

# *Inspection Reveal, LLC*

## Property Inspection Report



115 Tanglewood , Huntsville , Texas 77320

Inspection prepared for: Brad Livingston

Real Estate Agent: Dale & Donna Story - Keller Williams (The Story Team)

Date of Inspection: 5/21/2024 Time: 9:30am

Age of Home: 2002 Size: 3,231 sq.ft.

Weather: partly cloudy approximately 81 to 88 degrees

Prelisting inspection. The residence was furnished and had stored personal items at the time of the inspection.  
This may have limited the inspection in one or more areas.

Inspector: Darwin Ballard

License # TREC-22793

Email: [inspectionreveal@gmail.com](mailto:inspectionreveal@gmail.com)



**PROPERTY INSPECTION REPORT**

Prepared For: Brad Livingston  
(Name of Client)

Concerning: 115 Tanglewood , Huntsville Texas , 77320  
(Address or Other Identification of Inspected Property)

By: Darwin Ballard, License # TREC-22793 5/21/2024  
(Name and License Number of Inspector) (Date)

**PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES**

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

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

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

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

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

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

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

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).



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

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

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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## I. STRUCTURAL SYSTEMS

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 A. Foundations

Type of Foundation(s):

- Slab Foundation.

Comments:

- Foundation appeared to be performing as intended at the time of the inspection.
- Corner pop/crack noted on one or more corners of the foundation. Corner pops did not appear to be affecting performance of foundation at the time of the inspection. Consideration may be given to having repaired when time and budget permits.
- Slab not visible due to floor coverings.





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## B. Grading and Drainage

## Comments:

- Grading appeared to be performing as intended at the time of the inspection.
- A varmint hole was observed on the north side of the structure. Consideration should be given to having the varmint removed and backfilling the hole.
- High soil was observed around the structure in one or more locations. It is recommended that {4"} of foundation be visible below the bottom course of bricks. Grading improvements should be considered.

Varmint has been removed & hole has been filled





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I NI NP D

Varmint has been removed &amp; hole has been filled

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## C. Roof Covering Materials

## Type(s) of Roof Covering:

- Asphalt composition shingles noted.

## Viewed From:

- Roof

## Comments:

- Roof covering appeared to be performing as intended at the time of the inspection.
- Ridge vents noted.
- The residence was equipped with galvanized gutters and downspouts.
- The gutter and downspout system was observed to be connected to underground drainage piping.





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**D. Roof Structure and Attics**

Viewed From:

- Roof
- Attic

Approximate Average Depth of Insulation:

- Blown-in insulation noted at approximately 13" to 15".

Comments:

- Attic structure noted as conveniently framed.
- Soffit vents noted.
- Attic accesses noted in up stairs closets.
- Could not access all areas of the attic due to limited space.



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## E. Walls (Interior and Exterior)

## Wall Materials:

- Brick veneer and/or structural walls noted.
- Exterior fiber cement board {Hardiboard} noted.
- Drywall noted on interior walls.

## Comments:

- A minor crack was observed in the brick veneer on the south side of the structure. The crack did not appear to be affecting the performance of the wall at the time of the inspection. Future monitoring is recommended. Consideration should be given to having crack sealed.
- Minor damage was observed on the fiber cement board {hardiboard} in one or more locations. The damage did not appear to be affecting the performance of the wall at the time of the inspection.
- Sealing improvements are recommended where fiber cement trim boards and brick veneer meet.
- Consideration should be given to painting steel lintels above exterior doors and windows to prohibit corrosion.
- It is recommended to keep foliage trimmed back from exterior walls a minimum of {18"}.
- Interior walls appeared to be performing as intended at the time of the inspection.
- The sidewall veneer/cladding was observed with improper spacing from the roofing material in some locations. Under current building standards, a minimum of {2"} clearance is required between the roofing material and the exterior cladding. The spacing did not appear to be affecting the performance of the walls at the time of the inspection. Consideration may be given to having corrected if work is performed in these areas in the future.

Lintels have been painted



Has been painted



Sealed



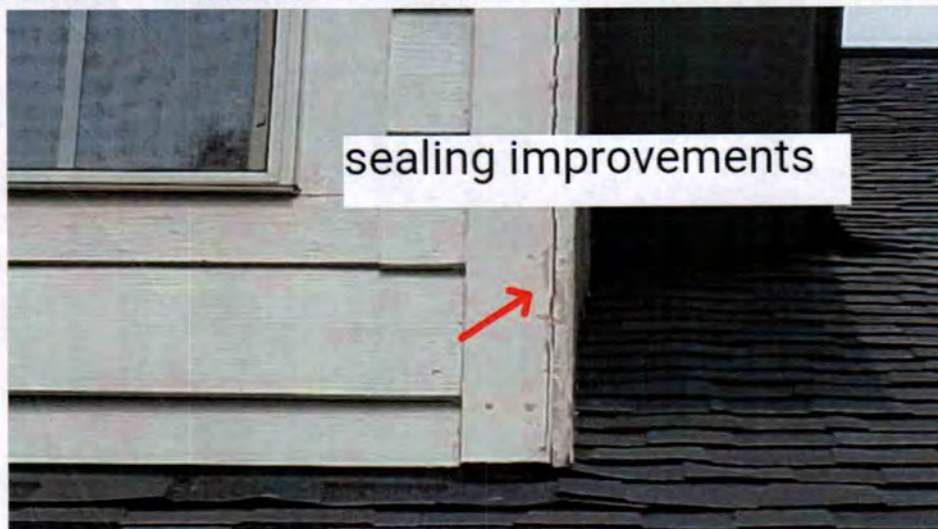
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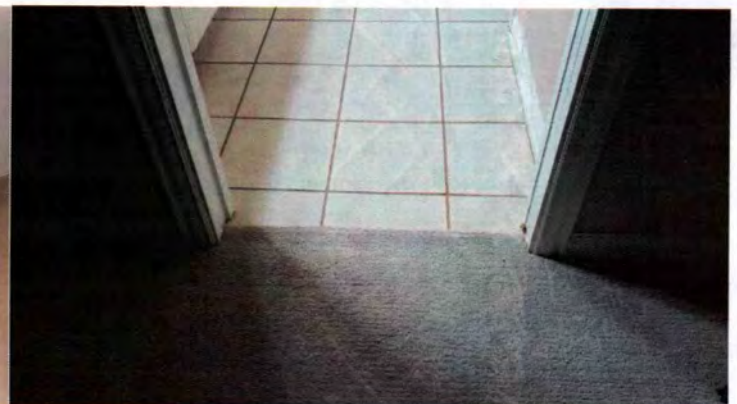
## F. Ceilings and Floors

## Ceiling and Floor Materials:

- Ceiling is made of drywall with texture finish.
- Tile floor covering noted in one or more locations.
- Floors had vinyl, laminate and/or engineered wood plank flooring in one or more locations.
- Carpet covering noted in various locations.

## Comments:

- Ceilings and floors appeared to be performing as intended at the time of the inspection.



## G. Doors (Interior and Exterior)

## Comments:

- All doors were functional at the time of the inspection.
- Upstairs bedroom door noted as not closing properly. Appeared that the top hinge was loose and tightening is recommended.

Hinge has been repaired



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Hinge has been repaired

☒ ☐ ☐ ☐ H. Windows

## Window Types:

- Windows are made of vinyl, glass filled low-emissivity type windows.

## Comments:

- All windows were functional at the time of the inspection.

☒ ☐ ☐ ☒ I. Stairways (Interior and Exterior)

## Comments:

- The stairway and/or landing spindles were observed to be spaced in excess of {4"} apart which is the current standard practice. This may be considered an "As Built" condition when the home was built, however current codes require noting this condition as a deficiency for safety concerns. You may consider corrective measures.



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

- Fireplace is located in the family room.

**Types:**

- Fireplace is prefabricated insert, with gas logs.

**Comments:**

- Fireplace and components appeared to be performing as intended at the time of the inspection.
- Could not fully inspect chimney due to enclosed in wall and chimney veneer.





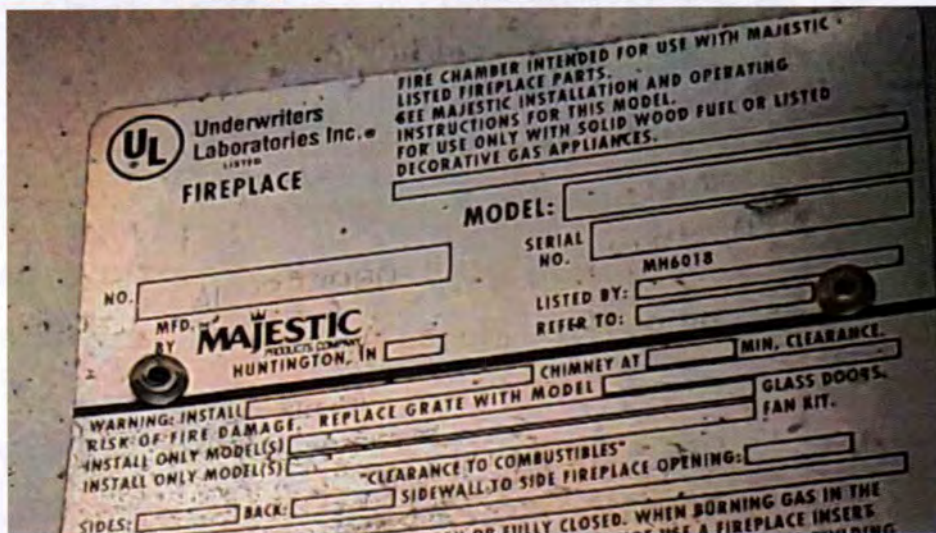
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K. Porches, Balconies, Decks, and Carports

## Comments:

- There was an attached front and rear porch on the residence at the time of the inspection.
- Cracks noted in porches and sidewalk. The cracks appear to be normal shrinkage cracks for a structure this age.
- Gravel driveway noted.
- Concrete sidewalk noted.
- Sealing/mortar improvements should be considered where the front steps meet the front porch, to prevent water intrusion.



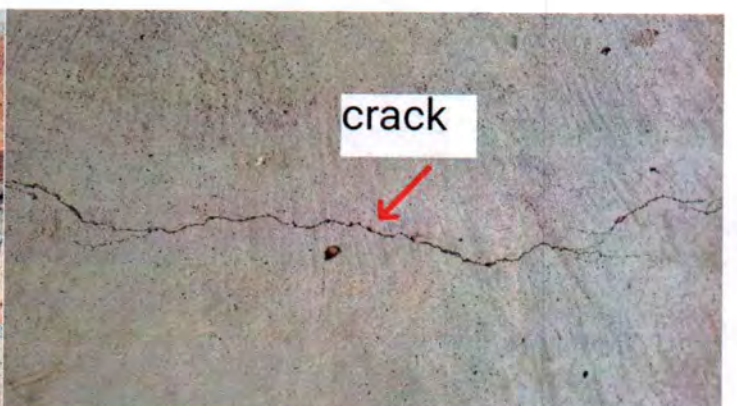
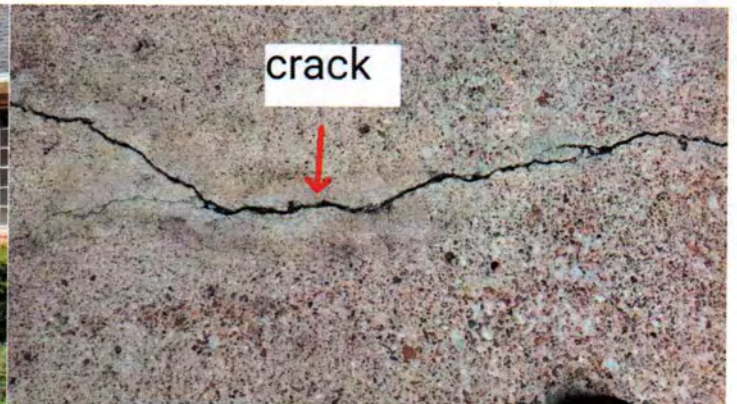
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Comments:

## II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Panel Locations:

- Main disconnect/ electrical panel is located on the west exterior side of detached garage. Sub-panel for the residence was located in the kitchen pantry.

Materials and Amp Rating:

- Copper wiring
- 200 amp

Comments:

- Underground electrical service noted.
- The ground rod and connector was not visible at the time of the inspection. Recommend having a licensed electrician further evaluate and correct as needed.
- Double tapped neutral wires were observed in the service panel. One neutral wire per screw set is the recommended installation requirement. Consideration may be given to having a licensed electrician further evaluate and correct as needed.

Ground rod has  
been uncovered

5/30/24 Licenced electrician will be out to inspect any electirical issues. Receipt to follow





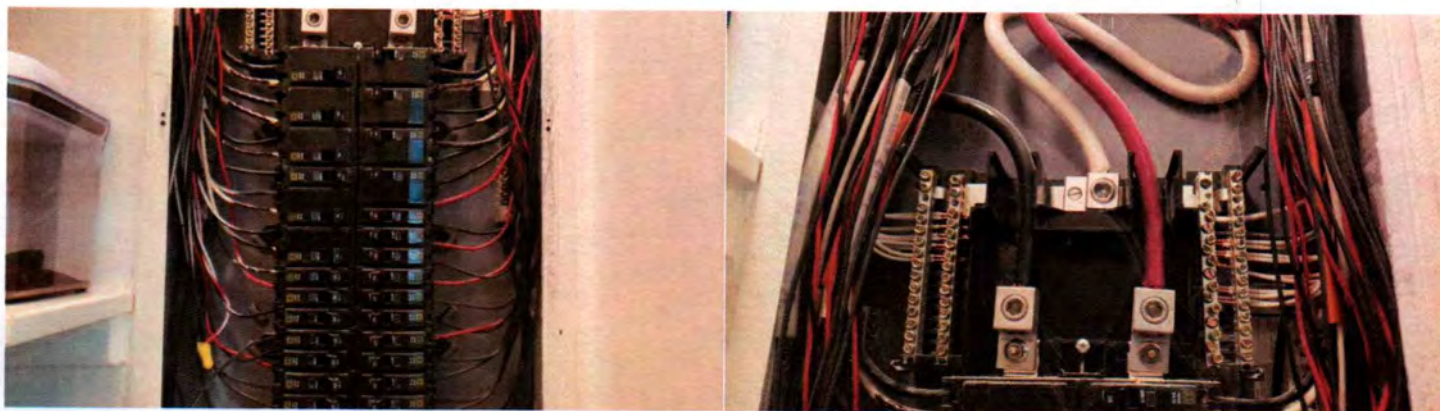
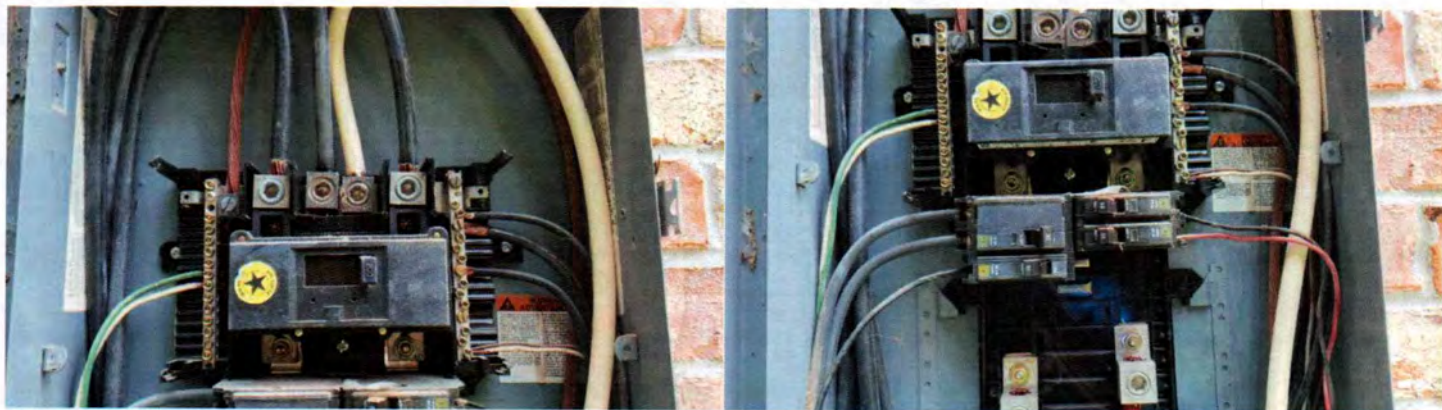
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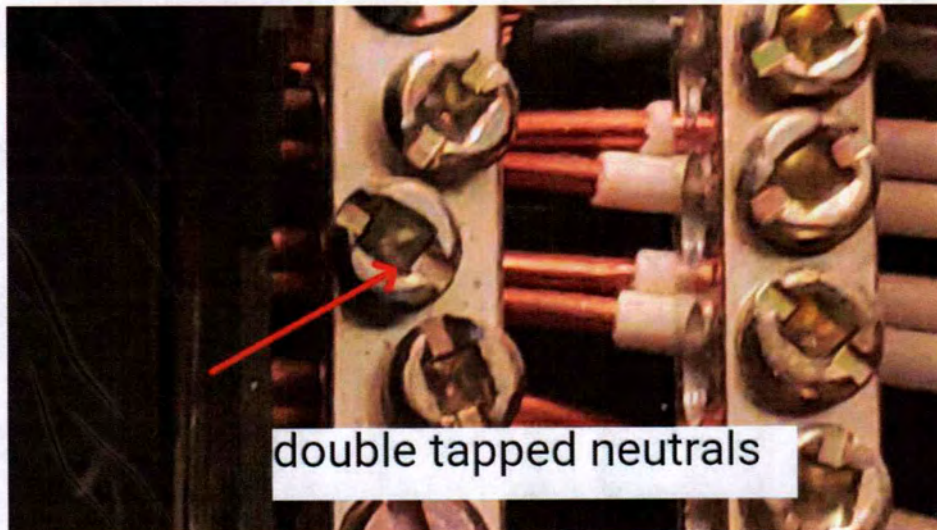
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## B. Branch Circuits, Connected Devices, and Fixtures

## Type of Wiring:

- Copper wiring
- 200 Amp service panel.

## Comments:

- One or more light fixtures noted as not functioning at the time of the inspection. Recommend having lamps replaced and verifying proper operation.
- An alarm panel was observed.

Smoke alarm  
has been repaired

• Inadequate smoke/fire and/or CO2 alarms noted. Further evaluation by a qualified technician is recommended. The NFPA {National Fire and Protection Agency} recommends one smoke alarm on each level, every bedroom and adjoining hallway, above stairwells and a CO2 detector in the garage and outside each bedroom with fuel fired appliances. A primary fire extinguisher is recommended on each level with a UL rating o 2-B:C.

• No arc-fault protection was noted at the time of the inspection. Although this was not required when the structure was constructed consideration should be given to having corrected. Beginning in 2008, AFCI breakers are required in the electrical panel for 15A/20A branch circuits providing power to family rooms, dining rooms, living rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets and hallways. ARCI breakers provide fire protection by opening the circuit when an arcing fault is detected.

• No disconnect noted at electrical water heaters. This does not meet current standards, consideration should be given to having corrected.

• GFCI receptacle on the rear porch noted as not functioning properly.

Recommend having a licensed electrician further evaluate and repair as needed.

• Tamper resistant receptacles were not observed in all required locations at the time of the inspection. Current standards require all receptacles less than {5' 6"} above the floor to be tamper resistant. Consideration may be given to upgrading when time and budget permits.

Cover has been  
replaced

• Damaged and/or missing junction, outlet and/ or switch covers were observed. This creates a Safety Hazard and should be corrected.

• GFCI receptacles were not observed in all required locations at the time of the inspection. Recommend having a licensed electrician further evaluate and correct to meet current standards. GFCI protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within{3'} of the sink edge.{laundry room}

5/30/24 Licenced electrician will be out to inspect any electirical issues. Receipt to follow



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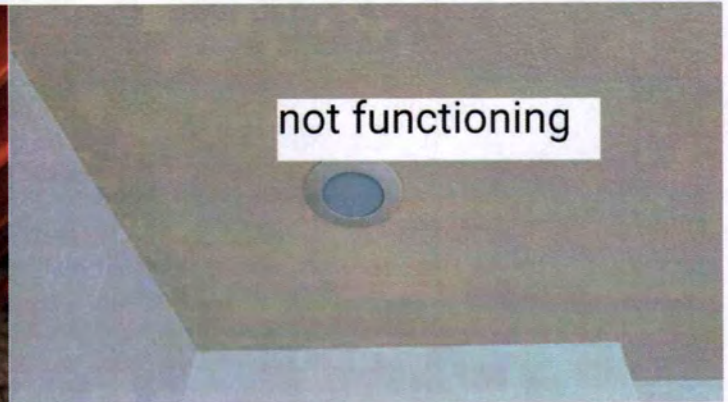
Cover has been replaced



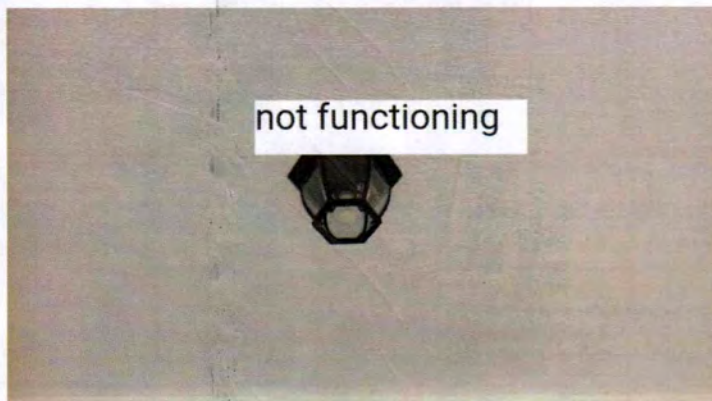
Repaired



Repaired



Repaired





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 C. Other

Comments:

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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 A. Heating Equipment

Type of Systems:

- 2 each heat pumps noted.

Energy Sources:

- The furnaces are electrically powered.

Comments:

- The units appeared to be functioning as intended at the time of the inspection.
- Some corrosion was observed on the unit enclosure and components on the heating unit on lower level of attic.



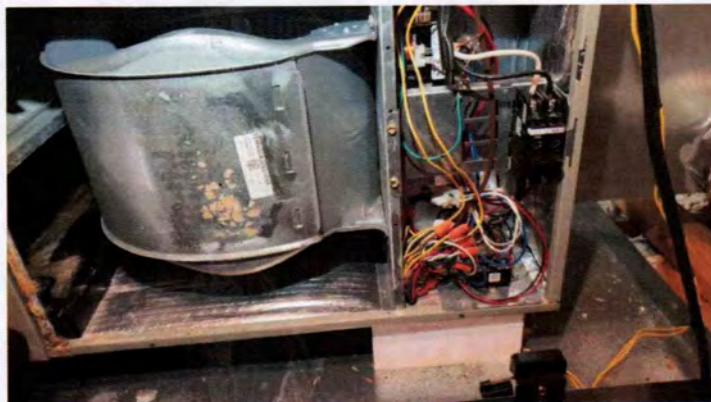
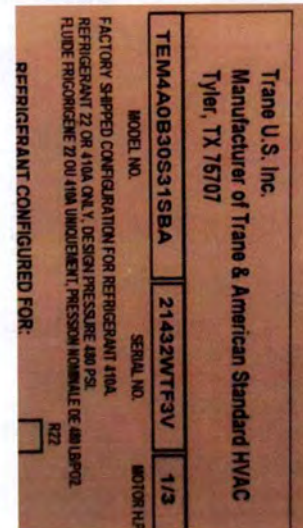
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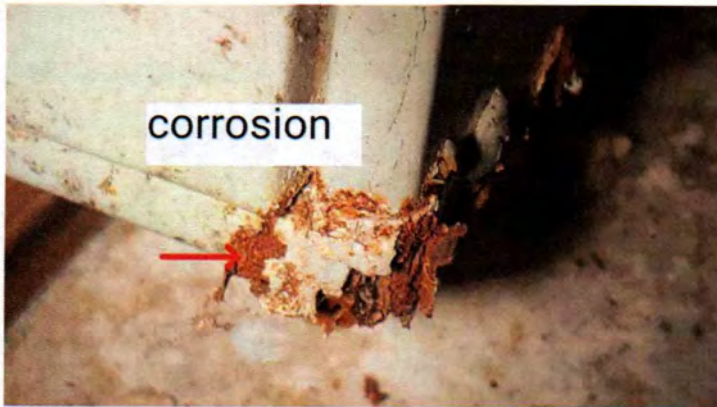
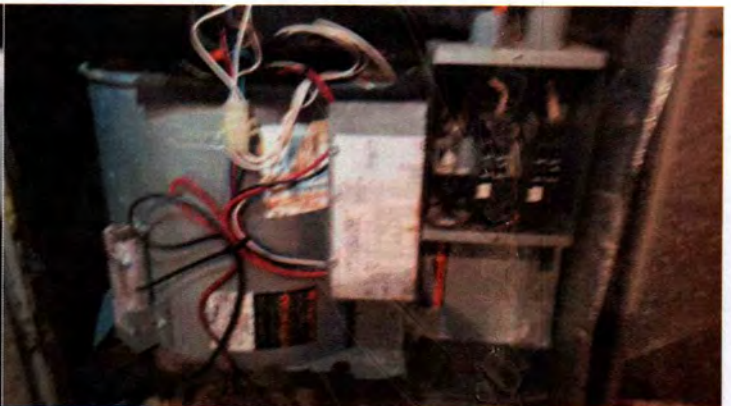
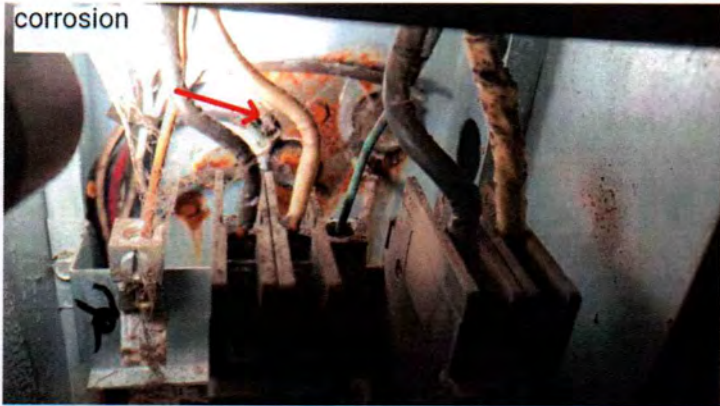
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**B. Cooling Equipment****Type of Systems:**

- Mfg. Trane Age: Aug. 2002 Size: 4 ton
- Mfg. Trane Age: Jan. 2022 Size: 2.5 ton
- The home was equipped two split systems.

**Comments:**

- The units appear to be functioning as intended at the time of the inspection and consistent with accepted industry standards.
- Insulation improvements are recommended on refrigerant lines near condensing unit.
- A safety / float switch was noted in primary drain pan for unit in upper attic space.
- Primary drain termination not determined at the time of the inspection.
- Insulation is recommended on the condensate drain line in lower attic space to prevent condensation drip.
- Some corrosion was observed on unit enclosure on evaporator unit in lower level of attic space.

Insulation has been  
added to the  
drain line





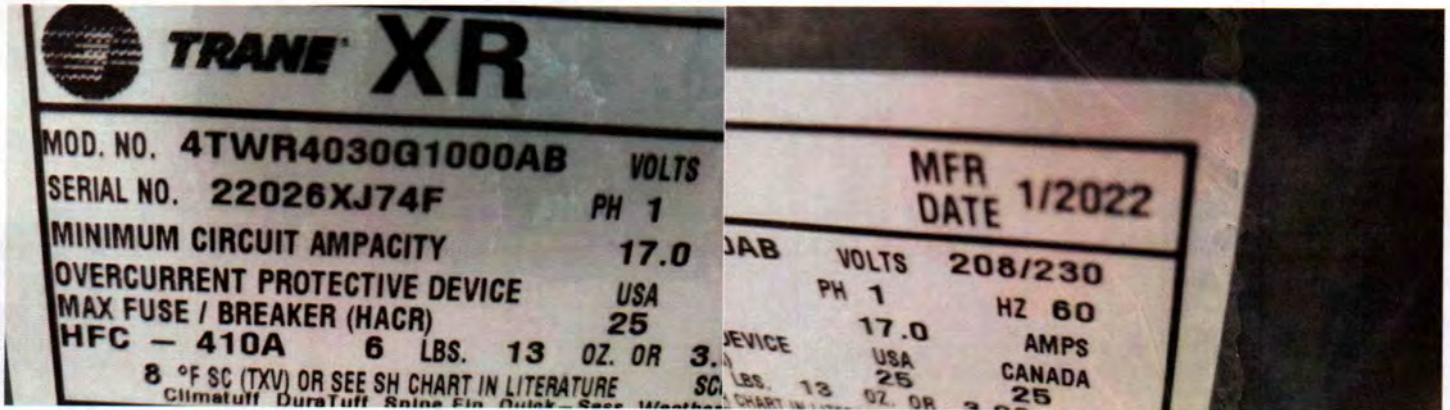
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Insulation has been added



Insulation has been added





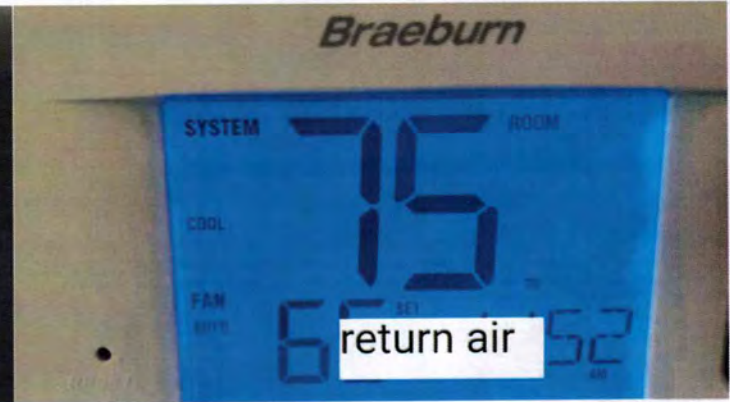
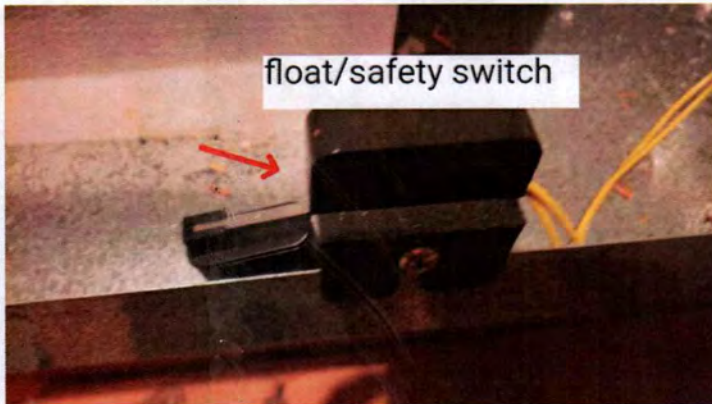
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## C. Duct Systems, Chases, and Vents

## Comments:

- The return air/filters were located in the ceilings.
- Flexible type ductwork noted.
- Minor corrosion/rust was observed on upstairs bathroom register. Consideration may be given to painting.
- Could not fully inspect ductwork due to accessibility.





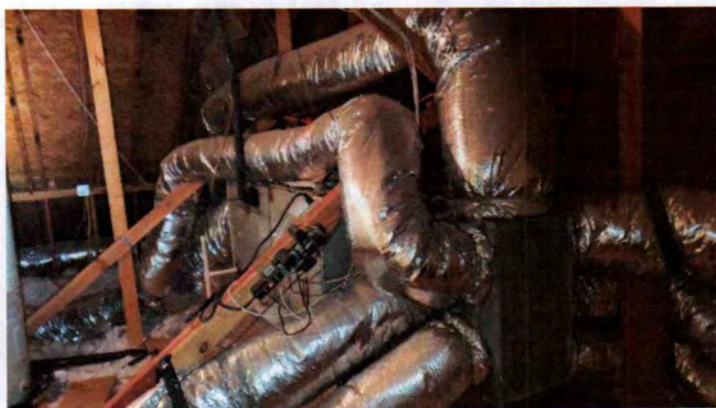
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D. Other

Comments:

#### IV. PLUMBING SYSTEMS



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## A. Plumbing Supply, Distribution System and Fixtures

Location of Water Meter:

- Front of property, near the road.

Location of Main Water Supply Valve:

- Front of property at water meter.

Comments:

- Static Water Pressure Reading: Approximately 115 psi.

- Type of Supply Piping Material: Copper

Repaired

- Some corrosion was observed on one of the water heater shut-off valve. Further evaluation by a qualified plumber may be considered.

Repaired

- The toilet in the upstairs bathroom was observed to be slightly loose at the base and tightening should be considered.

- The anti static water pressure readings are typically at {40-70 psi} in the normal operating range. Pressure exceeding these limits or higher than {70 psi} is likely to put excessive pressure on the household water system. It is recommended to have a licensed plumber further evaluate in the event a pressure reducing valve is required for safety concerns.





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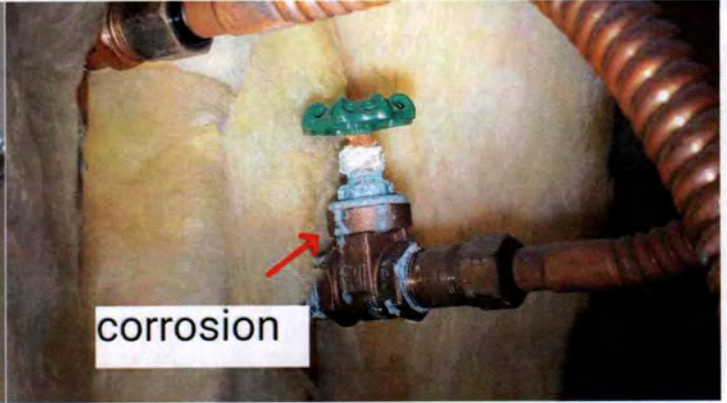
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Repaired



Repaired



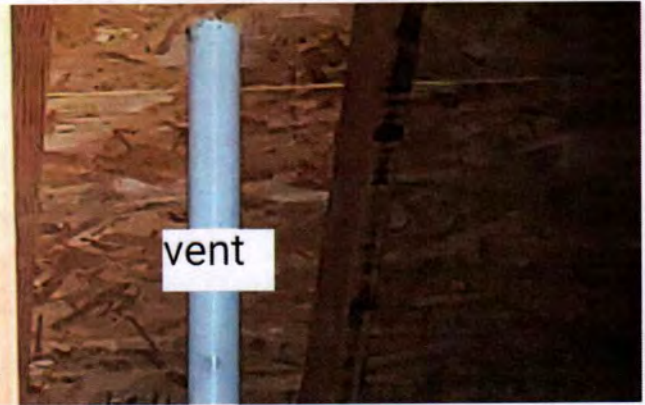
## B. Drains, Wastes, Vents

Type of Drain Piping Material:

- PVC

Observations:

- Could not fully inspect vents due to accessibility.
- Exterior cleanout was located on the south side of the structure.





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## C. Water Heating Equipment

## Energy Source:

- Water heaters are electric powered.
- Water heaters are located in the attic.

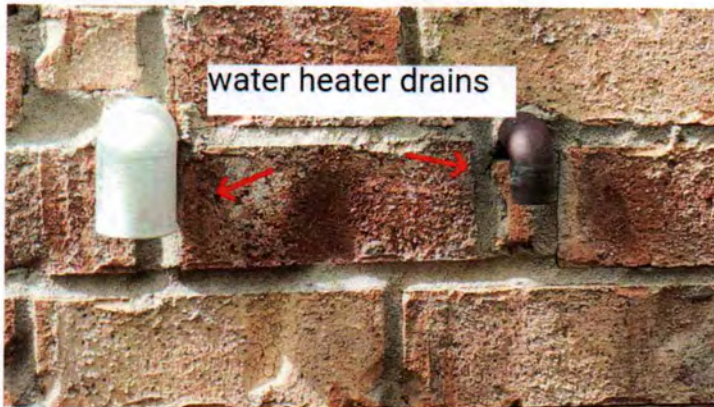
## Capacity:

- Units are 50 gallons each.

## Comments:

- The water heaters were performing as intended at the time of the inspection.
- The {220V} electrical connection is not properly installed. Recommend having a qualified contractor further evaluate and correct as needed.

Repaired



Serial No.	GE Q031426607	
Model No.	SE50T12AAH	
Manufacture Date.	17JAN2014	
Cap. U.S. Gals.	50	
Phase	1	1
Volts AC	240	208
Upper Element Watts	4500	3380
Lower Element Watts	4500	3380
Total Watts	4500	3380



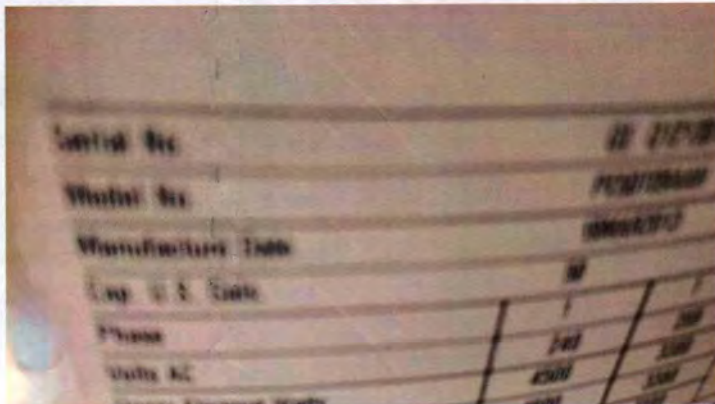
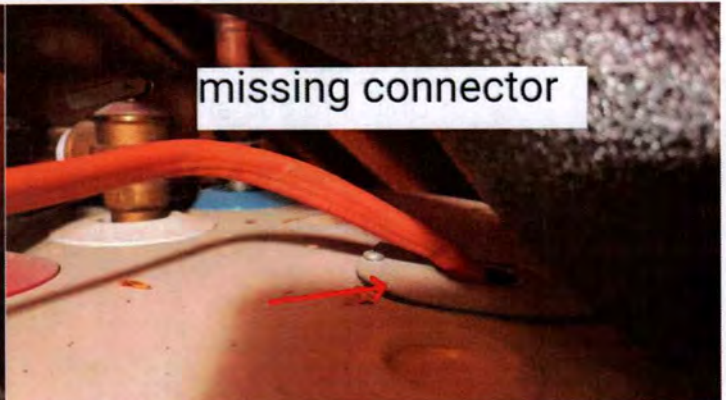
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

☐☐☒☐

D. Hydro-Massage Therapy Equipment

Comments:

☒☐☐☒

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:

- No gas meter.

Type of Gas Distribution Piping Material:

- Black iron pipe.
- Portable propane tank noted on south side of structure.

Comments:

- Appliance: fireplace

• No visible bonding was observed on the gas system at the time of the inspection. Recommend having a licensed electrician further evaluate and correct as needed.

5/30/24 Licenced electrician will be out to inspect any electirical issues. Receipt to follow



I=Inspected

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I NI NP D

☐ ☐ ☒ ☐ F. OtherMaterials:  
Comments:

## V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwashers

Comments:

- Dishwasher was functional at the time of the inspection.
- Lack of a proper air gap noted at dishwasher drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install an air gap to prevent possible contamination.
- The soap dispenser door was observed to be loose. Consideration may be given to having a qualified technician further evaluate and correct as needed.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Repaired



X			
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### B. Food Waste Disposers

Comments:

- The disposer was functional at the time of the inspection.



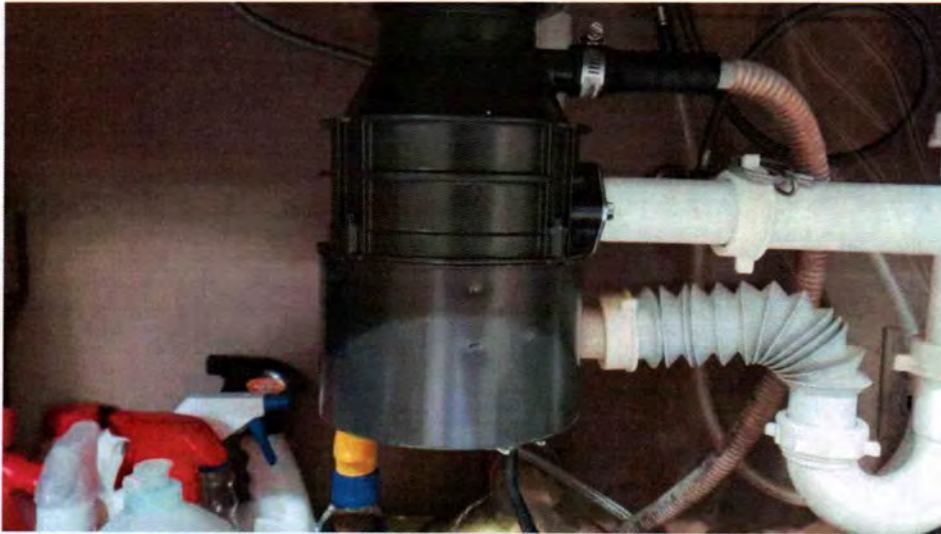
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NI=Not Inspected

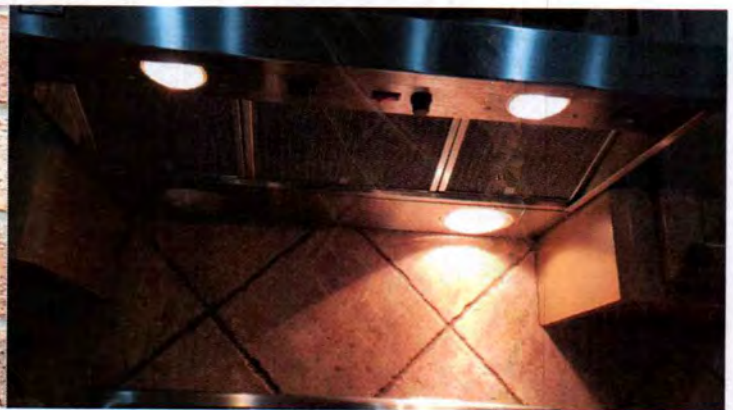
NP=Not Present

D=Deficient

I	NI	NP	D
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☒☐☐☐**C. Range Hood and Exhaust Systems****Comments:**

- The range hood was functional at the time of the inspection.
- Self filtering with vent to the exterior.
- One of the vent hood lights were observed to be not functioning. Consideration should be given to having lamp replaced and verifying proper operation.

☒☐☐☐**D. Ranges, Cooktops, and Ovens****Comments:**

- Oven: Electric
- All heating elements operated when tested.



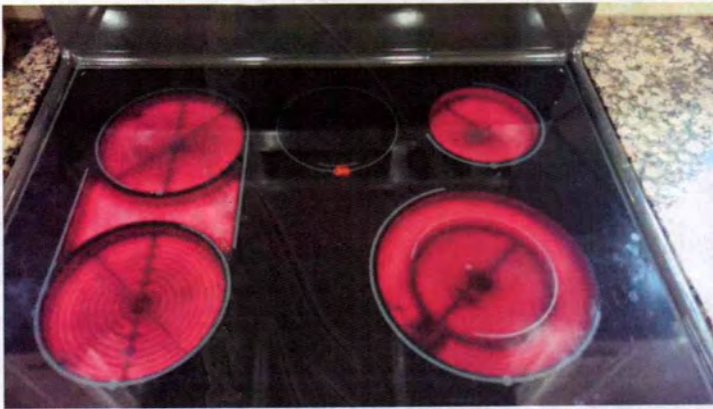
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



X			
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#### E. Microwave Ovens

**Comments:**

- Microwave operated normally at the time of the inspection.



I=Inspected

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D=Deficient

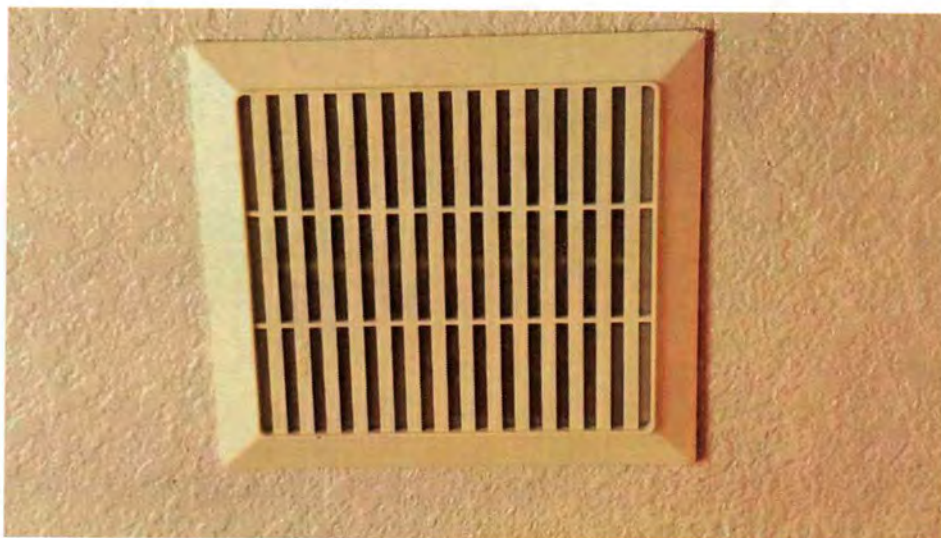
I NI NP D

☒ ☐ ☐ ☐

## F. Mechanical Exhaust Vents and Bathroom Heaters

## Comments:

- The bath fans were functional at the time of the inspection.
- Termination of the exhaust fans were not determined at the time of the inspection.

☐ ☐ ☒ ☐

## G. Garage Door Operators

Door Type:  
Comments:☒ ☐ ☐ ☐

## H. Dryer Exhaust Systems

## Comments:

- Dryer vent appeared to be installed properly.
- Lint buildup was observed in the dryer vent and cleaning is recommended.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



☒ ☐ ☐ ☐ I. Other

Comments:

- Washing machine connections appeared to be installed properly.
- Limited view due to appliances.



## VI. OPTIONAL SYSTEMS



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## A. Landscape Irrigation (Sprinkler) Systems

## Comments:

- Sprinkler system appeared to be performing as intended at the time of the inspection.
- Only one valve box was observed at the time of the inspection. Consideration may be given to having other valves located. It is recommended to keep valve boxes clean.
- A rain sensor was not observed at the time of the inspection and may be required. Consideration may be given to having a qualified irrigation contractor further evaluate.





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction:  
Comments:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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C. Outbuildings

Materials:  
Comments:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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D. Private Water Wells (A coliform analysis is recommended)

Type of Pump:  
Type of Storage Equipment:  
Comments:



I=Inspected

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D=Deficient

I NI NP D

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## E. Private Sewage Disposal Systems

Type of System:

- Aerobic

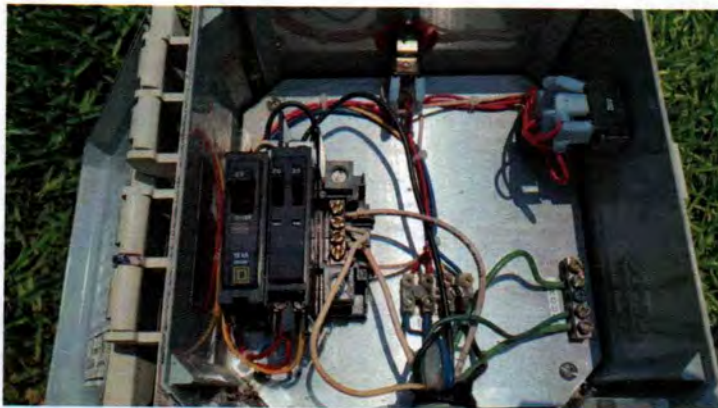
Location of Drain Field:

- Three spray heads were observed on the south side, rear of structure .

Comments:

- The aerobic system appeared to be performing as intended at the time of the inspection.
- The chlorinator tube was noted as empty and may require chlorine tablets.
- **No high water float was observed. Recommend having a qualified contractor further evaluate and correct as needed.**

High water float is in place &amp; operational





I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Chlorine has been added





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

I   NI   NP   D

☐ ☐ ☒ ☐ F. Other Built-in Appliances

Comments:

☐ ☐ ☒ ☐ G. Other

Comments:



## Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.



## Report Summary

STRUCTURAL SYSTEMS		
Page 4 Item: B	Grading and Drainage	<ul style="list-style-type: none"> <li>• High soil was observed around the structure in one or more locations. It is recommended that {4"} of foundation be visible below the bottom course of bricks. Grading improvements should be considered.</li> </ul>
Page 8 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> <li>• The sidewall veneer/cladding was observed with improper spacing from the roofing material in some locations. Under current building standards, a minimum of {2"} clearance is required between the roofing material and the exterior cladding. The spacing did not appear to be affecting the performance of the walls at the time of the inspection. Consideration may be given to having corrected if work is performed in these areas in the future.</li> </ul>
Page 10 Item: G Hinge has been repaired	Doors (Interior and Exterior)	<ul style="list-style-type: none"> <li>• Upstairs bedroom door noted as not closing properly. Appeared that the top hinge was loose and tightening is recommended.</li> </ul>
Page 12 Item: I	Stairways (Interior and Exterior)	<ul style="list-style-type: none"> <li>• The stairway and/or landing spindles were observed to be spaced in excess of {4"} apart which is the current standard practice. This may be considered an "As Built" condition when the home was built, however current codes require noting this condition as a deficiency for safety concerns. You may consider corrective measures.</li> </ul>
ELECTRICAL SYSTEMS		
Page 15 Item: A Ground rod has been uncovered	Service Entrance and Panels	<ul style="list-style-type: none"> <li>• The ground rod and connector was not visible at the time of the inspection. Recommend having a licensed electrician further evaluate and correct as needed.</li> <li>• Double tapped neutral wires were observed in the service panel. One neutral wire per screw set is the recommended installation requirement. Consideration may be given to having a licensed electrician further evaluate and correct as needed.</li> </ul>

5/30/24 Licenced electrician will be out to inspect any electirical issues. Receipt to follow



5/30/24 Licenced electrician will be out to inspect any electirical issues. Receipt to follow

Page 18 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> <li>• Inadequate smoke/fire and/or CO2 alarms noted. Further evaluation by a qualified technician is recommended. The NFPA {National Fire and Protection Agency} recommends one smoke alarm on each level. every bedroom and adjoining hallway, above stairwells and a CO2 detector in the garage and outside each bedroom with fuel fired appliances. A primary fire extinguisher is recommended on each level with a UL rating o 2-B:C.</li> <li>• No arc-fault protection was noted at the time of the inspection. Although this was not required when the structure was constructed consideration should be given to having corrected. Beginning in 2008, AFCI breakers are required in the electrical panel for 15A/20A branch circuits providing power to family rooms, dining rooms, living rooms, libraries, dens, bedrooms, sunrooms, recreation rooms, closets and hallways. ARCI breakers provide fire protection by opening the circuit when an arcing fault is detected.</li> <li>• No disconnect noted at electrical water heaters. This does not meet current standards, consideration should be given to having corrected.</li> <li>• GFCI receptacle on the rear porch noted as not functioning properly. Recommend having a licensed electrician further evaluate and repair as needed.</li> <li>• Tamper resistant receptacles were not observed in all required locations at the time of the inspection. Current standards require all receptacles less than {5' 6"} above the floor to be tamper resistant. Consideration may be given to upgrading when time and budget permits.</li> <li>• Damaged and/or missing junction, outlet and/ or switch covers were observed. This creates a Safety Hazard and should be corrected.</li> <li>• GFCI receptacles were not observed in all required locations at the time of the inspection. Recommend having a licensed electrician further evaluate and correct to meet current standards. GFCI protection is required on 15A/20A circuits providing power to kitchens, bathrooms, garages, laundry rooms, exterior receptacles, pools, spas and whirlpool tubs. GFCI receptacles are required in the kitchen within {2'} of the sink and bathroom within{3'} of the sink edge.{laundry room}</li> </ul>
Smoke alarm has been repaired		
	Cover has been replaced	

#### PLUMBING SYSTEMS

Page 28 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> <li>• The anti static water pressure readings are typically at {40-70 psi} in the normal operating range. Pressure exceeding these limits or higher than {70 psi} is likely to put excessive pressure on the household water system. It is recommended to have a licensed plumber further evaluate in the event a pressure reducing valve is required for safety concerns.</li> </ul>
Page 30 Item: C Repaired	Water Heating Equipment	<ul style="list-style-type: none"> <li>• The {220V} electrical connection is not properly installed. Recommend having a qualified contractor further evaluate and correct as needed.</li> </ul>
Page 32 Item: E	Gas Distribution Systems and Gas Appliances	<ul style="list-style-type: none"> <li>• No visible bonding was observed on the gas system at the time of the inspection. Recommend having a licensed electrician further evaluate and correct as needed.</li> </ul>

#### APPLIANCES



Page 32 Item: A	Dishwashers Repaired	<ul style="list-style-type: none"><li>• Lack of a proper air gap noted at dishwasher drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install an air gap to prevent possible contamination.</li><li>• The soap dispenser door was observed to be loose. Consideration may be given to having a qualified technician further evaluate and correct as needed.</li></ul>
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## OPTIONAL SYSTEMS

Page 38 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none"><li>• A rain sensor was not observed at the time of the inspection and may be required. Consideration may be given to having a qualified irrigation contractor further evaluate.</li></ul>
Page 40 Item: E	Private Sewage Disposal Systems	<ul style="list-style-type: none"><li>• No high water float was observed. Recommend having a qualified contractor further evaluate and correct as needed.</li></ul>

High water float is in place & operational