



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT **1608 Strait Lane, Flower Mound TX 75028, Flower Mound, Texas 75028**

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

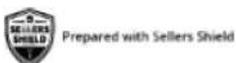
Seller Is Is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied The Property? **Not occupied since 01/24/2026** (approximate date) Never occupied the Property.

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	✓			Natural Gas Lines			✓	Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			✓
Carbon Monoxide Det.		✓		Fuel Gas Piping:			✓	Rain Gutters	✓		
Ceiling Fans	✓			-Black Iron Pipe			✓	Range/Stove	✓		
Cooktop	✓			-Copper			✓	Roof/Attic Vents	✓		
Dishwasher	✓			-Corrugated Stainless Steel Tubing			✓	Sauna		✓	
Disposal	✓			Hot Tub		✓		Smoke Detector	✓		
Emergency Escape Ladder(s)		✓		Intercom System		✓		Smoke Detector – Hearing Impaired			✓
Exhaust Fans	✓			Microwave	✓			Spa		✓	
Fences	✓			Outdoor Grill		✓		Trash Compactor	✓		
Fire Detection Equip.	✓			Patio/Decking	✓			TV Antenna			✓
French Drain			✓	Plumbing System	✓			Washer/Dryer Hookup	✓		
Gas Fixtures	✓			Pool		✓		Window Screens	✓		
Liquid Propane Gas:			✓	Pool Equipment		✓		Public Sewer System	✓		
-LP Community (Captive)			✓	Pool Maint. Accessories		✓					
-LP on Property			✓	Pool Heater		✓					

Item	Y	N	U	Additional Information
Central A/C	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 3
Evaporative Coolers		✓		number of units:
Wall/Window AC Units		✓		number of units:
Attic Fan(s)			✓	if yes, describe:
Central Heat	✓			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 1
Other Heat		✓		if yes describe:
Oven	✓			number of ovens: 1 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	✓			<input type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other:
Carport		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	✓			number of units: 2 number of remotes: 2
Satellite Dish & Controls			✓	<input type="checkbox"/> owned <input type="checkbox"/> leased from



Security System		<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Solar Panels		<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	<input checked="" type="checkbox"/>		<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: number of units: 1
Water Softener	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)		<input checked="" type="checkbox"/>	if yes, describe:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: Front & backyard
Septic / On-Site Sewer Facility		<input checked="" type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: City Well MUD Co-op Unknown Other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: **Composite(Shingles)** Age: **8 (approximate)** (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? Yes No Unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary):

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

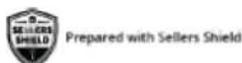
Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors	<input checked="" type="checkbox"/>		Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures	<input checked="" type="checkbox"/>		Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

(Floors) Cracked kitchen floor tile
 (Lighting Fixtures) Light outside front door defective (Flickers some times)

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: oak wilt		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>



Landfill		✓
Lead-Based Paint or Lead-Based Pt. Hazards		✓
Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs	✓	
Previous Other Structural Repairs		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓

Water Damage Not Due to a Flood Event		✓
Wetlands on Property		✓
Wood Rot		✓
Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI		✓
Previous termite or WDI damage repaired		✓
Previous Fires		✓
Termite or WDI damage needing repair		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

**(Previous Roof Repairs) Repaired missing/damaged shingles
Sealed Nail Holes
Replaced Damaged Plumbing Boots**

Date : 02/23/2023

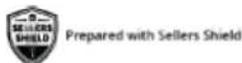
*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located wholly partly in a floodway.
- Located wholly partly in a flood pool.



Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? yes no If yes, explain (attach additional sheets as necessary):

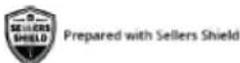
*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional sheets as necessary):

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

- Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time
- Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: Oaks of Shadow Ridge



Manager's Name: David Wrobel Phone: NA

Fees or assessments are: \$ 440 per Year mandatory voluntary

Any unpaid fees or assessment for the Property? Yes (\$ _____) No

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? yes no If yes, describe

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

Any condition on the Property which materially affects the health or safety of an individual.

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

(Q2) HOA Yearly Dues
(Q11) All of Denton County is in a GCD

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
04-21-2023	Buyer Inspection	Lyle Causey	50



or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: <u>CoServ</u>	Phone #: <u>(940) 321-7800</u>
Sewer: <u>Town of Flower Mound</u>	Phone #: <u>(972) 874-6010</u>
Water: <u>Town of Flower Mound</u>	Phone #: <u>(972) 874-6010</u>
Cable: _____	Phone #: <u>(972) 874-6010</u>
Trash: <u>Town of Flower Mound</u>	Phone #: <u>(972) 874-6010</u>
Natural Gas: <u>Atmos Energy</u>	Phone #: <u>(888) 286-6700</u>
Phone Company: _____	Phone #: _____
Propane: _____	Phone #: _____
Internet: <u>Spectrum</u>	Phone #: <u>(833) 267-6094</u>

This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer Date

Signature of Buyer Date

Printed Name: _____

Printed Name: _____





Property Inspection Report

1608 Strait Ln, Flower Mound, TX 75028

INSPECTION PREPARED FOR: Aditya Sheth

INSPECTOR: Lyle Causey

LICENSE: 23347

Date of Inspection: 4/21/2023

Our website:

www.eigdallas.com



**Inspections 7
Days a Week**



P.O Box 1043
Prosper, TX, 75078



214-284-9233



PROPERTY INSPECTION REPORT FORM

<u>Aditya Sheth</u>	<u>4/21/2023</u>
<i>Name of Client</i>	<i>Date of Inspection</i>
<u>1608 Strait Ln, Flower Mound, TX 75028</u>	
<i>Address of Inspected Property</i>	
<u>Lyle Causey</u>	<u>23347</u>
<i>Name of Inspector</i>	<i>TREC License #</i>
<u> </u>	<u> </u>
<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

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s):

- Post tension foundation

Comments:

- Trees and theirs roots can damage the foundation
- I recommend further evaluation of the foundation by a licensed professional engineer
- Digital level analysis of the foundation performed with a Zip Level Pro 2000. Elevation measurements were found to be out of normal range. I recommend further evaluation by a licensed professional engineer
- Post-tensioned cable ends are not protected. They may be repaired with a concrete patching material. (Several Locations)



Trees and theirs roots can damage the foundation



Post-tensioned cable ends are not protected. They may be repaired with a concrete patching material. (Several Locations)



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Post-tensioned cable ends are not protected. They may be repaired with a concrete patching material. (Several Locations)



Post-tensioned cable ends are not protected. They may be repaired with a concrete patching material. (Several Locations)

B. Grading and Drainage

Comments:

- Water can be trapped between landscaping and foundation, monitor area for proper drainage
- Erosion observed: Several Locations
- Gutter full of leaves and debris, I recommend cleaning (Several Locations)
- Splash blocks missing and/or turned backwards - Ideally downspouts should drain at least 3' away from foundation (Recommend adding an extension)



Example of correct splash block

Splash blocks missing and/or turned backwards - Ideally downspouts should drain at least 3' away from foundation (Recommend adding an extension)



Water can be trapped between landscaping and foundation, monitor area for proper drainage



Water can be trapped between landscaping and foundation, monitor area for proper drainage

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I	NI	NP	D
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Erosion observed: Several Locations



Erosion observed: Several Locations



Water can be trapped between landscaping and foundation, monitor area for proper drainage



Erosion observed: Several Locations



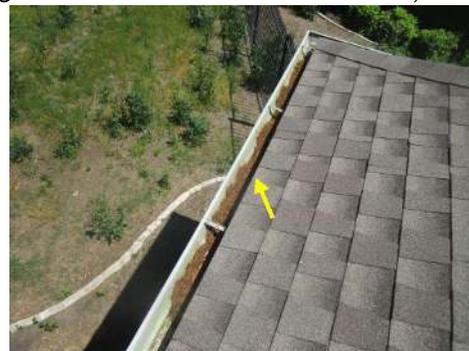
Water can be trapped between landscaping and foundation, monitor area for proper drainage



Gutter full of leaves and debris, I recommend cleaning (Several Locations)



Gutter full of leaves and debris, I recommend cleaning (Several Locations)



Gutter full of leaves and debris, I recommend cleaning (Several Locations)

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

C. Roof Covering Materials

Type(s) of Roof Covering:

- Composition

Viewed From:

- Roof

Comments:

- Roof condition::Good
- Trim limbs, foliage away from roof to prevent shingle damage
- A satellite dish was installed on the roof. Even though the holes are sealed, this can be an area of ongoing maintenance and prone to leaks since the bolts penetrate through the roof shingles and decking.
- **Missing kick-out flashing observed**
- **Evidence of impact damage observed to the "soft" metals. Roof vents, turbines, etc.**



Missing kick-out flashing observed



Evidence of impact damage observed to the "soft" metals. Roof vents, turbines, etc.



Evidence of impact damage observed to the "soft" metals. Roof vents, turbines, etc.



Trim limbs, foliage away from roof to prevent shingle damage



Evidence of impact damage observed to the "soft" metals. Roof vents, turbines, etc.



A satellite dish was installed on the roof. Even though the holes are sealed, this can be an area of ongoing maintenance and prone to leaks since the bolts penetrate through the roof shingles and decking.

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



Trim limbs, foliage away from roof to prevent shingle damage



Trim limbs, foliage away from roof to prevent shingle damage

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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D. Roof Structure and Attics

Viewed From:

- Attic area

Approximate Average Depth of Insulation:

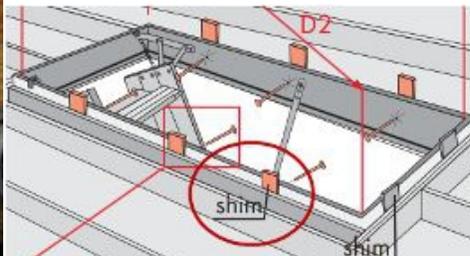
- 10-12 inches on ceilings

Comments:

- Types of ventilation: Exhaust ports, Soffit Vents
- Evidence of vermin observed in attic: Droppings observed
- Not all areas of the attic accessible due to structure, ducting, storage items, and/or insulation
- Attic access door missing insulation
- Missing nails at metal mounting brackets
- Missing shims at attic stairs
- Attic stairs cut at an incorrect length for proper support
- Insufficient attic ventilation observed. 1 sq. ft. of ventilation is required for every 150 sq. ft. of attic space. I recommend adding roof vent(s) for proper ventilation
- Garage attic – Insufficient attic ventilation observed. 1 sq. ft. of ventilation is required for every 150 sq. ft. of attic space. I recommend adding roof vent(s) for proper ventilation
- Power turbines: Thermostat inaccessible, I could not operate the power turbine (Power turbine does not appear to function. The Thermostat is set to 80 degrees so when the Attic Space reaches that temperature, it should automatically kick on. Today's attic temperature was around 90-100 degrees.



Missing nails at metal mounting brackets



Missing shims at attic stairs



Attic stairs cut at an incorrect length for proper support

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Attic stairs cut at an incorrect length for proper support



Attic access door missing insulation



Power turbines: Thermostat inaccessible, I could not operate the power turbine (Power turbine does not appear to function. The Thermostat is set to 80 degrees so when the Attic Space reaches that temperature, it should automatically kick on. Today's attic temperature was around 90-100 degrees.



Power turbines: Thermostat inaccessible, I could not operate the power turbine (Power turbine does not appear to function. The Thermostat is set to 80 degrees so when the Attic Space reaches that temperature, it should automatically kick on. Today's attic temperature was around 90-100 degrees.

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I	NI	NP	D
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E. Walls (Interior and Exterior)

Comments:

- Looks like a recent repair has been made with some type of filler material.
- Re-Point (Repair/patch) missing or cracked mortar: Several Locations
- Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations)
- Steel lintels are rusted. The lintel is a metal piece used to support masonry/stone over an opening such as windows or doors. I recommend painting lintels to prevent further rusting. (Several Locations)
- Deteriorated wood observed at siding and/or trim boards. Repair/replace as necessary.
- Cracked/damaged/loose siding observed. Replace/repair as necessary. (Several Locations)
- Chipped/peeling/missing paint observed. I recommend repainting to prevent water penetration at siding, trim and/or soffits.
- Missing weep holes above steel lintels. The weep holes allow any water absorbed by the masonry/stone wall to drain out. (Several Locations)
- Visible cracks observed at interior walls



Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations)



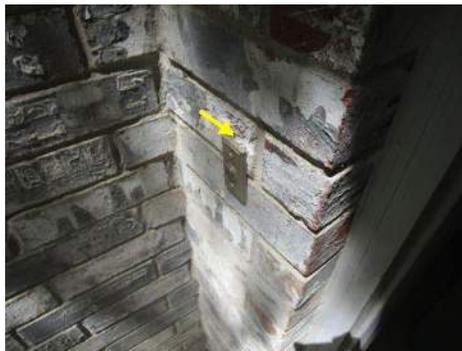
Re-Point (Repair/patch) missing or cracked mortar: Several Locations



Missing weep holes above steel lintels. The weep holes allow any water absorbed by the masonry/stone wall to drain out. (Several Locations)



Missing weep holes above steel lintels. The weep holes allow any water absorbed by the masonry/stone wall to drain out. (Several Locations)



Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations)



Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations)

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I	NI	NP	D
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Steel lintels are rusted. The lintel is a metal piece used to support masonry/stone over an opening such as windows or doors. I recommend painting lintels to prevent further rusting. (Several Locations)



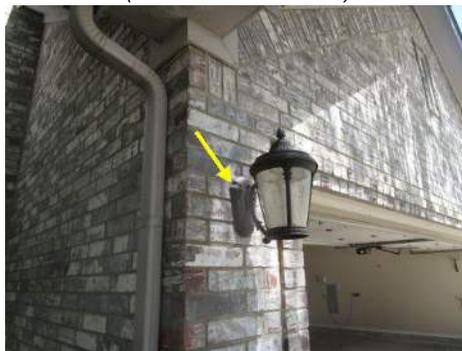
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Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations)



Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations)



Missing weep holes above steel lintels. The weep holes allow any water absorbed by the masonry/stone wall to drain out. (Several Locations)

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I	NI	NP	D
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Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations)



Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations)



Deteriorated wood observed at siding and/or trim boards. Repair/replace as necessary.



Re-Point (Repair/patch) missing or cracked mortar: Several Locations



Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations)



Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations)



Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations)

I=Inspected

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I	NI	NP	D
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Cracked/damaged/loose siding observed. Replace/repair as necessary. (Several Locations)



Cracked/damaged/loose siding observed. Replace/repair as necessary. (Several Locations)



Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations)



Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations)



Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations)



Chipped/peeling/missing paint observed. I recommend repainting to prevent water penetration at siding, trim and/or soffits.



Missing weep holes above steel lintels. The weep holes allow any water absorbed by the masonry/stone wall to drain out. (Several Locations)



Steel lintels are rusted. The lintel is a metal piece used to support masonry/stone over an opening such as windows or doors. I recommend painting lintels to prevent further rusting. (Several Locations)



Steel lintels are rusted. The lintel is a metal piece used to support masonry/stone over an opening such as windows or doors. I recommend painting lintels to prevent further rusting. (Several Locations)

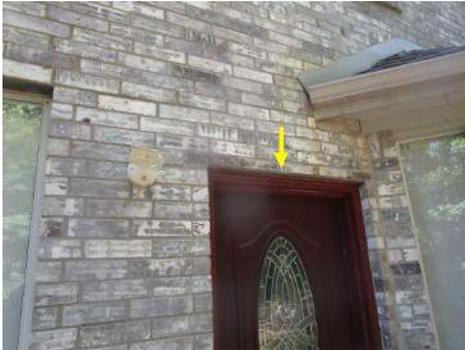
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I	NI	NP	D
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Missing weep holes above steel lintels. The weep holes allow any water absorbed by the masonry/stone wall to drain out. (Several Locations)



Re-Point (Repair/patch) missing or cracked mortar: Several Locations



Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations)



Missing weep holes above steel lintels. The weep holes allow any water absorbed by the masonry/stone wall to drain out. (Several Locations)



Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations)



Steel lintels are rusted. The lintel is a metal piece used to support masonry/stone over an opening such as windows or doors. I recommend painting lintels to prevent further rusting. (Several Locations)



Visible cracks observed at interior walls



Visible cracks observed at interior walls



Cracked/damaged/loose siding observed. Replace/repair as necessary. (Several Locations)

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I	NI	NP	D
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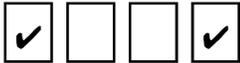
Cracked/damaged/loose siding observed. Replace/repair as necessary. (Several Locations)



Missing weep holes above steel lintels. The weep holes allow any water absorbed by the masonry/stone wall to drain out. (Several Locations)



Re-Point (Repair/patch) missing or cracked mortar: Several Locations



F. Ceilings and Floors

Comments:

- Visible ceiling cracks observed: Several Locations
- Cracked/Chipped tiles observed: Kitchen Area
- Gaps in wood flooring observed: Several Locations
- Upstairs floors squeak when walked upon
- Sloping floors observed
- Holes in ceiling observed: Guest Bedroom Closet



Visible ceiling cracks observed: Several Locations



Visible ceiling cracks observed: Several Locations



Visible ceiling cracks observed: Several Locations



Holes in ceiling observed: Guest Bedroom Closet



Holes in ceiling observed: Guest Bedroom Closet



Visible ceiling cracks observed: Several Locations

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I	NI	NP	D
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G. Doors (Interior and Exterior)

Comments:

- Door out of square and drags/binds on the frame or other door
- Garage entry door is not equipped with a self-closing hinge or automatic closing device
- Door hinges missing screws: Several Locations
- Missing, damaged, ineffective door stops observed ~ Several locations
- Ball latch on French doors missing or do not latch. Replace or adjust as necessary
- Loose/unsupported threshold observed
- Damaged/missing weather stripping observed at:Front door



Garage entry door is not equipped with a self-closing hinge or automatic closing device

Loose/unsupported threshold observed

Loose/unsupported threshold observed



Garage entry door is not equipped with a self-closing hinge or automatic closing device

Garage entry door is not equipped with a self-closing hinge or automatic closing device

Door out of square and drags/binds on the frame or other door

I=Inspected

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I	NI	NP	D
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Door hinges missing screws: Several Locations



Damaged/missing weather stripping observed at:Front door



Door out of square and drags/binds on the frame or other door



Ball latch on French doors missing or do not latch. Replace or adjust as necessary



Door hinges missing screws: Several Locations



Ball latch on French doors missing or do not latch. Replace or adjust as necessary



Door out of square and drags/binds on the frame or other door



Door out of square and drags/binds on the frame or other door



Door hinges missing screws: Several Locations



Door out of square and drags/binds on the frame or other door

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

I	NI	NP	D
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H. Windows

Comments:

Insulated windows are fogged or displaying other evidence of broken seals or altered tinting observed. Windows with solar screens or dirty windows are difficult to evaluate. I recommend further evaluation by a window or glass company. I observed at least 24 locations with evidence of broken seals or altered tinting observed. (Upstairs Guest Bedrooms, Upstairs Hallway Guest Bathroom, Master Bedroom, Laundry Room, Formal Living./dining Space, Living Space, Dining Space)

Broken window spring(s) observed: Several Locations

Latches difficult to close and/or do not latch. (Several Locations)

Caulking weathered and cracked at windows around the house, re-caulk missing and weathered caulking to prevent water penetration: Several Locations

Damaged and missing window screens observed

Window(s) will not stay in open position



Caulking weathered and cracked at windows around the house, re-caulk missing and weathered caulking to prevent water penetration: Several Locations



Caulking weathered and cracked at windows around the house, re-caulk missing and weathered caulking to prevent water penetration: Several Locations



Caulking weathered and cracked at windows around the house, re-caulk missing and weathered caulking to prevent water penetration: Several Locations

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I	NI	NP	D
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Caulking weathered and cracked at windows around the house, re-caulk missing and weathered caulking to prevent water penetration: Several Locations



Caulking weathered and cracked at windows around the house, re-caulk missing and weathered caulking to prevent water penetration: Several Locations



Caulking weathered and cracked at windows around the house, re-caulk missing and weathered caulking to prevent water penetration: Several Locations



Caulking weathered and cracked at windows around the house, re-caulk missing and weathered caulking to prevent water penetration: Several Locations



Caulking weathered and cracked at windows around the house, re-caulk missing and weathered caulking to prevent water penetration: Several Locations



Caulking weathered and cracked at windows around the house, re-caulk missing and weathered caulking to prevent water penetration: Several Locations



Caulking weathered and cracked at windows around the house, re-caulk missing and weathered caulking to prevent water penetration: Several Locations



Broken window spring(s) observed: Several Locations



Latches difficult to close and/or do not latch. (Several Locations)

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I	NI	NP	D
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Window(s) will not stay in open position



Latches difficult to close and/or do not latch. (Several Locations)



Latches difficult to close and/or do not latch. (Several Locations)



Broken window spring(s) observed: Several Locations



Broken window spring(s) observed: Several Locations

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Chimney viewed from:

- Roof

Type of fireplace

- Metal insert

Comments:

- Could not visually verify fire blocking in attic – not accessible
- **Combustion air vent not present/visible**



Example



Example

Combustion air vent not present/visible

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

I	NI	NP	D
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K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Panel Locations:

- Garage

Materials and Amp Rating:

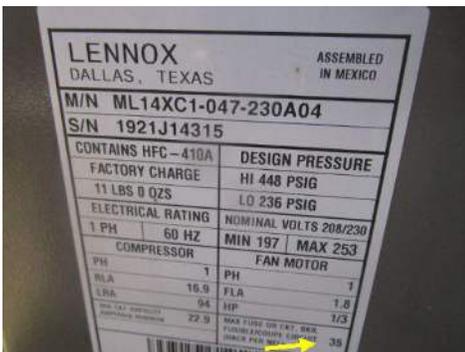
- 225 Amp
- Copper

Comments:

- Electrical Panel is labeled, but I am not sure of its accuracy.
- I recommend further evaluation by licensed electrician
- Verify Square-D breaker is compatible with Siemens panel.
- Heater Breaker does not reset.
- Based on the labeling of the panel, the conductor and/or the over-current protective devices are not appropriately sized for the condensing unit.

Condenser max breaker is 25- amp, service panel has 50-amp.

Condenser max breaker is 35-amp, service panel has 50-amp.



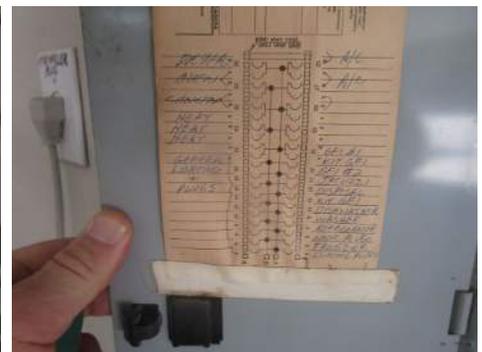
Based on the labeling of the panel, the conductor and/or the over-current protective devices are not appropriately sized for the condensing unit.

Condenser max breaker is ___ amp, service panel has 50-amp.
Condenser max breaker is ___ amp, service panel has 50-amp.



Based on the labeling of the panel, the conductor and/or the over-current protective devices are not appropriately sized for the condensing unit.

Condenser max breaker is ___ amp, service panel has 50-amp.
Condenser max breaker is ___ amp, service panel has 50-amp.



Electrical Panel is labeled, but I am not sure of its accuracy.

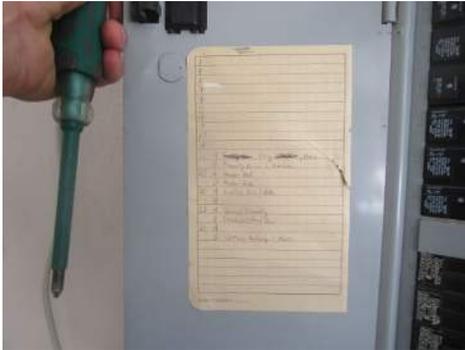
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I	NI	NP	D
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Electrical Panel is labeled, but I am not sure of its accuracy.



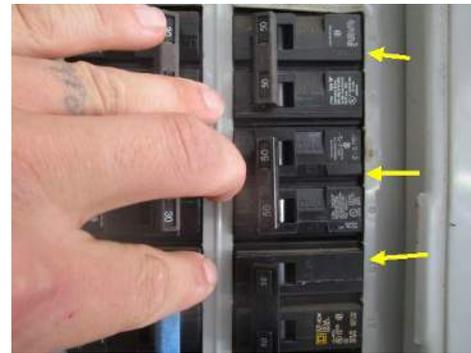
Heater Breaker does not reset.



Heater Breaker does not reset.



Verify Square-D breaker is compatible with Siemens panel.



Based on the labeling of the panel, the conductor and/or the over-current protective devices are not appropriately sized for the condensing unit.

Condenser max breaker is 25- amp, service panel has 50-amp.
 Condenser max breaker is 35-amp, service panel has 50-amp.

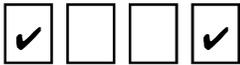
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I NI NP D



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:

- Copper wiring
- Branch Circuit wiring: Grounded 3-wire

Comments:

- Not able to verify if recessed lighting fixture is rated for insulation contact (IC rated). No labeling observed at the fixtures. Fixtures not rated for insulation contact require a minimum 3" clearance to combustible materials.
- I recommend further evaluation by licensed electrician
- Bonding or grounding - Appliances such as water heaters, furnaces, chimneys and electrical gutters do not have proper bonding ~ See page 2 for additional information
- GFCI protection missing at: Kitchen dishwasher receptacle ~ See page 2 for additional information
- GFCI protection missing at: Food disposer receptacle ~ See page 2 for additional information
- GFCI protection missing at: Dryer receptacle ~ See page 2 for additional information
- GFCI protection missing at: Laundry area receptacles ~ See page 2 for additional information
- GFCI protection missing at: Garage ceiling receptacles ~ See page 2 for additional information
- GFCI protection missing at: Garage receptacles
- GFCI protection missing at: Outdoor receptacles
- GFCI protection missing at: Kitchen counter top
- GFCI protection missing at: Bathroom receptacles (Master Bathroom, Downstairs Hallway Bathroom)
- AFCI protection is missing at all general lights and receptacles in the home. ~ See page 2 for additional information
- Receptacles lower than 5 1/2 feet are required to be tamper resistant (TR - rated) ~ See page 2 for additional information
- Missing or damaged receptacle, switch or junction box covers
- Receptacle is not secured in place, loose on the wall: Several Locations
- No power present at receptacle(s): Garage Attic Space
- Open ground circuit observed at receptacle(s): Guest Bedroom
- Reversed hot/neutral wires observed at receptacle(s): Master Bedroom
- Exposed receptacles are not equipped with watertight "when in use" type enclosures
- Scorched wiring observed at the Outdoor Condensing Unit's Equipment Disconnect.
- Carbon monoxide alarm(s) missing outside of each sleeping room
- Carbon monoxide alarm(s) missing in the living space of each story of the dwelling
- Smoke alarm(s) not secure to ceiling/wall
- Exposed wiring, wiring termination and junction boxes

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I	NI	NP	D
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- Several bulbs on fixtures did not engage, replace bulbs and retry: Front Porch Light
- Several bulbs missing at fixtures
- I was not able to locate a remote control to operate the fan
- Missing protective globe around bulbs at fixtures
- Under Cabinetry Lighting did not function.



Bonding or grounding - Appliances such as water heaters, furnaces, chimneys and electrical gutters do not have proper bonding ~ See page 2 for additional information



"Old Style"



"New Style"

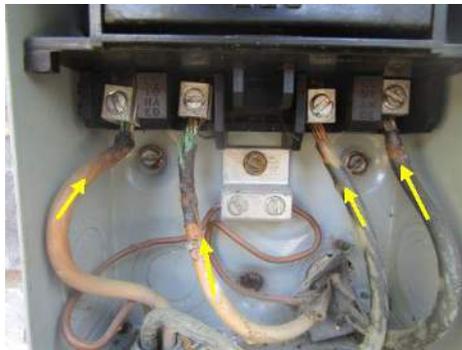
Exposed receptacles are not equipped with watertight "when in use" type enclosures



Missing or damaged receptacle, switch or junction box covers



Several bulbs missing at fixtures



Scorched wiring observed at the Outdoor Condensing Unit's Equipment Disconnect.



Missing protective globe around bulbs at fixtures



Missing protective globe around bulbs at fixtures



AFCI protection is missing at all general lights and receptacles in the home. ~ See page 2 for additional information



Exposed wiring, wiring termination and junction boxes

I=Inspected

NI=Not Inspected

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D=Deficient

I	NI	NP	D
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No power present at receptacle(s):
Garage Attic Space



Exposed wiring, wiring termination and
junction boxes



Open ground circuit observed at
receptacle(s): Guest Bedroom



Open ground circuit observed at
receptacle(s): Guest Bedroom



Open ground circuit observed at
receptacle(s): Guest Bedroom



Open ground circuit observed at
receptacle(s): Guest Bedroom



Smoke alarm(s) not secure to
ceiling/wall



I was not able to locate a remote control
to operate the fan



Reversed hot/neutral wires observed at
receptacle(s): Master Bedroom



Reversed hot/neutral wires observed at
receptacle(s): Master Bedroom



I was not able to locate a remote control
to operate the fan



Several bulbs missing at fixtures

I=Inspected

NI=Not Inspected

NP=Not Present

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I	NI	NP	D
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Missing or damaged receptacle, switch or junction box covers



I was not able to locate a remote control to operate the fan

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems:

- Forced Air

Energy Sources:

- Natural gas

Comments:

- Number of units ~ 3
- I recommend the unit be serviced and evaluated by licensed HVAC technician
- Incorrect exhaust material used. Type B Gas Vent Pipe is required.
- Furnace exhaust vent pipes terminates too close to wind turbines



Furnace exhaust vent pipes terminates too close to wind turbines



Incorrect exhaust material used. Type B Gas Vent Pipe is required.

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

I	NI	NP	D
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B. Cooling Equipment

Type of Systems:

- R – 22 (Freon) - Number of units - 1 1996 Model
- R – 410a (Puron) - Number of units - 2 (2021,2022 Models)

Comments:

- Upstairs average temperature drop (Delta -T) 15-17 Normal range is 15-22
- Master bedroom average temperature drop (Delta -T) 15-17 Normal range is 15-22
- Recommendation- Instead of potentially having to replace the original unit (1996), ask an HVAC technician if they think the two other units are adequately sized to cool and heat the ENTIRE home without having to replace the third unit. It could be as simple as adding additional ducting to the two newer units, which could save you money in the long run.
- I recommend the unit be serviced and evaluated by licensed HVAC technician
- Missing/damaged/loose insulation on refrigerant pipe(s)
- Condenser pad should be raised 3" above the grade
- Noticeable vibration of the outdoor condensing unit: 1996 Unit
- Debris observed in pan, I recommend cleaning to prevent clogging the drain line
- Safety pan is rusted/corroded
- Missing or cracked tape/mastic observed at the air handler. I recommend resealing mastic/tape to prevent heat/air from blowing out
- Organic growth observed at air handler(s), recommend further evaluation
- Damaged fins should be "combed" straight
- The Original unit is not cooling properly. On a 50 degree temperature setting, I was getting 80 degree temperature readings from the supply registers. I recommend further evaluation by a Licensed HVAC technician.



Condenser pad should be raised 3" above the grade



Condenser pad should be raised 3" above the grade



Missing/damaged/loose insulation on refrigerant pipe(s)

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Damaged fins should be "combed" straight



Debris observed in pan, I recommend cleaning to prevent clogging the drain line



Safety pan is rusted/corroded



Missing or cracked tape/mastic observed at the air handler. I recommend resealing mastic/tape to prevent heat/air from blowing out



Organic growth observed at air handler(s), recommend further evaluation



Organic growth observed at air handler(s), recommend further evaluation



Debris observed in pan, I recommend cleaning to prevent clogging the drain line



Safety pan is rusted/corroded

C. Duct Systems, Chases, and Vents

Comments:

- Filter door is not insulated

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Filter door is not insulated



Filter door is not insulated



Filter door is not insulated



Filter door is not insulated

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 System and Fixtures

Location of Water Meter:

- Front curb

Location of Main Water Supply Valve:

- Not Located

Comments:

- Types of Supply lines: Copper
- Static water pressure is 65-70 PSI
- Damaged cover at water meter
- Hose bibb(s) are not securely mounted in wall. I recommend securing to prevent damage
- Missing anti-siphon device – This device prevents “dirty” hose water being drawn back into the fresh water system
- Hose bibb leaks at valve stem when in use.
- Water damage observed to cabinetry under sinks: Kitchen Sink
- Missing/Non-functioning mechanical drain stops observed
- Missing weather stripping at bottom of shower door
- Shower door not secured to track
- Shower diverter not fully engaged
- Orientation of hot and cold faucets; hot and cold faucets reversed: Master Shower, Upstairs Hallway Bathroom, Laundry Room Sink.
- Missing caulk/grout at tubs and showers. Recommend re-caulking and/or /replacing grout to prevent water penetration
- Lack of fixture shutoff valves: Kitchen Sink
- I recommend further evaluation by a licensed plumber



Missing anti-siphon device – This device prevents “dirty” hose water being drawn back into the fresh water system



Hose bibb(s) are not securely mounted in wall. I recommend securing to prevent damage



Damaged cover at water meter

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Shower diverter not fully engaged



Missing caulk/grout at tubs and showers. Recommend re-caulking and/or replacing grout to prevent water penetration



Orientation of hot and cold faucets; hot and cold faucets reversed: Master Shower, Upstairs Hallway Bathroom, Laundry Room Sink.



Missing/Non-functioning mechanical drain stops observed



Orientation of hot and cold faucets; hot and cold faucets reversed: Master Shower, Upstairs Hallway Bathroom, Laundry Room Sink.



Missing weather stripping at bottom of shower door



Orientation of hot and cold faucets; hot and cold faucets reversed: Master Shower, Upstairs Hallway Bathroom, Laundry Room Sink.



Missing/Non-functioning mechanical drain stops observed



Shower door not secured to track

I=Inspected

NI=Not Inspected

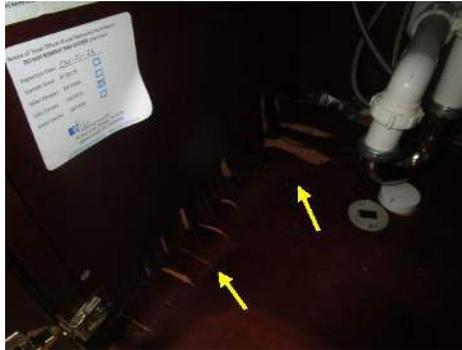
NP=Not Present

D=Deficient

I	NI	NP	D
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Missing caulk/grout at tubs and showers. Recommend re-caulking and/or replacing grout to prevent water penetration



Water damage observed to cabinetry under sinks: Kitchen Sink



Lack of fixture shutoff valves: Kitchen Sink

B. Drains, Wastes, and Vents

Comments:

- Types of drain lines observed:PVC
- Slow to drain observed at:Master bathtub
- Leaks observed: Upstairs Hallway Guest Bathroom Sink (Left)
- I recommend further evaluation by a licensed plumber
- Water Supply valves for Washer, drips water in the "OFF" position.



Leaks observed: Upstairs Hallway Guest Bathroom Sink (Left)



Slow to drain observed at:Master bathtub



Water Supply valves for Washer, drips water in the "OFF" position.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Energy Source:

- Water heater is natural gas
- Number of units: 1- 2014 Model

Capacity:

- Unit is 50 gallons

Comments:

- Temperature and Pressure Relief valve not forced open at time of inspection. Forcing valve open can cause valve to leak after testing because of sediment and corrosion build up in tank.
- Type of vent pipe observed: Double wall vent pipe observed
- I recommend further evaluation by a licensed plumber
- TP&R valve discharge pipe should terminate within 6" of the ground
- TP&R valve discharge pipe and pan drain line must be separated. The TP&R valve and pan drain line should be independent of each other



TP&R valve discharge pipe should terminate within 6" of the ground



TP&R valve discharge pipe and pan drain line must be separated. The TP&R valve and pan drain line should be independent of each other

D. Hydro-Massage Therapy Equipment

Comments:

- GFCI was located at:Master closet
- Access panel was not available or accessible



GFCI was located at:Master closet

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter:

- Right side of home

Type of Gas Distribution Piping Material:

- Black iron pipe

Comments:

- I did not visibly locate the bonding wire for the gas distribution system.
- Gas line sediment traps are not present at the heating system(s)
- Gas lines should be "Capped" off, when not being used: Laundry Room



Gas line sediment traps are not present at the heating system(s)

Gas line sediment traps are not present at the heating system(s)

Gas lines should be "Capped" off, when not being used: Laundry Room

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

B. Food Waste Disposers

Comments:

- I recommend further evaluation by an appliance technician
- Unit is noisy during operation

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Unit is noisy during operation



Unit is noisy during operation

C. Range Hood and Exhaust Systems

Comments:

- I recommend further evaluation by an appliance technician
- Range hood/ microwave was installed to exhaust to exterior of home. The unit is not able to re-circulate air properly.

D. Ranges, Cooktops, and Ovens

Comments:

- Type of Range or cooktop: Electric
- Type of oven: Electric
- Temperature is within +/- 25 degrees of 350 degrees: Yes
- Single oven:340-345
- Labeling is worn at buttons and knobs
- Scratched surface



Scratched surface



Labeling is worn at buttons and knobs

E. Microwave Ovens

Comments:

- Missing internal rack

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Missing internal rack

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

G. Garage Door Operators

Comments:

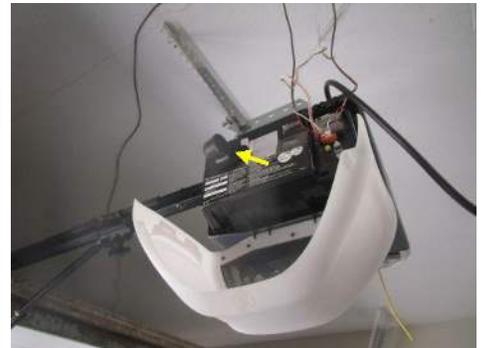
- Door does not automatically reverse during closing cycle when pressure applied – adjust closing pressure at back of the operator
- Missing bulb at Overhead Garage Door Operator.
- Missing cover at opener light fixture
- Door locks or side ropes have not been removed or disabled. A door lock is not required when an opener is present.



Door does not automatically reverse during closing cycle when pressure applied – adjust closing pressure at back of the operator



Missing cover at opener light fixture



Missing bulb at Overhead Garage Door Operator.

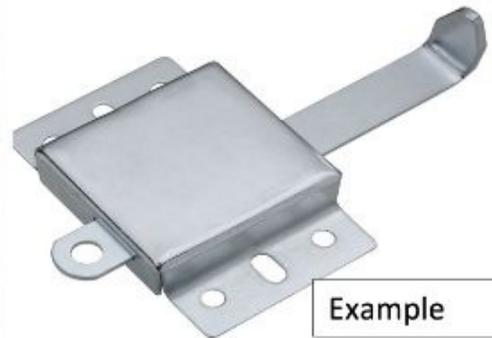
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Door locks or side ropes have not been removed or disabled. A door lock is not required when an opener is present.

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

Comments:

- Screened termination present. Screens can cause dryer lint to build up and become a potential fire hazard. I recommend removing screen and cleaning the vent pipe
- Missing Damper at Dryer Termination



Screened termination present. Screens can cause dryer lint to build up and become a potential fire hazard. I recommend removing screen and cleaning the vent pipe

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

Comments:

- Mold observed inside refrigerator
- Built-in Refrigerator is not working properly. Freezer and refrigerator does not cool.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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



Built-in Refrigerator is not working properly. Freezer and refrigerator does not cool.

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

- Number of zones: 6
- System equipped with a moisture (rain/freeze) sensor: Yes
- Leaks/broken heads observed at zone(s): Zone #3
- No water flow present at sprinkler head in zone(s): Zone #4
- Sprinkler system zones not labeled at controller



No water flow present at sprinkler head in zone(s): Zone #4



Leaks/broken heads observed at zone(s): Zone #3



Sprinkler system zones not labeled at controller

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

Type of Construction:
Comments:

C. Outbuildings

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Type of Pump:
Type of Storage Equipment:
Comments:

E. Private Sewage Disposal Systems

Type of System:
Location of Drain Field:
Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments:

Report Summary

STRUCTURAL SYSTEMS

Page 4 Item: A	Foundations	<ul style="list-style-type: none"> • I recommend further evaluation of the foundation by a licensed professional engineer • Digital level analysis of the foundation performed with a Zip Level Pro 2000. Elevation measurements were found to be out of normal range. I recommend further evaluation by a licensed professional engineer • Post-tensioned cable ends are not protected. They may be repaired with a concrete patching material. (Several Locations)
Page 5 Item: B	Grading and Drainage	<ul style="list-style-type: none"> • Erosion observed: Several Locations • Gutter full of leaves and debris, I recommend cleaning (Several Locations) • Splash blocks missing and/or turned backwards - Ideally downspouts should drain at least 3' away from foundation (Recommend adding an extension)
Page 7 Item: C	Roof Covering Materials	<ul style="list-style-type: none"> • Missing kick-out flashing observed • Evidence of impact damage observed to the "soft" metals. Roof vents, turbines, etc.
Page 8 Item: D	Roof Structure and Attics	<ul style="list-style-type: none"> • Attic access door missing insulation • Missing nails at metal mounting brackets • Missing shims at attic stairs • Attic stairs cut at an incorrect length for proper support • Insufficient attic ventilation observed. 1 sq. ft. of ventilation is required for every 150 sq. ft. of attic space. I recommend adding roof vent(s) for proper ventilation • Garage attic – Insufficient attic ventilation observed. 1 sq. ft. of ventilation is required for every 150 sq. ft. of attic space. I recommend adding roof vent(s) for proper ventilation • Power turbines: Thermostat inaccessible, I could not operate the power turbine (Power turbine does not appear to function. The Thermostat is set to 80 degrees so when the Attic Space reaches that temperature, it should automatically kick on. Today's attic temperature was around 90-100 degrees.

Page 10 Item: E	Walls (Interior and Exterior)	<ul style="list-style-type: none"> • Re-Point (Repair/patch) missing or cracked mortar: Several Locations • Missing Caulk observed. The exterior of home should be re-caulked to prevent water penetration. (Several Locations) • Steel lintels are rusted. The lintel is a metal piece used to support masonry/stone over an opening such as windows or doors. I recommend painting lintels to prevent further rusting. (Several Locations) • Deteriorated wood observed at siding and/or trim boards. Repair/replace as necessary. • Cracked/damaged/loose siding observed. Replace/repair as necessary. (Several Locations) • Chipped/peeling/missing paint observed. I recommend repainting to prevent water penetration at siding, trim and/or soffits. • Missing weep holes above steel lintels. The weep holes allow any water absorbed by the masonry/stone wall to drain out. (Several Locations) • Visible cracks observed at interior walls
Page 15 Item: F	Ceilings and Floors	<ul style="list-style-type: none"> • Visible ceiling cracks observed: Several Locations • Cracked/Chipped tiles observed: Kitchen Area • Gaps in wood flooring observed: Several Locations • Upstairs floors squeak when walked upon • Sloping floors observed • Holes in ceiling observed: Guest Bedroom Closet
Page 16 Item: G	Doors (Interior and Exterior)	<ul style="list-style-type: none"> • Door out of square and drags/binds on the frame or other door • Garage entry door is not equipped with a self-closing hinge or automatic closing device • Door hinges missing screws: Several Locations • Missing, damaged, ineffective door stops observed ~ Several locations • Ball latch on French doors missing or do not latch. Replace or adjust as necessary • Loose/unsupported threshold observed • Damaged/missing weather stripping observed at:Front door

Page 18 Item: H	Windows	<p>Insulated windows are fogged or displaying other evidence of broken seals or altered tinting observed. Windows with solar screens or dirty windows are difficult to evaluate. I recommend further evaluation by a window or glass company. I observed at least <u>24</u> locations with evidence of broken seals or altered tinting observed. (Upstairs Guest Bedrooms, Upstairs Hallway Guest Bathroom, Master Bedroom, Laundry Room, Formal Living./dining Space, Living Space, Dining Space)</p> <p>Broken window spring(s) observed: Several Locations</p> <p>Latches difficult to close and/or do not latch. (Several Locations)</p> <p>Caulking weathered and cracked at windows around the house, re-caulk missing and weathered caulking to prevent water penetration: Several Locations</p> <p>Damaged and missing window screens observed</p> <p>Window(s) will not stay in open position</p>
Page 20 Item: J	Fireplaces and Chimneys	<ul style="list-style-type: none"> • Combustion air vent not present/visible

ELECTRICAL SYSTEMS

Page 21 Item: A	Service Entrance and Panels	<ul style="list-style-type: none"> • I recommend further evaluation by licensed electrician • Verify Square-D breaker is compatible with Siemens panel. • Heater Breaker does not reset. • Based on the labeling of the panel, the conductor and/or the over-current protective devices are not appropriately sized for the condensing unit. <p>Condenser max breaker is 25- amp, service panel has 50-amp.</p> <p>Condenser max breaker is 35-amp, service panel has 50-amp.</p>
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Page 23 Item: B	Branch Circuits, Connected Devices, and Fixtures	<ul style="list-style-type: none"> • I recommend further evaluation by licensed electrician • Bonding or grounding - Appliances such as water heaters, furnaces, chimneys and electrical gutters do not have proper bonding ~ See page 2 for additional information • GFCI protection missing at: Kitchen dishwasher receptacle ~ See page 2 for additional information • GFCI protection missing at: Food disposer receptacle ~ See page 2 for additional information • GFCI protection missing at: Dryer receptacle ~ See page 2 for additional information • GFCI protection missing at: Laundry area receptacles ~ See page 2 for additional information • GFCI protection missing at: Garage ceiling receptacles ~ See page 2 for additional information • GFCI protection missing at: Garage receptacles • GFCI protection missing at: Outdoor receptacles • GFCI protection missing at: Kitchen counter top • GFCI protection missing at: Bathroom receptacles (Master Bathroom, Downstairs Hallway Bathroom) • AFCI protection is missing at all general lights and receptacles in the home. ~ See page 2 for additional information • Receptacles lower than 5 1/2 feet are required to be tamper resistant (TR - rated) ~ See page 2 for additional information • Missing or damaged receptacle, switch or junction box covers • Receptacle is not secured in place, loose on the wall: Several Locations • No power present at receptacle(s): Garage Attic Space • Open ground circuit observed at receptacle(s): Guest Bedroom • Reversed hot/neutral wires observed at receptacle(s): Master Bedroom • Exposed receptacles are not equipped with watertight "when in use" type enclosures • Scorched wiring observed at the Outdoor Condensing Unit's Equipment Disconnect. • Carbon monoxide alarm(s) missing outside of each sleeping room • Carbon monoxide alarm(s) missing in the living space of each story of the dwelling • Smoke alarm(s) not secure to ceiling/wall • Exposed wiring, wiring termination and junction boxes • Several bulbs on fixtures did not engage, replace bulbs and retry: Front Porch Light • Several bulbs missing at fixtures • I was not able to locate a remote control to operate the fan • Missing protective globe around bulbs at fixtures • Under Cabinetry Lighting did not function.
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HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Page 26 Item: A	Heating Equipment	<ul style="list-style-type: none"> • I recommend the unit be serviced and evaluated by licensed HVAC technician • Incorrect exhaust material used. Type B Gas Vent Pipe is required. • Furnace exhaust vent pipes terminates too close to wind turbines
Page 27 Item: B	Cooling Equipment	<ul style="list-style-type: none"> • I recommend the unit be serviced and evaluated by licensed HVAC technician • Missing/damaged/loose insulation on refrigerant pipe(s) • Condenser pad should be raised 3" above the grade • Noticeable vibration of the outdoor condensing unit: 1996 Unit • Debris observed in pan, I recommend cleaning to prevent clogging the drain line • Safety pan is rusted/corroded • Missing or cracked tape/mastic observed at the air handler. I recommend resealing mastic/tape to prevent heat/air from blowing out • Organic growth observed at air handler(s), recommend further evaluation • Damaged fins should be "combed" straight • The Original unit is not cooling properly. On a 50 degree temperature setting, I was getting 80 degree temperature readings from the supply registers. I recommend further evaluation by a Licensed HVAC technician.
Page 28 Item: C	Duct Systems, Chases, and Vents	<ul style="list-style-type: none"> • Filter door is not insulated

PLUMBING SYSTEMS

Page 30 Item: A	Plumbing Supply, Distribution System and Fixtures	<ul style="list-style-type: none"> • Damaged cover at water meter • Hose bibb(s) are not securely mounted in wall. I recommend securing to prevent damage • Missing anti-siphon device – This device prevents "dirty" hose water being drawn back into the fresh water system • Hose bibb leaks at valve stem when in use. • Water damage observed to cabinetry under sinks: Kitchen Sink • Missing/Non-functioning mechanical drain stops observed • Missing weather stripping at bottom of shower door • Shower door not secured to track • Shower diverter not fully engaged • Orientation of hot and cold faucets; hot and cold faucets reversed: Master Shower, Upstairs Hallway Bathroom, Laundry Room Sink. • Missing caulk/grout at tubs and showers. Recommend re-caulking and/or /replacing grout to prevent water penetration • Lack of fixture shutoff valves: Kitchen Sink • I recommend further evaluation by a licensed plumber
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Page 32 Item: B	Drains, Wastes, and Vents	<ul style="list-style-type: none"> • Slow to drain observed at: Master bathtub • Leaks observed: Upstairs Hallway Guest Bathroom Sink (Left) • I recommend further evaluation by a licensed plumber • Water Supply valves for Washer, drips water in the "OFF" position.
Page 33 Item: C	Water Heating Equipment	<ul style="list-style-type: none"> • I recommend further evaluation by a licensed plumber • TP&R valve discharge pipe should terminate within 6" of the ground • TP&R valve discharge pipe and pan drain line must be separated. The TP&R valve and pan drain line should be independent of each other
Page 33 Item: D	Hydro-Massage Therapy Equipment	<ul style="list-style-type: none"> • Access panel was not available or accessible
Page 34 Item: E	Gas Distribution Systems and Gas Appliances	<ul style="list-style-type: none"> • Gas line sediment traps are not present at the heating system(s) • Gas lines should be "Capped" off, when not being used: Laundry Room

APPLIANCES

Page 34 Item: B	Food Waste Disposers	<ul style="list-style-type: none"> • I recommend further evaluation by an appliance technician • Unit is noisy during operation
Page 35 Item: C	Range Hood and Exhaust Systems	<ul style="list-style-type: none"> • I recommend further evaluation by an appliance technician • Range hood/ microwave was installed to exhaust to exterior of home. The unit is not able to re-circulate air properly.
Page 35 Item: D	Ranges, Cooktops, and Ovens	<ul style="list-style-type: none"> • Labeling is worn at buttons and knobs • Scratched surface
Page 35 Item: E	Microwave Ovens	<ul style="list-style-type: none"> • Missing internal rack
Page 36 Item: G	Garage Door Operators	<ul style="list-style-type: none"> • Door does not automatically reverse during closing cycle when pressure applied – adjust closing pressure at back of the operator • Missing bulb at Overhead Garage Door Operator. • Missing cover at opener light fixture • Door locks or side ropes have not been removed or disabled. A door lock is not required when an opener is present.
Page 37 Item: H	Dryer Exhaust Systems	<ul style="list-style-type: none"> • Screened termination present. Screens can cause dryer lint to build up and become a potential fire hazard. I recommend removing screen and cleaning the vent pipe • Missing Damper at Dryer Termination
Page 37 Item: I	Other	<ul style="list-style-type: none"> • Mold observed inside refrigerator • Built-in Refrigerator is not working properly. Freezer and refrigerator does not cool.

OPTIONAL SYSTEMS

Page 38 Item: A	Landscape Irrigation (Sprinkler) Systems	<ul style="list-style-type: none"> • Leaks/broken heads observed at zone(s): Zone #3 • No water flow present at sprinkler head in zone(s): Zone #4 • Sprinkler system zones not labeled at controller
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IMPORTANT LIMITATIONS AND DISCLAIMERS

I. Structural Systems A. Foundations

Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. (*Unless otherwise noted*) Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

Notice: The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

I. Structural Systems C. Roof Covering Materials

Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied. The inspection of this roof may show it to be function as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

I. Structural Systems E. Walls (interior and Exterior)

Notice: If home is occupied, I am unable to inspect all of the interior surfaces because of window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile, storage and /or furniture and rugs

I. Structural Systems H. Windows

Note: 2nd story windows over the 1st floor not accessible

Note: Not all windows accessible, blocked by furniture and/or storage

Note: Windows with solar screens or dirty windows are difficult to evaluate.

I. Structural Systems K. Porches, Balconies, Decks, and Carports

Notice: Structural load capabilities of porches, decks, and balconies was not inspected

II. Electrical Systems A. Service Entrance and Panels

Note: Electrical supply to the washer and/or dryer is not inspected in a TREC inspection if the home is occupied.

Note: Arc-fault circuit interrupter devices not tested when home is occupied. Arc-fault circuit interrupters are now required in all habitable rooms of the home by today's standard

II. Electrical Systems B. Branch Circuits, Connected Devices and Fixtures

Note: Smoke detectors are not checked when a security system is in place.

Note: Electrical outlets are randomly sampled during inspection and should you have any concerns over the wiring you should consult with a licensed electrician.

III. Heating, Ventilation and Air Conditioning Systems B. Colling Equipment (other than evaporative coolers)

Notice: Temperature differential readings are an accepted industry standard of practice for testing the proper operation of the cooling system. Normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. **The inspector makes no guarantee or warranty, express or implied, as to the future performance of any item, system or component**

IV. Plumbing Systems A. Plumbing Supply, Distribution Systems and Fixtures

Note: All interior plumbing fixtures are operated for 3-6 minutes during inspection

Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However, determining the condition of any component that is not visible and /or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any efficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. **The inspector makes no guarantee or warranty, express or implied, as to the future performance of any item, system or component**

IV. Plumbing Systems B. Drains, Wastes, and Vents

Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and only good for the date and time of this inspection. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item or component**

IV. Plumbing Systems D. Hydro-Massage Therapy Equipment

Note: The inspector is not required to determine the adequacy of the self-draining features of circulations systems

VI. Optional Systems A. landscape Irrigation (Sprinkler) Systems

Note: Some municipalities now require moisture (rain/freeze) sensors to be installed on all new installation and existing sprinkler systems. Our company does not maintain list of municipalities that require the installation of a moisture sensor. Please check with your municipality for moisture sensor requirements.

Note: The inspector does not inspect for effective coverage, the automatic function of the controller, the effectiveness of the sensors such as rain, moisture, wind, flow or freeze sensors, or sizing and effectiveness of backflow prevention device.

VI. Optional Systems B. Swimming Pools, Spas, Hot Tubs, and Equipment

Notice: When the system is operational, all of the pool or spa systems and associated components are inspected and operated in the Manual / service settings only. Operating the pool components from indoor control panels, spa/pool side controllers or handheld remotes are outside the scope of this inspection

Notice: All doors leading into the pool area must be equipped with an alarm. The alarm sounds continuously for at least thirty (30) seconds or until the alarm is manually reset (if the door closes within the 30 second period, the alarm is manually reset). The alarm is capable of being heard throughout the house during normal household activities. The alarm should automatically reset under all conditions

Notice: Based on what we were able to observe and our experience with swimming pool, spa and hot tub technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residence. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions. All of the pool or spa systems and associated components are inspected and operated in the manual / service settings only. Operating the pool components from indoor control panels, spa/pool side controllers or handheld remotes are outside the scope of this inspection.

For further assistance and inspections, we recommend contacting a licensed pool contractor or ask the Seller if you may discuss the pool or spa with the maintenance company that the Seller is or has used to clean and service the pool or spa.

The Inspector shall inspect and report deficiencies in the condition of all associated above ground and accessible components. This inspection does not include evaluations of freeze guard controls and /or devices or pool, spa or hot tub bodies / shells below the water line and does not insure, guarantee or warrant against structure or sub-surfaces water leaks, either expressed or implied.

The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.

Specific limitations for swimming pools, spas, hot tubs, and equipment.

The inspector is not required to and will not:

- disassemble filters or dismantle or otherwise any components or lines;
- operate valves;
- uncover or excavate any lines or concealed components of the system;
- fill the pool, spa, or hot tub with water;
- inspect any system that has been winterized, shut down, or otherwise secured;
- determine the presence of sub-surface water tables;
- determine the effectiveness of entrapment covers;
- determine the presence of pool shell or sub-surfaces leaks; or
- inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.