multiple plugs in the master bedroom
- Wiring is unsupported beneath the structure - noted at one wire on the ground below the front left corner of the home



- One or more connections are not in junction boxes - noted above the fan in the rear garage storage room

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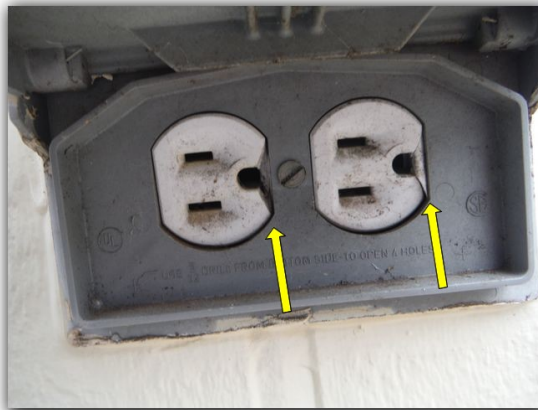
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- Switch is loose at the wall mounting - noted in the master bathroom left of the vanity
- Plug is loose at the wall mounting - noted at the front wall in the front right bedroom
- Some wall plugs are chipped near the ground hole



- Extension cords are not recommended for use as permanent wiring - noted at the left side of the garage



- Outside electrical plug covers in unprotected areas are recommended to be dome type
- Multiple plugs have - splitters or devices added to create multiple plugs from a standard outlet - these are recommended to be removed as they can overload the circuit

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- Concealed connections of copper and aluminum wires / electrical components were not inspected

Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial	Garage:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Dining:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Crawlspace:	<input type="checkbox"/> Yes	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Partial				

- No GFCI/ARC Fault protection at one or more location. This is considered a recognized safety hazard. GFCI protection is recommended at exterior plugs, plugs in wet areas like kitchens and bathrooms, and in utility and garage areas. ARC Fault protection is recommended in bedrooms, living and dining areas, and halls.

Fixtures

- Ceiling fan is out of balance - noted in the right rear bedroom
- Ceiling fan is missing parts - noted in the rear garage storage room

Smoke and Fire Alarms

- Smoke alarms are not interconnected
- Smoke alarms are recommended to be interconnected with a battery backup and located in each bedroom and hall

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central - MFD per data tag 2008

Energy Source: Electric

Comments:

- An electrical disconnect is recommended near the unit for technicians
- The primary drain line is terminated into the home's drain system below the home and the connection appears to leak some



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B. Cooling Equipment

Type of System: Central - **MFD per data tag 2006**

Comments:

Unit #1:

Supply Air Temp: 54 °F Return Air Temp: 72 °F Temp. Differential: 18 °F

Temperature differential is within range of 14-23 degrees Fahrenheit - GOOD

A/C condensing unit #1:

Specifies max amp breaker of 40 amp and a 30 amp breaker is in use - GOOD

Tamper resistant service caps are recommended on the freon lines

Type of System: Window Unit - **Rear Family Room**

Comments:

Unit #1:

Supply Air Temp: 58 °F Return Air Temp: 72 °F Temp. Differential: 14 °F

Temperature differential is within range of 14-23 degrees Fahrenheit - GOOD

Window units are recommended to be serviced by a dedicated circuit

C. Duct Systems, Chases, and Vents

Comments: No deficiencies noted - Not Visible

Type of Ducting: Flex Ducting Duct Board Metal
Filter **20 x 20**

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Unknown / Shared

Location of main water supply valve: Front left corner of the home

Static water pressure reading: 88 psi below 40 psi above 80 psi

A regulator is present in the garage

Type of supply piping material: PEX

Comments: Water softeners are not inspected. The inspector recommends that a licensed plumber be consulted for further evaluation and repairs as needed. Drains and plumbing supply pipes in walls, ceilings, floors, and embedded in the foundation or underground cannot be inspected during this inspection as that is beyond the scope of this inspection. Only visible components can be inspected. The inspector is not responsible for future drainage problems in above ground or underground sewer lines.

Water Source: Public Private Sewer Type: Public Private

Sinks

Comments: _____

Kitchen sink - cabinet floor sags

Kitchen sink - some corrosion noted at supply valves - no moisture was present here during testing today

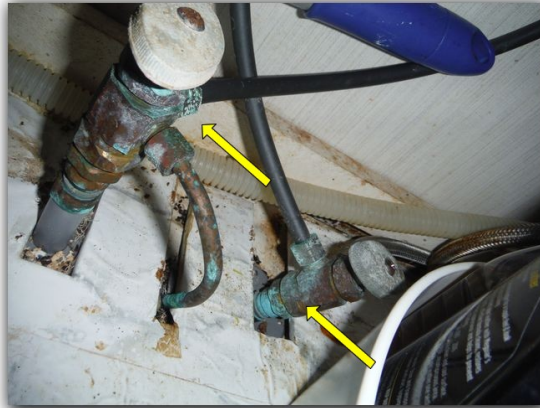
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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- Master lavatory - both lavatories - drain stops are loose or inoperable
- Master lavatory - some corrosion noted at supply valves - no moisture was present here during testing today



- Utility lavatory - faucet leaks at the base when turned on



Bathtubs and Showers

Comments: _____

- Master bathroom - tub drain grate is missing the cross section or divider

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



- Hall bathroom - shower head hose is too long creating a possible cross contamination point if left in the bottom of a full bath

Commodos

Comments: No deficiencies noted

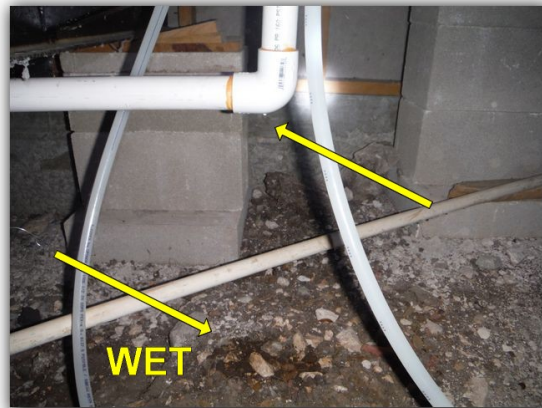
Washing Machine Connections

Comments: No deficiencies noted

Exterior Plumbing

Comments: _____

- Exterior hose bibs do not have back-flow prevention
- Pipe below the left side of the home was found dripping - below the utility lavatory



- Water pipes are not recommended to be supported with bare wire - noted below the utility room

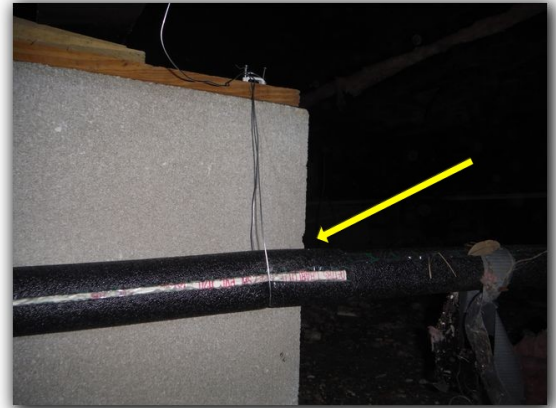
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

- Drain below the middle of the home sags some



- Slow drain - noted at the master bathroom left lavatory - no vortex was visible here when draining
- Utility sink drain has an S-trap instead of a P-trap - S-traps are known to sometimes siphon the water out of the trap - a P-trap is recommended here
- No sewer clean-out location was found around the outside of the home

C. Water Heating Equipment

Energy Source: Electric - MFD per data tag 2000

Capacity: 50 gal

Comments:

- An electrical disconnect is not within close proximity to the unit for technicians
- Corrosion or dissimilar metal reaction at plumbing connections - noted at the top of the unit - no moisture was present here during the inspection today

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Water heater Temperature and Pressure Relief Valve

- T/P valve inspected / verified, but NOT TESTED
- CPVC drain line terminates into a PVC drain in the front of the unit - recommended to be completely made of CPVC
- Drain line does not terminate into a readily visible location

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter:

Type of gas distribution piping material:

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

- No anti-siphon loop at the drain line noted - this is built into the side of many newer units and unseen unless removed from the cabinet

B. Food Waste Disposers

Comments: No deficiencies noted

C. Range Hood and Exhaust Systems

Comments: No deficiencies noted

D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Electric Gas

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Absence of an anti-tilt device

Oven(s):

Unit #1: Electric Gas

Tested at 350°F, Variance noted: 0 - DIFF 350 °F (max 25°F)

E. Microwave Ovens

Comments: No deficiencies noted - **MFD per data tag 06/2022**

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

Electronic safety sensors are not installed properly - recommended to be installed within 6" up from the floor at the sides of the door - these are mounted together in the attic area



H. Dryer Exhaust Systems

Comments: No deficiencies noted