

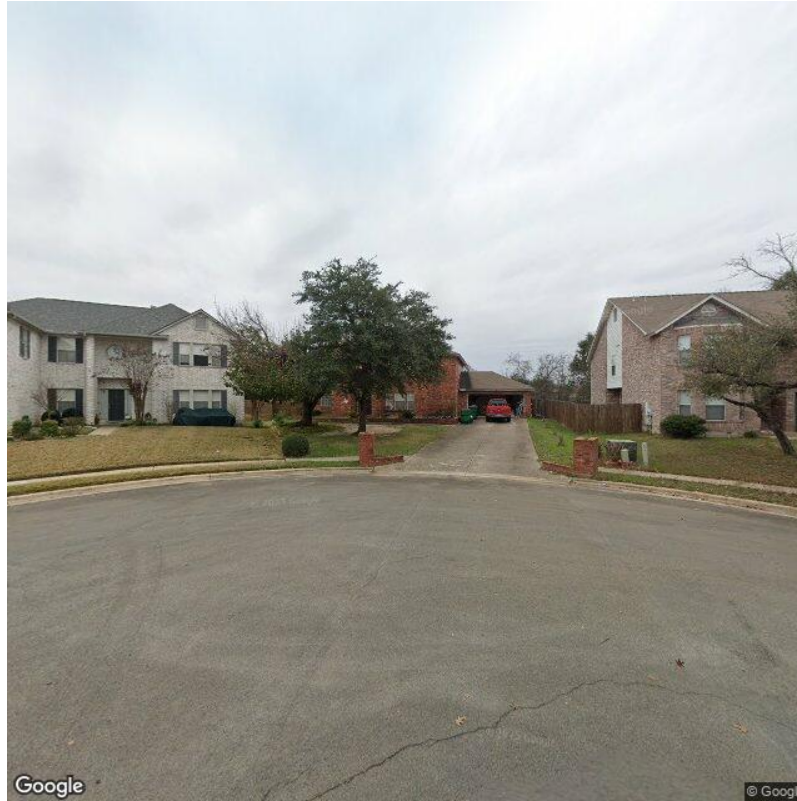


5 POINT HOME INSPECTIONS

512-429-1091

cwalsh@5pointinspections.com

<https://5pointinspections.com>



RESIDENTIAL INSPECTION COPY

201 Covala Dr
Cedar Park, TX 78613



Inspector

Chris Walsh

25159

512-429-1091

cwalsh@5pointinspections.com



PROPERTY INSPECTION REPORT FORM

Isomertx LLC <i>Name of Client</i>	01/21/2026 2:00 pm <i>Date of Inspection</i>
201 Covala Dr, Cedar Park, TX 78613 <i>Address of Inspected Property</i>	
Chris Walsh <i>Name of Inspector</i>	25159 <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 (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).

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

In Attendance: None

Occupancy: Vacant

Heading: South East

Photos Of The Home:



Drone Video:



Weather Conditions: Cloudy



Temperature (approximate): 68 Fahrenheit (F)

Type of Building: Single Family

About The Inspection:

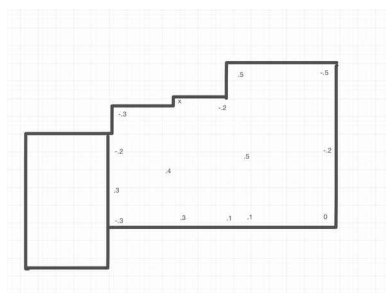
At 5 Point Home Inspections, we take pride in earning your trust as your premier provider of home inspection services. Our comprehensive inspections offer valuable insights and professional opinions, all while preserving the integrity of your home. We are committed to transparency and honesty, and our non-invasive visual inspection is designed to thoroughly assess your property's condition.

While our inspection may not cover every technical detail, our report serves as a valuable resource packed with information to help you make informed decisions. Our aim is not to simply pass or fail your property, but to equip you with expert insights that empower you to choose what's best for your home.

Should our report highlight any deficiencies or recommend repairs, we advise consulting qualified professionals for further assessments and cost estimates for any necessary work. Trust 5 Point Home Inspections to provide you with the essential information you need to make confident decisions about your home.

I	NI	NP	D
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☒ ☐ ☐ ☒ **A. Foundations**



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

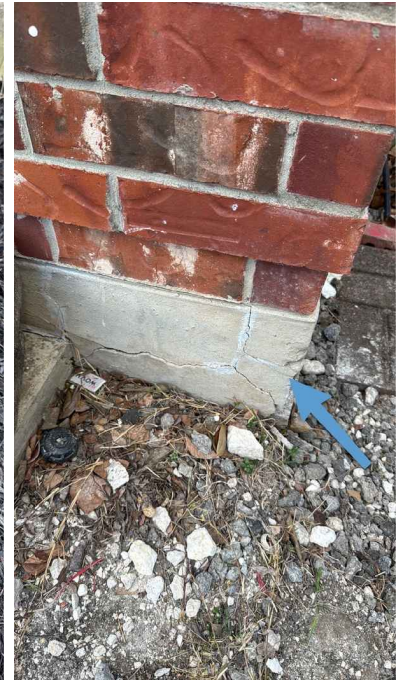
I	NI	NP	D
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Example Corner Pop



Front Side Of Home



Front Right Side Of Home



Back Right Side Of Home

☒ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

Your inspector will report as deficient the following issues related to foundation performance:

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

I	NI	NP	D
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Drainage around the foundation that is not performing, Deficiencies in grade levels around the foundation, and Deficiencies in installed gutter and downspout systems

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: Asphalt

Type: 3-tab asphalt: The roof was covered with 3-tab fiberglass asphalt shingles. These shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. An asphalt sealant strip binds shingles together so that they act as a single membrane. 3-tab shingles usually have a 20-30 year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection.

Viewed From: Drone



What's inspected?:

Inspection of the roof structure from the exterior typically includes:

- The general roof structure appearance;
- Roof-covering material condition;
- Flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- Condition of combustion, plumbing and attic ventilation vents and devices;
- Chimney conditions; and
- Roof drainage systems and components.

Roofing Contractor Recommended:

When the roof covering section of the inspection is marked "D" for deficient, we highly recommend that a licensed roofing contractor be called to further evaluate the entire roof covering in order to make the necessary repairs.

A licensed roofing contractor will have the expertise and experience to assess the true condition of the roof covering, including any issues with shingles, flashing, vents, and other components. They will also be able to identify any potential leaks or points of weakness in the roof covering that may require attention.

It is important to address any deficiencies in the roof covering promptly to prevent water damage, structural damage, and other issues that may arise. A licensed roofing contractor can provide a detailed assessment of the roof covering and recommend the most appropriate repairs or replacement options based on the condition of the roof and the client's budget.

Our team takes great care in identifying any deficiencies in the roof covering during our inspections and providing our clients with recommendations to address these issues. We highly recommend that clients follow our recommendations and work with licensed professionals to ensure the safety and longevity of their roofing system.

Comments:

Did Not Walk Roof (Rainy/Windy Conditions):

As per our inspection criteria and industry standards, if the inspector did not get on the roof due to the rainy or windy conditions. We will clearly state that the inspection of the roof was limited to visual portions only and that a more thorough inspection may be necessary.

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

I	NI	NP	D
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We will also recommend that the client consults a licensed roofing contractor to perform a more detailed inspection of the roof, especially if any concerns or deficiencies were observed during the visual inspection from a drone or ground level. A licensed roofing contractor will have the specialized equipment and expertise to safely access and inspect the roof, including any hard-to-reach areas such as valleys, ridges, and flashings.

It is important to note that a visual inspection from a drone or ground level can still provide valuable information about the condition of the roof, including any visible signs of damage or wear, such as missing or damaged shingles, or signs of water damage. However, it may not be possible to detect all issues without a more thorough inspection.

1: Damaged Coverings

🟡Medium

Multiple Locations

Observation: Roof coverings exhibited general damage that could affect performance.

Implication: Damaged roof coverings can lead to leaks, water intrusion, and potential structural damage, compromising the integrity of the home.

Recommendation: Recommend a qualified roofer evaluate and repair the roof coverings.

Priority: Moderate



2: Damaged Decking

🟡Medium

Observation: The roof decking appeared to be damaged in one or more areas.

Implication: Damaged roof decking can compromise the structural integrity of the roof and lead to further issues such as leaks and moisture intrusion.

Recommendation: Recommend a roofer further evaluate the damaged areas of the roof decking.

Priority: Moderate

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Back Right Side Of Home

3: Granule Loss

☹️Medium

Multiple Locations

Observation: The roof displayed signs of aging and wear, with loose granules and granule loss observed.

Implication: Aging roofing materials can lead to reduced effectiveness in protecting the home, potentially resulting in leaks and further deterioration.

Recommendation: It is advisable to seek the expertise of a qualified roofer to conduct a thorough inspection and provide recommendations for any necessary repairs or replacements.

Priority: Moderate

**4: Plumbing Vent Boot Damaged**

☹️Medium

Multiple Locations

Observation: The plumbing vent boot was observed to be damaged.

Implication: A damaged plumbing vent boot can lead to water intrusion, potentially causing moisture-related issues in the roof structure and interior of the home.

Recommendation: It is recommended to replace the damaged plumbing vent boot to ensure proper sealing and prevent water leakage.

Priority: Moderate

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

I	NI	NP	D
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5: Kickout Flashing Missing

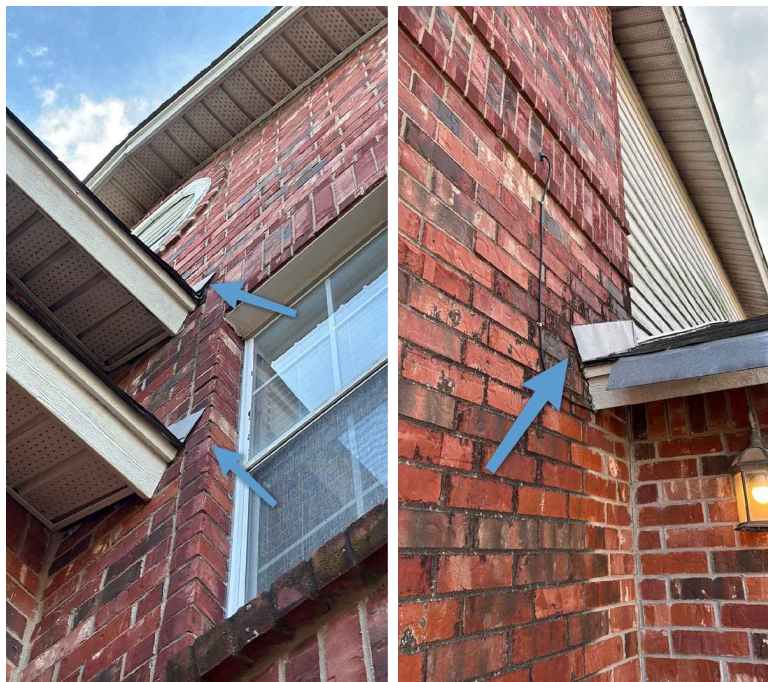
Low

Observation: The home had no kick-out flashing installed where walls extended past roof edges.

Implication: The absence of kick-out flashing may allow water to penetrate behind the exterior wall coverings, potentially leading to interior staining or decay of wall framing materials.

Recommendation: It is recommended to consult with a qualified roofing contractor to discuss options and costs for the installation of kick-out flashing as necessary.

Priority: Low



Front Side Of Home

Front Right Side Of Home

☒ ☐ ☐ ☐ D. Roof Structures and Attics

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Viewed From: Attic, Attic Hatch

Approximate Average Depth of Insulation: 9 Inches



How Much Is Needed?:

The recommended level for most attics is to insulate to R-38 or about 10 to 14 inches, depending on insulation type.

What's inspected?:

Inspection of the roof structure from the exterior typically includes:

- The general roof structure appearance;
- Roof-covering material condition;
- Flashing protecting roof-covering material penetrations, changes in roof-covering materials, and transitions where roof slopes change;
- Condition of combustion, plumbing and attic ventilation vents and devices;
- Chimney conditions; and
- Roof drainage systems and components.

Comments:

As per our inspection criteria and industry standards, if the attic area cannot be safely traversed due to insulation obscuring the bottom chord of the truss/ceiling joists, we will report it as a limitation of the inspection. We will clearly state in our report that not all areas of the attic were able to be safely traversed due to insulation obscuring the bottom chord of the truss/ceiling joists.

We will also explain in our report that traversing an attic where insulation covers framing is dangerous as footing can be lost, and compressing or disturbing insulation by stepping on it affects its R-value and essentially damages it. In addition to this, insulation can also obscure wiring and plumbing pipes, and these items can be damaged by stepping on them. Therefore, the inspection of the attic area is limited to visual portions only, and hidden damage may exist in areas that were not visible from accessible areas.

We will recommend that the client consults a qualified contractor to perform a more detailed inspection of the attic if there are any concerns or issues with the attic's condition. A qualified contractor will have the expertise and specialized equipment to safely access and inspect the attic, including any hard-to-reach areas.

Blocked Areas:

As per our inspection criteria and industry standards, if the attic area cannot be safely traversed due to insulation obscuring the bottom chord of the truss/ceiling joists, we will report it as a limitation of the inspection. We clearly state in our report that often not all areas of the attic are able to be safely traversed due to insulation obscuring the bottom chord of the truss/ceiling joists.

Traversing an attic where insulation covers framing is dangerous as footing can be lost, and compressing or disturbing insulation by stepping on it affects its R-value and essentially damages it. In addition to this, insulation can also obscure wiring and plumbing pipes, and these items can be damaged by stepping on them. Therefore, the inspection of the attic area is limited to visual portions only, and hidden damage may exist in areas that were not visible from accessible areas.

We will recommend that the client consults a qualified contractor to perform a more detailed inspection of the attic if there are any concerns or issues with the attic's condition. A qualified contractor will have the expertise and specialized equipment to safely access and inspect the attic, including any hard-to-reach areas.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

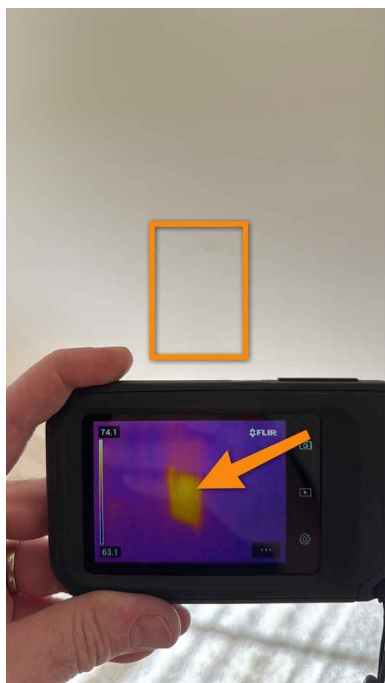
☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Comments:

1: Insulation Missing

🟡Medium

Wall insulation was observed to be missing in one or more areas. Recommend adding insulation for improved energy efficiency.



Back Right Bedroom

2: Wood Deterioration

🟡Medium

Multiple Locations

Observation: Areas of wood were observed to be deteriorating. This may include signs of rot, decay, softness, or surface breakdown.

Implication: Wood deterioration is commonly caused by prolonged moisture exposure and can reduce the strength and durability of the affected components. If left uncorrected, deterioration may worsen and lead to structural or cosmetic damage.

Recommendation: I recommend evaluation and repair by a qualified contractor. Damaged wood should be repaired or replaced as needed, and the source of moisture contributing to the deterioration should be identified and corrected to prevent recurrence.

I=Inspected

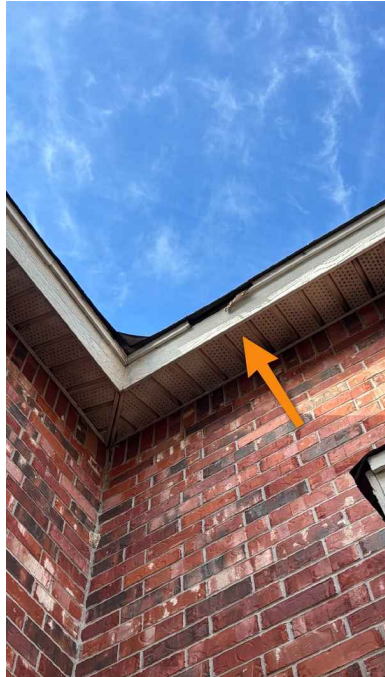
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NP=Not Present

D=Deficient

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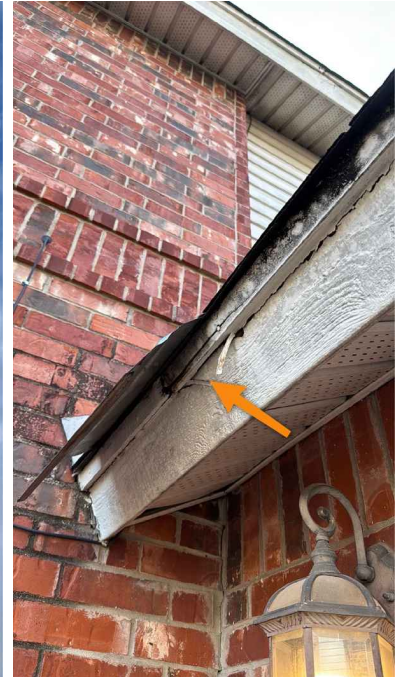
Priority: Moderate (Durability and potential structural concern).



Front Left Side Of Home



Front Right Side Of Home



Garage



Upstairs Back Door

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

1: Floor Tile Cracked

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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 Low

Observation: One or more floor tiles were cracked.

Implication: Cracked floor tiles can lead to further damage, create tripping hazards, and may allow moisture to seep through, potentially damaging the subfloor.

Recommendation: Recommend replacing the cracked tiles to restore the surface and prevent potential issues.

Priority: Low



Primary Bedroom



Primary Bathroom

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

Comments:

1: Garage Vehicle Door Seal

 Medium

During the inspection the garage vehicle door did not completely seal allowing light to shine through. This can allow pests into the garage. Recommend proper adjustment of the garage door to improve the seal.

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

I	NI	NP	D
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2: Sliding Door Would Not Lock

🟡Medium

Observation: The sliding door was observed to not lock properly when tested.

Implication: A door that does not lock compromises the security of the home and may allow unintended access. This condition may be caused by misalignment, worn locking hardware, or an improper installation.

Recommendation: I recommend evaluation and repair by a qualified contractor or door specialist. The locking mechanism should be adjusted or replaced as needed to ensure proper security and safe operation.

Priority: Moderate (Security concern).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Back Door

3: Door Hardware Needs Adjustment

 Low

Observation: One or more doors were observed with hardware that is misaligned or not operating smoothly, indicating that adjustment is needed.

Implication: Misaligned door hardware can cause difficulty opening or closing the door, improper latching, or premature wear of hinges and latch components. If left uncorrected, this condition may lead to further damage to the door or frame.

Recommendation: I recommend adjustment of the door hardware by a qualified contractor or handyman to ensure proper alignment and smooth operation.

Priority: Low (Minor functional and maintenance concern).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Primary Bedroom Closet Door

4: Door Sealed Shut

🟡Medium

Observation: One or more doors were found to be sealed shut (such as with paint, caulk, or sealant), preventing normal operation.

Implication: A door that cannot be opened or closed as intended limits proper use of the space and may present a safety concern, particularly if the door is intended for access, ventilation, or emergency egress.

Recommendation: I recommend removing the sealant and restoring proper door operation. A qualified contractor or handyman should evaluate and correct this condition to ensure the door functions as intended.

Priority: Moderate (Functional and potential safety concern).

☒ ☐ ☐ ☒ **H. Windows**

Comments:

1: Window Balancer Issues Observed

🟡Medium

Observation: One or more windows were found to have issues with the balancer mechanism, such as being difficult to open or close, or not staying open once raised. The balancer is responsible for assisting with the window's movement and keeping it in place.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Implication: A malfunctioning or broken balancer can cause the window to be difficult or unsafe to operate. In some cases, it may cause the window to fall suddenly, posing a safety risk, especially for children. Additionally, this issue can affect the window's energy efficiency if it does not seal properly when closed.

Recommendation: I recommend having the balancer mechanism evaluated and repaired or replaced by a qualified window professional to restore proper function and safety to the window.

Priority: Moderate (Should be addressed to ensure safe and functional windows).



Front Bedroom

2: Window Missing Limiting Device

🟡Medium

Observation: One or more windows were observed without a required opening limiting device installed. These devices are intended to restrict the window opening to no more than 4 inches when the window sill is located less than 24 inches above the finished floor and the exterior drop is more than 72 inches above grade.

Implication: Missing window opening limiting devices increase the risk of falls, particularly for children. This condition may not comply with current building safety standards intended to reduce fall hazards from windows.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: I recommend installation of an approved window opening limiting device that restricts the opening to 4 inches or less, in accordance with applicable building codes. A qualified contractor should perform this correction.

Priority: Moderate (Safety concern).



Front Bedroom

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

☒ ☐ ☐ ☐ **J. Fireplaces and Chimneys**
Fireplace Type: Wood-burning



Comments:

Chimney Sweep Recommended :

A chimney sweep is recommended before first use.

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

1: Deck Boards Loose

🟡Medium

Observation: One or more deck boards were observed to be loose and not securely fastened to the underlying framing.

Implication: Loose deck boards can create a trip hazard and may shift under foot traffic, increasing the risk of injury. Over time, continued movement can also lead to further deterioration of fasteners or framing members.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

Recommendation: I recommend securing or replacing the affected deck boards using appropriate fasteners. A qualified contractor or handyman should perform the repairs to ensure safe and stable deck surfaces.

Priority: Moderate (Safety and maintenance concern).



Multiple Locations

2: Wobbly Guardrail

🟡Medium

Observation: One or more guardrails were observed to be loose or wobbly and not firmly secured.

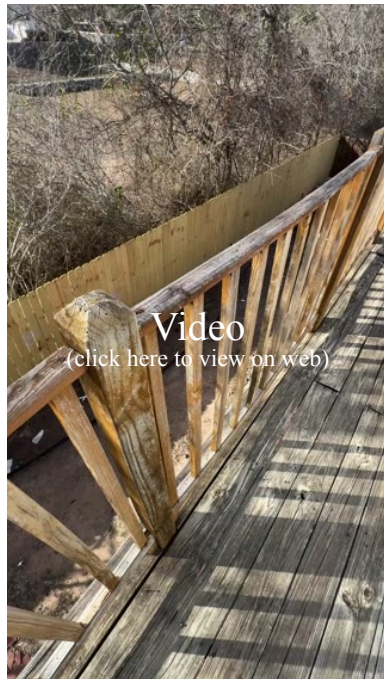
Implication: A guardrail that is not rigid may fail to provide adequate fall protection. Movement in the guardrail increases the risk of collapse or failure if leaned on, creating a serious safety hazard.

Recommendation: I recommend repair or reinforcement of the guardrail by a qualified contractor. Guardrails should be securely anchored and constructed to resist required loads in accordance with current safety standards.

Priority: High (Fall and life safety concern).

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

I	NI	NP	D
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Video
(click here to view on web)

3: Wobbly Handrail

🟡Medium

Observation: The handrail was observed to be loose and wobbly when tested.

Implication: A handrail that is not securely fastened may not provide adequate support for occupants, particularly when using stairs. This condition increases the risk of falls and injury.

Recommendation: I recommend repair or reinforcement of the handrail by a qualified contractor. The handrail should be securely anchored to the wall or supporting structure in accordance with current safety standards.

Priority: High (Fall and life safety concern).

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

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

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

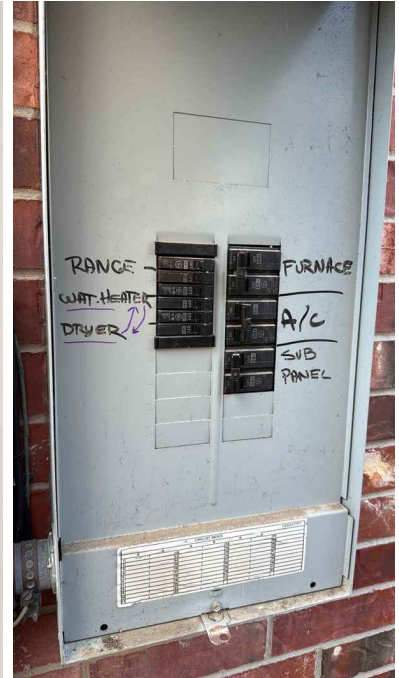
- ☒ ☐ ☐ ☐ **A. Service Entrance and Panels**
Photos Of Panels:



Sub Panel Garage



Sub Panel Garage



Main Panel Right Side Of Home



Main Panel Right Side Of Home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

Comments:

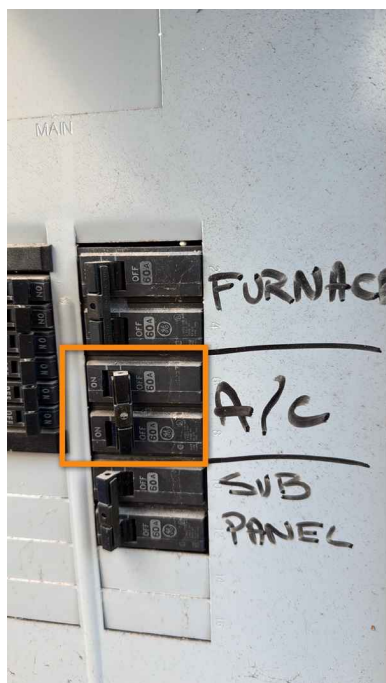
Electrical systems and components of a home are dangerous and should only be worked on by licensed professionals. We also emphasize that injury or death may result from attempts at correction by those without proper qualifications.

It is important to note that electrical codes change from time to time, and things that were not required in the past may now be required. Therefore, even minor electrical deficiencies can pose a significant safety hazard and should be addressed promptly.

In our report, we will recommend that a licensed electrician be called to further inspect and make necessary repairs or improvements if any electrical deficiencies are found. This is important to ensure that the electrical system is safe and up to code.

Breakers Off:

One or more breakers in the service panel were in the "off" position. For safety reasons, the Inspector does not activate breakers that have been turned off. Breakers left in the off position can indicate a potential fire, electrical shock, or electrocution hazard. You should ask the seller about this condition and you may wish to consider having an evaluation and any necessary work be performed by a qualified electrical contractor.


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

Type of Wiring: Copper

About AFCI protection:

An arc Fault Circuit Interrupter (AFCI) is a life-safety device (typically an AFCI circuit breaker or electrical outlet) designed to prevent fires by detecting unintended electrical arcs and disconnecting power to the affected branch circuit before the arc starts a fire.

AFCI protection of bedroom receptacles (including light fixtures and smoke alarms) was first required by the National Electric Code (NEC) in 1999 (USA) and 2002 (Canada).

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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AFCI devices and AFCI protection requirements have changed over the years and requirements vary by jurisdiction, depending on which set of standards has been adopted.

Comments:

1: Carbon Monoxide Detector Missing

 High

Observation: A carbon monoxide detector was not present at the time of inspection.

Implication: The absence of a carbon monoxide detector increases the risk of undetected carbon monoxide buildup, which can pose serious health hazards to occupants.

Recommendation: Recommend installing a carbon monoxide detector before closing to ensure the safety of the home.

Priority: High

2: GFCI Protection Missing

 Medium

Ground fault circuit interrupter (GFCI) protection of electrical receptacles was missing in one or more required areas. Although GFCI protection may not have been required when this home was built, modern electrical safety standards require GFCI protection of receptacles at certain locations in the home. You should consult with a qualified electrical contractor to discuss options and costs for installation of GFCI protection.

This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle (will protect that receptacle and all those downstream).
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker in a panel) with a GFCI receptacle that will protect all those downstream. or
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker (will protect all receptacles on that circuit).

All work should be performed by a qualified electrical contractor.

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

I	NI	NP	D
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Laundry Room

3: Smoke Alarms Missing, Defective Or Outdated

⚠️High



4: SMOKE DETECTORS BEEPING

🔊Medium

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

I	NI	NP	D
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The smoke/carbon monoxide detectors were beeping at time of the inspection. Recommend further investigationto ensure proper function.

5: Light Bulb Burnt Out

🟡Medium

Light bulb did not function at the time of inspection. Socket had power but bulb did not light. This is most likely caused by a bad bulb.



Front Right Side Of Home

6: Dryer GFCI Protection Missing

🟡Medium

According to the NEC, homes newer then 2020 should have a dryer circuit with GFCI protection. Homes built before 2020 were not required to have this protection yet TREC would still like its inspectors to make homebuyers aware of the recent change.

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

I	NI	NP	D
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☐ ☐ ☒ ☐ C. Other
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Photo Of Unit And Serial Number:



Manufacturer: Carrier

Year of Manufacture: 2005

Type of Systems: Forced Air, Heat Pump

Energy Sources: Electric

Comments:

High Temperature :

The outdoor temperature was greater than 70 degrees. In order to avoid damage to the unit, the heat pump was not tested under normal operating conditions. Recommend an HVAC professional run the heat and test the system when temperatures drop below the recommended level.

☒ ☒ ☐ ☐ B. Cooling Equipment

Photo Of Unit And Data Plate:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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*Manufacturer:* Carrier*Year of Manufacture:* 2005*Type of Systems:* Heat Pump, Central Air Conditioner*Aged Unit:*

The HVAC equipment appeared to be an older appliance at the end of its lifespan, and the future life expectancy cannot be determined without further evaluation.

The average lifespan of an AC is 15-20 years depending on usage and maintenance. Therefore, we will recommend that the client consider replacing the furnace equipment in the near future to ensure safe and efficient operation.

*Comments:**Power Shut Off:*

Condensing unit can be damaged when operated immediately after power is restored. Recommend power be restored for at least 4 hours and unit evaluated by licensed HVAC contractor.

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

Comments:

☐ ☐ ☒ ☐ **D. Other**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

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

Location of Water Meter: Exterior

Location of Main Water Supply Valve : Next To Meter

Static Water Pressure Reading: 74 PSI



Type of Supply Piping Material: Copper

Comments:

The Inspector has conducted a thorough inspection of the property, and has made every effort to identify any conditions that may require further evaluation or repair. However, it is important to note that there may be components of the property that are not visible or accessible, such as underground plumbing components or pipes within walls, which may not have been evaluated during our limited visual inspection.

The Inspector is not able to predict or anticipate future events or changes in performance of any component or system due to changes in use or occupancy. Therefore, there is no guarantee or warranty, for the future performance of any components.

Water supply shut-offs, not operated:

Water supply shut-off valves for the toilet and sink were not operated but were evaluated visually only.

☒ ☐ ☐ ☐ B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

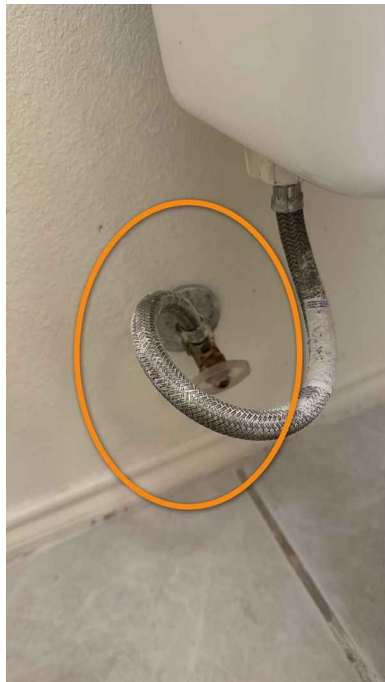
Comments:

The drainage system is checked by running water in the sinks, showers, and bathtubs watching for signs of leaks or slow drainage. Bathroom overflows, washing machine drains and floor drains are not included in this inspection. For a further evaluation or hydrostatic pressure test we recommend contacting a licensed plumber to evaluate options.

Toilet Valve Turned Off:

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

I	NI	NP	D
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Primary Bathroom



Upstairs Hallway Bathroom

- ☒
☐
☐
☐
 C. Water Heating Equipment
Photo of Unit And Serial Number:



Manufacturer: AO Smith
 Year of Manufacture: 2017
 Capacity: 50 Gallons

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Energy Sources: Electric*Comments:**TPR Valve:*

The TPR valve is a special safety valve and its responsible for making sure your hot temperature-pressure relief valve water tank stays within its designed temperature and pressure limits.

Its located on top or on the side near the top of your water heater. The valve has a lever that can be lifted up or down and a discharge pipe that runs from the valve straight down to the bottom of your water heater.

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

Comments:

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

Location of Gas Meter: No Gas*Type of Gas Distribution Piping Material:* No Gas*Comments:*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

☒ ☒ ☐ ☐ A. Dishwashers

Comments:

The dishwasher was operated under a normal washing cycle. It was functioning correctly at the time of inspection. No deficiencies were found unless noted below.

No Power:

There was no power to the dishwasher at the time of inspection and it was not inspected for normal operation conditions.

☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

The garbage disposal was run with normal operating conditions during the time of inspection. During operation it was inspected for proper operation, leaks and being securely mounted. No deficiencies were found unless otherwise noted.

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Type Of Fan System: Microwave Recirculating

Comments:

The range hood was operated under normal conditions and visually inspected. No deficiencies were present unless noted below.

☒ ☐ ☐ ☐ D. Ranges, Cooktops, and Ovens

Oven/Range Type: Electric

Heating Elements:

The heating elements were set to high and inspected for proper functionality. No deficiencies were found unless noted below.



Oven:

The oven was set to bake @ 350 degrees Fahrenheit and measured with a thermometer. A temperature variance of less than or greater than 25 degrees is considered acceptable. No deficiencies were found unless noted below.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

Comments:
☒ ☐ ☐ ☒ **E. Microwave Ovens**
Magic Stick Photo:*Comments:*

The range hood was operated under normal conditions and visually inspected. No deficiencies were present unless noted below.

1: Light Not Functional

Medium

The light on the microwave was not functioning at the time of inspection. This may be a bulb or a loose connection. Recommend further evaluation from a qualified professional.


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

The inspector will report as Deficient: the lack of mechanical ventilation in a bathroom if no operable window is present, inoperative units, deficiencies in performance or mounting, missing or damaged components, ducts that do not terminate outside the building, and a gas heater that is not vented to the exterior of the building unless the unit is listed as an unvented type. No deficiencies were found unless noted below.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐ **G. Garage Door Operators**
Comments:

The inspector shall report as Deficient: inoperative units; deficiencies in performance or mounting missing or damaged components, installed photoelectric sensors located more than six inches above the garage floor, deficiencies in performance or absence of auto reversing mechanisms and manual detachment device, and door locks or side ropes that have not been removed or disabled. No deficiencies were found unless noted below.

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**
Dryer Hookup Type: Electric*Photo Of Dryer Receptacle:**Comments:*

The inspector shall report as Deficient: missing or damaged components, the absence of a dryer exhaust system when provisions are present for a dryer, ducts that do not terminate to the outside of the building, screened terminations, and ducts that are not made of metal with a smooth interior finish. No deficiencies were found unless noted below.

Dryer exhaust duct: visual inspection only: A dryer exhaust duct connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the duct, which is a potential fire hazard. The Inspector recommends that you have the dryer exhaust duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed ducts. All work should be performed by a qualified contractor.

Dryer Vent Blocked :

The dryer vent was inaccessible during the inspection and was not inspected. If concerns exist we recommend contacting a qualified professional to evaluate further.

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**

Number Of Zones: 6



Comments:

Unplugged :

The irrigation controller was unplugged and not inspected for normal operating conditions

