

Property Inspection Report



TRUSTBAY
Driven By Quality



Folorunsho Lawal 25884
Trustbay Global Services

Inspection Prepared For: XXX XXX
Sample Report

Date of Inspection: 8/18/2022

PROPERTY INSPECTION REPORT FORM

| | |
|---------------------------------|--------------------|
| XXX XXX | 8/18/2022 |
| Name of Client | Date of Inspection |
| Sample Report, TX | |
| Address of Inspected Property | |
| Folorunsho Lawal | 25884 |
| Name of Inspector | TREC License # |
| Name of Sponsor (if applicable) | TREC License # |

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

Standards of Practice: TREC Texas Real Estate Commission

In Attendance: None

Type of building:

2 Story; Attached garage; Wood framed single family resident; Brick/cement board; Composite shingles roofing

Approximate age of building: 2006

Home Faces: South

Temperature: Over 50s

Weather: Clear

Ground/ surface condition: Dry

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, of similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.

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

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. This report is not to be used by or for any property and/or home warranty company.

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Post Tension Slab on Grade
Comments:

Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation.

FOUNDATION ELEVATION SURVEY:

The foundation was visually inspected and a floor elevation survey was performed. A foundation elevation survey was conducted to evaluate the foundation and determine if further evaluation by a professional engineer is necessary. The floor plan below represents data gathered using a Zip Level and adjusting for floor covering height differences. i.e. differences between tile, carpet and wood flooring (except step down to the garage). Measurements are listed to the nearest 1/10th of an inch. The greatest variance was +0.2" to -0.5" = 0.7". Not drawn to scale

INSPECTION PHOTOS:

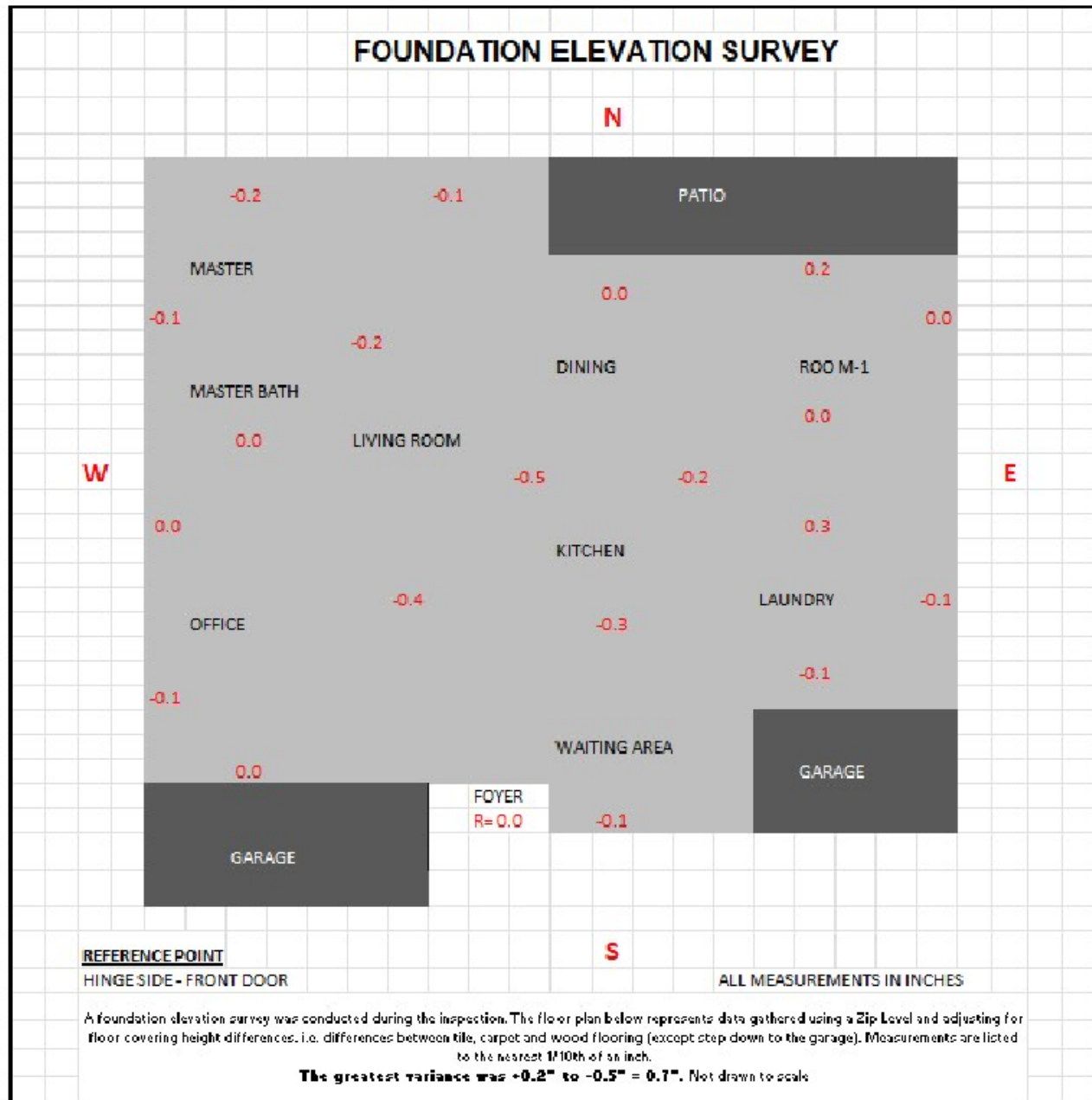
I=Inspected

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I NI NP D



Foundation Elevation Survey

I=Inspected

NI=Not Inspected

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D=Deficient

I NI NP D

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B. Grading and Drainage**Comments:**

Buyer's Note: Ensure that flower bed soil does not rise above the joint between concrete and brick pavers of exterior patios, wood-destroying insects have been known to gain entry between the pavers and the concrete patio and migrate to the house.

GRADING/DRAINAGE

The home does not appear to have adequate drainage. This may cause erosion if not corrected. I recommend installation of additional french drain on the east exterior side.

INSPECTION PHOTOS:

The home does not appear to have adequate drainage; East exterior wall

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C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingle Roofing

Viewed From: Ground Level (Using Drone)

Roof Ventilation: Ridge vents, Soffit Vents

Comments:**GUTTERS & DOWNSPOUTS:**

Downspouts not completely installed; frontage of the house

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A drone was used to inspect the roof



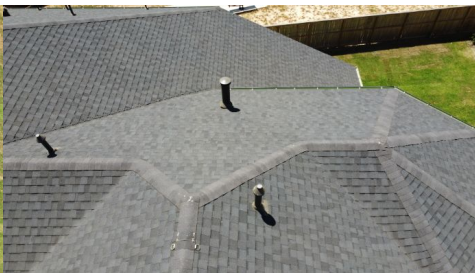
Roof gutters in good condition



Flashings checked at the penetration



Incomplete downspout installation



Ridge and valley checked



Drone view of the roof - Front (West) side



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D. Roof Structure and Attics**Viewed From:** Attic Decked Space Only**Approximate Average Depth of Insulation:** Approximate Depth of Insulation is NA**Insulation Type:** Spray Foam Filled**Description of Roof Structure:** Rafter Assembly**Attic Accessibility:** Partial**Comments:****INSPECTION PHOTOS:**

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I NI NP D

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E. Walls (Interior and Exterior)**Wall Materials:** Brick, Stucco and Fiber Cement Board**Comments:****INTERIOR WALLS & SURFACES:**

The drywall on the wall reveals tape lines. A qualified person should repair or replace as needed.

Observed minor scuffs and discoloration on some areas of interior walls. These are considered cosmetic issues. I recommend a qualified painting contractor prime and paint as desired.

Recommend sealing all holes in interior walls / cabinets to reduce air and water infiltration.

EXTERIOR WALLS & SURFACES:

Wall opening/damage/crack at front trim above main garage

Observed opening/unfinished exterior wall on both (west/east) sides of the building

STUCCO:

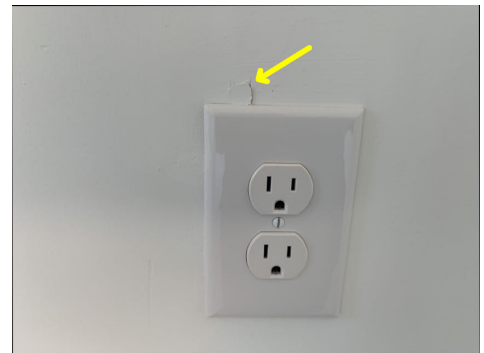
Recommend additional stucco intrusive inspection in near future to rule out the possibility of unseen/undetected/latent/hidden water damage behind the stucco exterior

INSPECTION PHOTOS:

Wall opening under kitchen cabinet require repair



Opening and incomplete finishing; kitchen cabinet



Wall opening require repair; Master Bedroom

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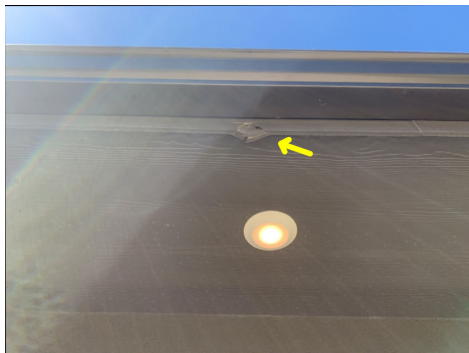
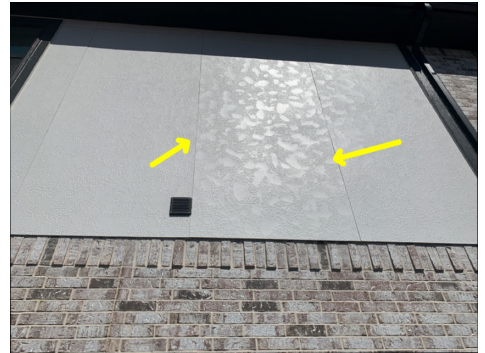
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Stucco finishing on exterior wall



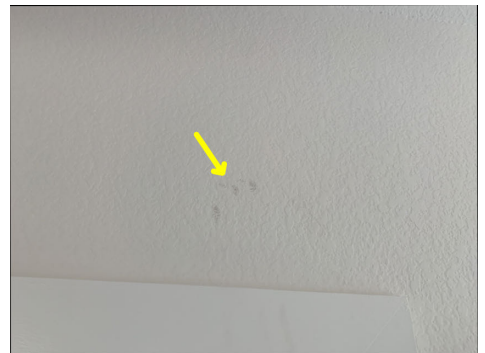
Observed opening/unfinished exterior wall on both (west/east) sides of the building



Wall opening/damage/crack at front trim above main garage



Wall openings require repair; level 2 - Bedroom 1



Wall stains require paint touchups; Level 2 hallway and multiple locations



Caulking required to seal openings; Theater room



Caulking required to seal openings; Level 2 Room 1



Caulking required to seal openings on both sides of the Range Hood

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I NI NP D



Unfinished surface on the fireplace frame require sealing openings



Wall openings at plumbing connections require sealing; multiple locations



F. Ceilings and Floors

Ceiling and Floor Materials: Ceiling is made of drywall
Comments:

CEILINGS:

The drywall on the ceiling reveals tape lines. A qualified person should repair or replace as needed.

Openings, cosmetic cracks and/or repaired cracks in sheetrock observed in ceiling at one or more areas of house.

FLOORS:

Unevenness noted upstairs, possibly due to improper/inadequate framing. Recommend further review by qualified contractor

INSPECTION PHOTOS:



Missing hole cover in main garage



Opening in main garage floor require repair



Tape revealing require repair; living room/kitchen ceiling area

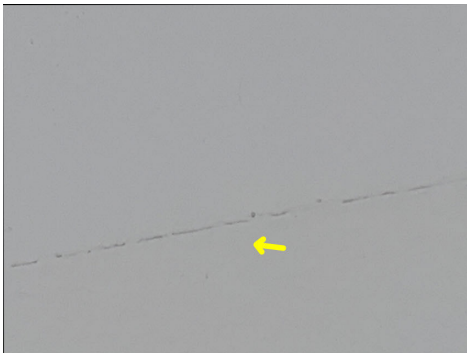
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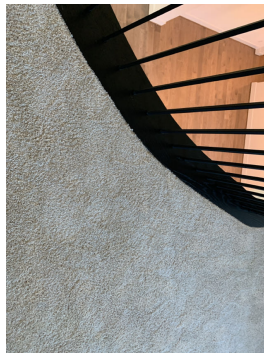
NP=Not Present

D=Deficient

I NI NP D



Revealing tape line require caulking; Level 2 Room 1



Decking floor unevenness and sound; multiple locations on the floor deck



Wall damage on front arch decking require repair



G. Doors (Interior and Exterior)

Comments:

INTERIOR DOORS:

Entry door stuck and unable to open; Level 1 Bedroom 1

Glass covering on storage cabinet missing; Kitchen area

Bathroom entrance door frame and the door lock require repair; Master bathroom

OVERHEAD GARAGE DOOR:

The weather-stripping at the bottom of the overhead garage door is damaged and repairs or replacement may be necessary.

INSPECTION PHOTOS:



Main entry garage door weather-stripping damaged



Entry door stuck and unable to open; Level 1 Bedroom 1



Bathroom entrance door frame require repair; Master bathroom

I=Inspected

NI=Not Inspected

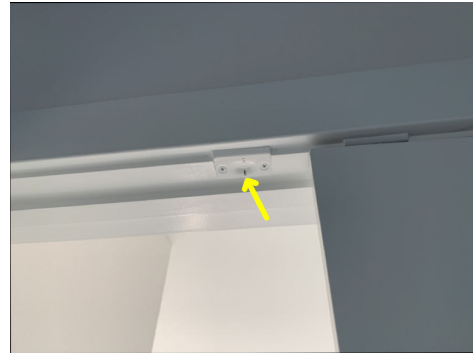
NP=Not Present

D=Deficient

I NI NP D



Glass covering on storage cabinet missing;
Kitchen area



Bathroom entry door not closing properly; master
bathroom



H. Windows

Window Types: Stationary style windows
Comments:

No significant deficiencies or anomalies observed at the time of inspection



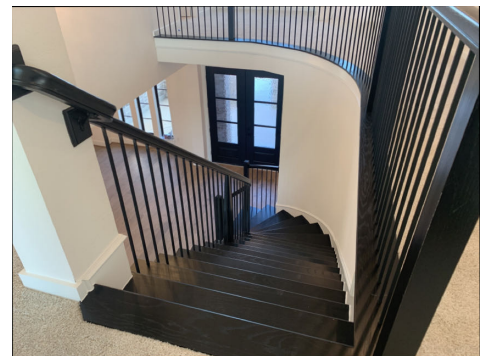
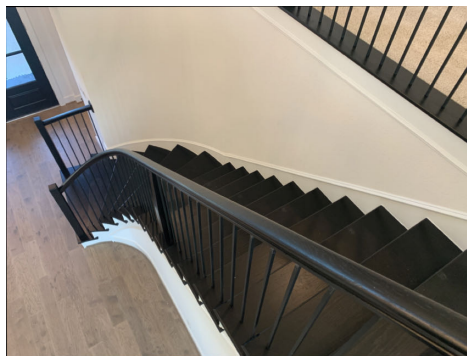
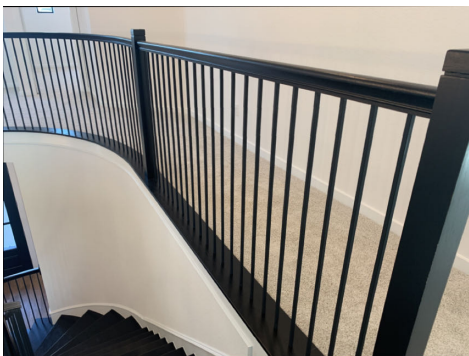
I. Stairways (Interior and Exterior)

Comments:

INTERIOR:

No significant deficiencies or anomalies observed at the time of inspection

INSPECTION PHOTOS:



J. Fireplaces and Chimneys

Locations: Fireplace is located in the living room

Types: Fireplace is prefabricated

Comments:

No significant deficiencies or anomalies observed at the time of inspection.

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I NI NP D


☒ ☐ ☐ ☐

K. Porches, Balconies, Decks, and Carports

Comments:

No significant deficiencies or anomalies observed at the time of inspection

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L. Other

Materials: NA

Comments:

Not present at time of inspection

I=Inspected

NI=Not Inspected

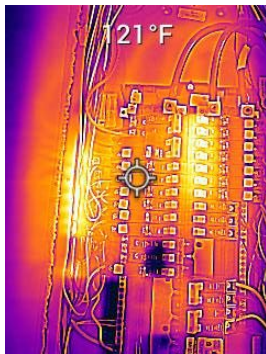
NP=Not Present

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II. ELECTRICAL SYSTEMS

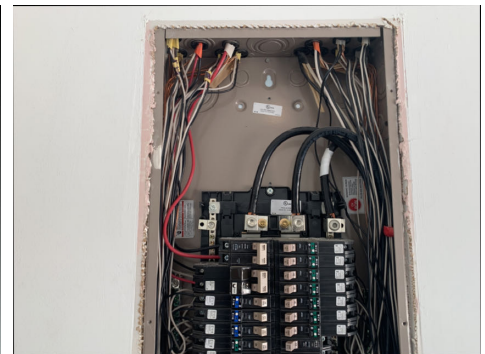
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 A. Service Entrance and Panels
Panel Locations: Electrical panel is located in the Garage**Materials and Amp Rating:** Main Panel: 200 Amp, Aluminum feeder wiring.**Comments:****INSPECTION PHOTOS:**

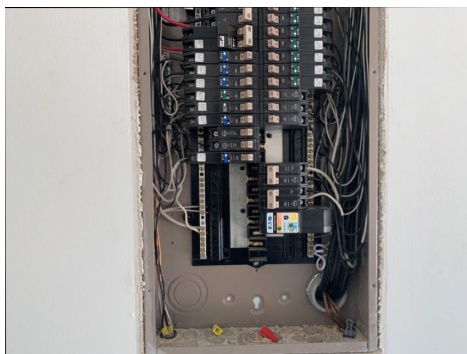
Thermal scan of electrical panel



Electrical panel breakers properly identified



200 Amp Main Breaker Panel located in the garage - Top View



200 Amp Main Breaker Panel located in the garage - Bottom View



200 Amps service disconnect located on the west exterior wall



Location of the earthing rod on the east exterior wall

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 B. Branch Circuits, Connected Devices, and Fixtures
Type of Wiring: Branch wire 15 and 20 amperage: Copper**GFCI reset locations:** Breaker Panel, Garage, Kitchen, Bathroom**Comments:****BULBS:**

Light bulb in kitchen highland lamp holder not working, require repair.

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Lamp holder missing bulb; Kitchen faucet

☐☐☒☐

C. Other

[Comments:](#)

Not present at time of inspection

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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 A. Heating Equipment**Type of Systems:** Gas fired forced hot air.**Energy Sources:** The furnace is gas powered**Number of Heat System (excluding wood):** Two**Comments:**

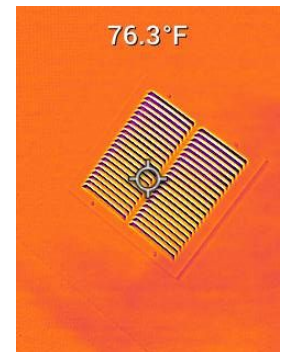
This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age

FURNACE:**INSPECTION PHOTOS:**

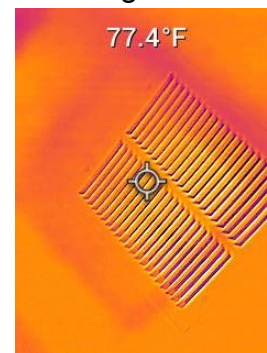
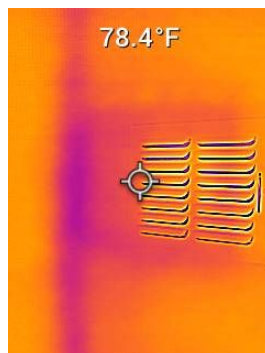
Furnace-1 located in the Attic



Furnace-2 located in the Attic



Temperature check at the registers - Heating mode



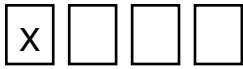
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**B. Cooling Equipment****Type of Systems:** Electric**Comments:****CONDENSER UNIT:**

The outdoor unit of the air conditioning system appears to be performing as expected at the time of inspection

EVAPORATOR COIL:

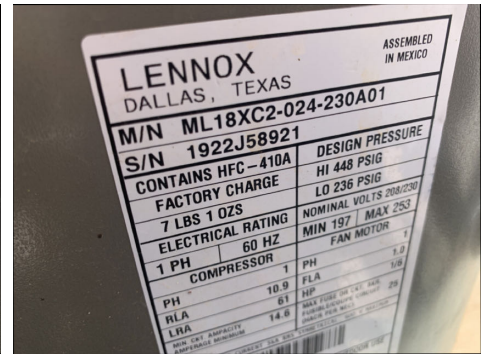
The temperature drop measured across the evaporator coils of the air conditioning system is considered typical.

INSPECTION PHOTOS:

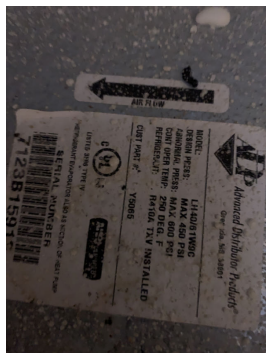
Condenser units located on the west side of building



Condenser data plate - 1



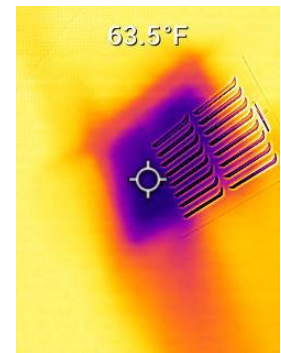
Condenser data plate - 2



Evaporator data plate-1



Evaporator data plate-2



Temperature check at the registers - Cooling mode

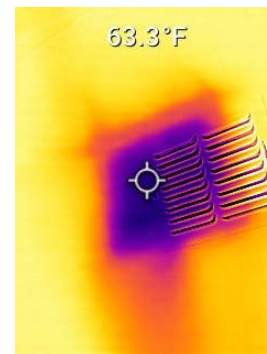
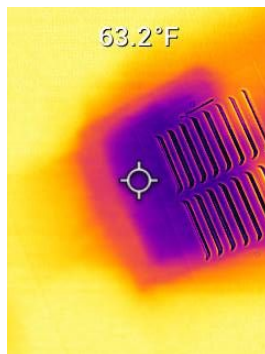
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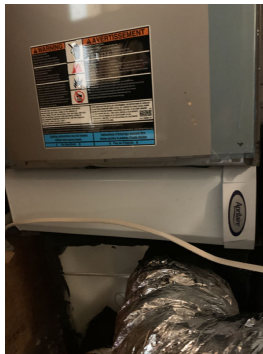
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|---|--|--|--|

C. Duct Systems, Chases, and Vents

Comments:

FILTERS:

Filter is located in the hall area wall

INSPECTION PHOTOS

Media filter size: Attic

| | | | |
|--|--|---|--|
| | | X | |
|--|--|---|--|

D. Other

Comments: Not present at time of inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

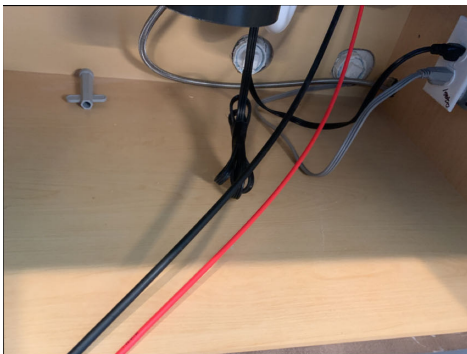
IV. PLUMBING SYSTEMS

☒ ☐ ☐ ☒ A. Plumbing Supply, Distribution System and Fixtures
Location of Water Meter: West side (Exterior of structure)**Location of Main Water Supply Valve: Static Water Pressure Reading:** 50 PSI**Type of Supply Piping Material:** Predominantly PVC**Comments:****WATER SUPPLY SYSTEM:**

Filtered water connection installation not completed

FAUCETS:

Faucet loose, not installed, not secured properly.

INSPECTION PHOTOS:

Filtered water connection installation not completed



Static water pressure is 50 PSI



Water Shut off valve located on west side of building



Loose connection on kitchen sink faucet

Damage/dent observed on the shower curtain rail;
Level 1 Room 1

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

| I | NI | NP | D |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

B. Drains, Wastes, Vents**Type of Drain Piping Material:** Washer Drain Size: 2" Diameter**Plumbing Waste:** PVC**Comments:**

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

INSPECTION PHOTOS:

Shower pan test in operation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

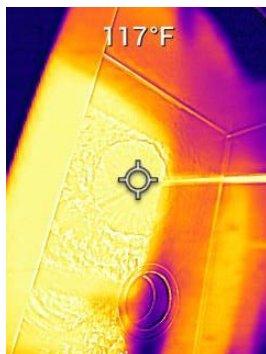
I NI NP D

**C. Water Heating Equipment****Energy Source:** Water heater is gas powered

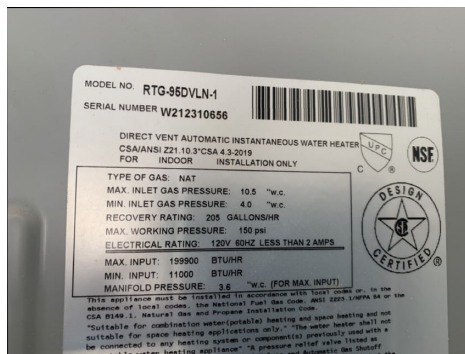
Water heater is located in the garage

Capacity: Tankless 6.5 GPM flow**Comments:****WATER HEATER:**

The unit was operational and performing its intended function.

INSPECTION PHOTOS:

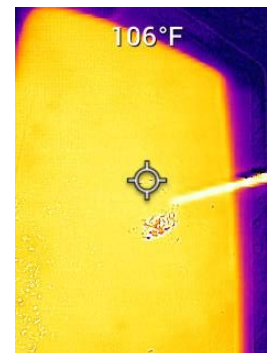
Water heater check at master bathtub faucet



Water heater data plate



Water heater located in the main garage

**D. Hydro-Massage Therapy Equipment****Comments:**

Not present at time of inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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| I | NI | NP | D |
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|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------|--------------------------|--------------------------|--------------------------|

E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: East exterior side of house within 3-feet of exterior wall**Type of Gas Distribution Piping Material:** Black Steel Pipe**Comments:****INSPECTION PHOTOS:**

Gas meter located on East exterior wall

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

F. Other

Materials: NA**Comments:**

Not present at time of inspection

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

V. APPLIANCES

| | | | |
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| X | | | |
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 A. Dishwashers

Comments:

Brand Name: FRIGIDAIRE

No significant deficiencies or anomalies observed at the time of inspection.

INSPECTION PHOTOS:



Dishwasher dataplate

| | | | |
|---|--|--|--|
| X | | | |
|---|--|--|--|

 B. Food Waste Disposers

Comments:

Disposer Brand: INSINKERATOR

No significant deficiencies or anomalies observed at the time of inspection

INSPECTION PHOTOS:



Disposal in operation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

| | | | |
|---|--|--|---|
| X | | | X |
|---|--|--|---|

C. Range Hood and Exhaust Systems**Comments:****Range Hood:** BOGAN

Unit has excessive vibration / noise when operated. The unit requires proper installation to eliminate the noise and vibration.

INSPECTION PHOTOS:

Observed high noise level and vibration

| | | | |
|---|--|--|--|
| X | | | |
|---|--|--|--|

D. Ranges, Cooktops, and Ovens**Comments:****Cooktop Brand Name:** FRIGIDAIRE**Built-in Oven Brand Name:** FRIGIDAIRE

No significant deficiencies or anomalies observed at the time of inspection

INSPECTION PHOTOS:

FRIGIDAIRE cooktop in operation



FRIGIDAIRE Oven in operation



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. Microwave Ovens |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------|

Comments:

Built in Microwave: FRIGIDAIRE

No significant deficiencies or anomalies observed at the time of inspection

INSPECTION PHOTOS:FRIGIDAIRE Microwave
dataplateFRIGIDAIRE Microwave in
operation

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | F. Mechanical Exhaust Vents and Bathroom Heaters |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--|

Comments:

No significant deficiencies or anomalies observed at the time of inspection

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | G. Garage Door Operators |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

Door Type: One 7' Insulated Steel Door

One 16' insulated steel door

Comments:

No significant deficiencies or anomalies observed at the time of inspection

| | | | | |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | H. Dryer Exhaust Systems |
|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

Comments:

No significant deficiencies or anomalies observed at the time of inspection

| | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|----------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | I. Other |
|--------------------------|--------------------------|-------------------------------------|--------------------------|----------|

Comments:

Not present at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐

A. Landscape Irrigation (Sprinkler) Systems

Comments:

Total Number of Zones Wired: 8

SPRINKLER SYSTEM AND ASSOCIATED COMPONENTS:

When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

INSPECTION PHOTOS:



Sprinkler system in operation

☐ ☐ ☒ ☐

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: NA

Comments:

Not present at the time of inspection

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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C. Outbuildings

Materials: NA**Comments:**

Not present at the time of inspection

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

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: NA**Type of Storage Equipment:** NA**Comments:**

Not present at the time of inspection

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

E. Private Sewage Disposal Systems

Type of System: NA**Location of Drain Field:** NA**Comments:**

Not present at the time of inspection

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

F. Other Built-in Appliances

Comments:

Not present at the time of inspection

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

G. Other

Comments:

Not present at the time of inspection

Report Summary

| STRUCTURAL SYSTEMS | | |
|--------------------|-------------------------------|--|
| Page 8 Item: B | Grading and Drainage | <p>GRADING/DRAINAGE</p> <p>The home does not appear to have adequate drainage. This may cause erosion if not corrected. I recommend installation of additional french drain on the east exterior side.</p> <p>INSPECTION PHOTOS:</p> |
| Page 8 Item: C | Roof Covering Materials | <p>GUTTERS & DOWNSPOUTS:</p> <p>Downspouts not completely installed; frontage of the house</p> <p>INSPECTION PHOTOS:</p> |
| Page 11 Item: E | Walls (Interior and Exterior) | <p>INTERIOR WALLS & SURFACES:</p> <p>The drywall on the wall reveals tape lines. A qualified person should repair or replace as needed.</p> <p>Observed minor scuffs and discoloration on some areas of interior walls. These are considered cosmetic issues. I recommend a qualified painting contractor prime and paint as desired.</p> <p>Recommend sealing all holes in interior walls / cabinets to reduce air and water infiltration.</p> <p>EXTERIOR WALLS & SURFACES:</p> <p>Wall opening/damage/crack at front trim above main garage</p> <p>Observed opening/unfinished exterior wall on both (west/east) sides of the building</p> <p>STUCCO:</p> <p>Recommend additional stucco intrusive inspection in near future to rule out the possibility of unseen/undetected/latent/hidden water damage behind the stucco exterior</p> <p>INSPECTION PHOTOS:</p> |

| | | |
|---------------------------|---|--|
| Page 13 Item: F | Ceilings and Floors | <p>CEILINGS:</p> <p>The drywall on the ceiling reveals tape lines. A qualified person should repair or replace as needed.</p> <p>Openings, cosmetic cracks and/or repaired cracks in sheetrock observed in ceiling at one or more areas of house.</p> <p>FLOORS:</p> <p>Unevenness noted upstairs, possibly due to improper/inadequate framing. Recommend further review by qualified contractor</p> <p>INSPECTION PHOTOS:</p> |
| Page 14 Item: G | Doors (Interior and Exterior) | <p>INTERIOR DOORS:</p> <p>Entry door stuck and unable to open; Level 1 Bedroom 1</p> <p>Glass covering on storage cabinet missing; Kitchen area</p> <p>Bathroom entrance door frame and the door lock require repair; Master bathroom</p> <p>OVERHEAD GARAGE DOOR:</p> <p>The weather-stripping at the bottom of the overhead garage door is damaged and repairs or replacement may be necessary.</p> <p>INSPECTION PHOTOS:</p> |
| ELECTRICAL SYSTEMS | | |
| Page 17 Item: B | Branch Circuits, Connected Devices, and Fixtures | <p>BULBS:</p> <p>Light bulb in kitchen highland lamp holder not working, require repair.</p> <p>INSPECTION PHOTOS:</p> |
| PLUMBING SYSTEMS | | |
| Page 22 Item: A | Plumbing Supply, Distribution System and Fixtures | <p>WATER SUPPLY SYSTEM:</p> <p>Filtered water connection installation not completed</p> <p>FAUCETS:</p> <p>Faucet loose, not installed, not secured properly.</p> <p>INSPECTION PHOTOS:</p> |

APPLIANCES

| | | |
|-----------------|--------------------------------|---|
| Page 27 Item: C | Range Hood and Exhaust Systems | Unit has excessive vibration / noise when operated. The unit requires proper installation to eliminate the noise and vibration. |
|-----------------|--------------------------------|---|

INSPECTION PHOTOS: