TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

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 **500 Oakhill Drive, Denton, Texas 76201**

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? ☑ **1 year** (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
Cable TV Wiring	✓		
Carbon Monoxide Det.	✓		
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain		✓	
Gas Fixtures	✓		
Liquid Propane Gas:		✓	
-LP Community (Captive)		✓	
-LP on Property		✓	

Item	Y	N	U
Natural Gas Lines	✓		
Fuel Gas Piping:	✓		
-Black Iron Pipe		✓	
-Copper	✓		
-Corrugated Stainless Steel Tubing		✓	
Hot Tub		✓	
Intercom System		✓	
Microwave		✓	
Outdoor Grill		✓	
Patio/Decking	✓		
Plumbing System	✓		
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	

Item	Y	N	U
Pump: ☐ sump ☐ grinder		✓	
Rain Gutters	✓		
Range/Stove	✓		
Roof/Attic Vents	✓		
Sauna		✓	
Smoke Detector	✓		
Smoke Detector – Hearing Impaired			✓
Spa		✓	
Trash Compactor		✓	
TV Antenna		✓	
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System	✓		

Item	Y	N	U	Additional Information
Central A/C	✓			☑ electric ☐ gas number of units: 1
Evaporative Coolers		✓		number of units:
Wall/Window AC Units		✓		number of units:
Attic Fan(s)		✓		if yes, describe:
Central Heat	✓			☐ electric ☑ gas number of units: 1
Other Heat		✓		if yes describe:
Oven	✓			number of ovens:1 ☑ electric ☐ gas ☐ other:
Fireplace & Chimney	✓			☐ wood ☑ gas logs ☐ mock ☐ other:
Carport		✓		☐ attached ☐ not attached
Garage	✓			☑ attached ☐ not attached
Garage Door Openers	✓			number of units: 1 number of remotes: 0
Satellite Dish & Controls		✓		☐ owned ☐ leased from
Security System	✓			☑ owned ☐ leased from

Solar Panels		✓		☐ owned ☐ leased from
Water Heater	✓			☐ electric☑ gas☐ other: number of units: 2
Water Softener		✓		☐ owned☐ leased from
Other Leased Item(s)		✓		if yes, describe:
Underground Lawn Sprinkler		✓		☐ automatic ☐ manual areas covered:
Septic / On-Site Sewer Facility		✓		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: composition Age: 4 (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):

Sewer line to city line has dip, occasionally causes backups. Estimated repair is $5-6k

Recent flooding in Denton caused water damage to breakfast nook. Remediation comapany replaced all damaged wood, drywall, studs, insulation, etc. and applied mold remediation and complete dryout.

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
Basement		✓
Ceilings		✓
Doors		✓
Driveways		✓
Electrical Systems		✓
Exterior Walls		✓

Item	Y	N
Floors		✓
Foundation / Slab(s)		✓
Interior Walls		✓
Lighting Fixtures		✓
Plumbing Systems		✓
Roof		✓

Item	Y	N
Sidewalks		✓
Walls / Fences		✓
Windows		✓
Other Structural Components		✓

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

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
Aluminum Wiring		✓
Asbestos Components		✓
Diseased Trees: oak wilt		✓
Endangered Species/Habitat on Property		✓
Fault Lines		✓
Hazardous or Toxic Waste		✓
Improper Drainage		✓

Condition	Y	N
Radon Gas		✓
Settling	✓	
Soil Movement		✓
Subsurface Structure or Pits		✓
Underground Storage Tanks		✓
Unplatted Easements		✓
Unrecorded Easements		✓

Intermittent or Weather Springs		✓
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		✓

Urea-formaldehyde Insulation		✓
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):

(Settling) Some settling over the years, previous inspections show no damage due to settling.

(Previous treatment for termites or WDI) No termites within structure, preemptive termite or WDI treatments were performed due to evidence of termites on neighboring property.

*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:
Manager's Name: Phone:
Fees or assessments are: $ per ☐ 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):

(Q11) Denton country 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
06-19-2022	Residential Inspection	Paul van Zandt	52

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

☑ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☑ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☑ yes ☐ no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☑ no If yes, explain:

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☐ unknown ☐ no ☑ yes. If no or unknown, explain. (Attach additional sheets if necessary):

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Taylor Bechtol 2025-07-14
Signature of Seller Date

Signature of Seller Date

Printed Name: Taylor Bechtol

Printed Name:

ADDITIONAL NOTICES TO BUYER:

(1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit https://publicsite.dps.texas.gov. For information concerning past criminal activity in certain areas or

neighborhoods, contact the local police department.

(2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act 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:	City of Denton	Phone #:	(940) 349-8700
Sewer:	City of Denton	Phone #:	(940) 349-8700
Water:	City of Denton	Phone #:	(940) 349-8700
Cable:		Phone #:	
Trash:	City of Denton	Phone #:	(940) 349-8700
Natural Gas:	Atmos Energy	Phone #:	(888) 286-6700
Phone Company:		Phone #:	
Propane:		Phone #:	
Internet:		Phone #:	

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:

SUPER INSPECTOR
9403671708
assistant@yoursuperinspector.com
http://yoursuperinspector.com/

TREC REI 7-6 SUPER INSPECTOR RESIDENTIAL INSPECTION

500 Oakhill Dr
Denton, TX 76201

Inspector
Paul Van Zandt
TREC license#23994
9403671708
assistant@yoursuperinspector.com

Agent
Jennie Thompson
Orchard Brokerage
(469) 319-9353
jennie.thompson@orchard.com

PROPERTY INSPECTION REPORT FORM

Taylor Bechtol	06/19/2022 9:00 am
Name of Client	*Date of Inspection*
500 Oakhill Dr, Denton, TX 76201	
Address of Inspected Property	
Paul Van Zandt	TREC license#23994
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).

RESPONSIBILTY 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.

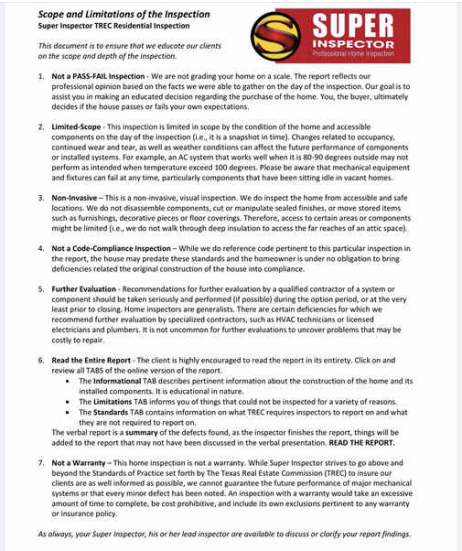
This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

Occupancy: Vacant
In Attendance: Phone call to agent, Phone call to buyer
Temperature : 80 to 90
Type of Building: Single Family, Attached
Weather Conditions: Clear
The direction the building faces for orientation purposes.: South
Vacant home limitations:
This house was vacant / unoccupied at the time of inspection. Vacant and unoccupied houses present unique challenges for home inspection, especially the piping and wiring systems which have not be subject to regular use prior to the inspection. While these systems can be tested during inspection, this one-time test is quite different than regular use and it is difficult to know how these systems will respond to regular use after the inspection. For example, septic systems may initially function and then fail under regular daily use. Plumbing traps may operate with no signs of leaks and then let go when being actively used for a few days. Shower pans may only leak when someone is standing in the shower and taking a shower. Seals for plumbing fixtures can dry up and leak when not is use. Sewer lines with roots may allow water flow, but then fail when waste and tissue are flushed; it can take a few days for that to backup. Please understand we are trying our best to look for clues of past or existing problems to paint a realistic best-guess as to the reliability of these systems during inspection, our testing procedures are as comprehensive as possible but cannot predict the future performance of a fully occupied home.

Important Scope And Limitations:



Scope and Limitations of the Inspection
Super Inspector TREC Residential Inspection

SUPER INSPECTOR
Professional Home Inspection

This document is to ensure that we educate our clients on the scope and depth of the inspection.

1. **Not a PASS-FAIL Inspection** - We are not grading your home on a scale. The report reflects our professional opinion based on the facts we were able to gather on the day of the inspection. Our goal is to assist you in making an educated decision regarding the purchase of the home. You, the buyer, ultimately decides if the house passes or fails your own expectations.

2. **Limited-Scope** - This inspection is limited in scope by the condition of the home and accessible components on the day of the inspection (i.e., it is a snapshot in time). Changes related to occupancy, continued wear and tear, as well as weather conditions can affect the future performance of components or installed systems. For example, an AC system that works well when it is 80-90 degrees outside may not perform as intended when temperature exceed 100 degrees. Please be aware that mechanical equipment and fixtures can fail at any time, particularly components that have been sitting idle in vacant homes.

3. **Non-Invasive** – This is a non-invasive, visual inspection. We do inspect the home from accessible and safe locations. We do not disassemble components, cut or manipulate sealed finishes, or move stored items such as furnishings, decorative pieces or floor coverings. Therefore, access to certain areas or components might be limited (i.e., we do not walk through deep insulation to access the far reaches of an attic space).

4. **Not a Code-Compliance Inspection** – While we do reference code pertinent to this particular inspection in the report, the house may predate these standards and the homeowner is under no obligation to bring deficiencies related the original construction of the house into compliance.

5. **Further Evaluation** - Recommendations for further evaluation by a qualified contractor of a system or component should be taken seriously and performed (if possible) during the option period, or at the very least prior to closing. Home inspectors are generalists. There are certain deficiencies for which we recommend further evaluation by specialized contractors, such as HVAC technicians or licensed electricians and plumbers. It is not uncommon for further evaluations to uncover problems that may be costly to repair.

6. **Read the Entire Report** - The client is highly encouraged to read the report in its entirety. Click on and review all TABS of the online version of the report.
   - The **Informational** TAB describes pertinent information about the construction of the home and its installed components. It is educational in nature.
   - The **Limitations** TAB informs you of things that could not be inspected for a variety of reasons.
   - The **Standards** TAB contains information on what TREC requires inspectors to report on and what they are not required to report on.

   The verbal report is a **summary** of the defects found, as the inspector finishes the report, things will be added to the report that may not have been discussed in the verbal presentation. **READ THE REPORT.**

7. **Not a Warranty** – This home inspection is not a warranty. While Super Inspector strives to go above and beyond the Standards of Practice set forth by The Texas Real Estate Commission (TREC) to insure our clients are as well informed as possible, we cannot guarantee the future performance of major mechanical systems or that every minor defect has been noted. An inspection with a warranty would take an excessive amount of time to complete, be cost prohibitive, and include its own exclusions pertinent to any warranty or insurance policy.

As always, your Super Inspector, his or her lead inspector are available to discuss or clarify your report findings.

Repair Cost Guide:
A **Repair Cost Guide** is provided as a courtesy to our clients and their real estate agents at **www.yoursuperinspector.com**. The dollar values reflect our partner contractor recommendations and/or national averages for the region.

Estimating repair costs are often limited by the non-invasive scope of the inspection itself as outlined by the standards of practice and your inspection agreement. Purchasers of real property are encouraged to seek further onsite evaluation by qualified professionals when recommended in the report. The onsite costs of work to be completed by qualified contractors may vary based on the actual scope of work and materials needed.

Super Team Services, a partner of Super Inspector, is available if you need help prioritizing repairs or producing cost estimations. Once you take possession of the home, **STS Handyman and Renovations** is available for all your repair and make ready needs.

Call or text 817-**MYSUPER** (817-697-8737) or visit **www.SuperTeamServices.com** to learn more.

Spectora Report Tools:
Your Spectora report software is equipped with a "Report Tools" feature. There are two tools which can assist in the preparation of repair request lists, priority cost estimations, and/or TREC contract addenda. The "Report Tools" feature is located at the top right hand corner of the online report view. The following tools are available:

- **Observations Copy-and-Paste Text** - This feature allows you to view the report deficiencies as plain text without pictures. The deficiencies can be sorted by category, and you can cut and paste selected remarks for use in other documentation.
- **Repair Builder Tool** - This feature allows you to build a PDF document utilizing the remarks and pictures related to specific deficiencies. You have the option of requesting a credit for specific items, making specific comments regarding the repair or replacement of specific items, or both.

Click HERE to watch a brief video overview of how to use the **Spectora Report Tools**. Also, feel free to call our *Super Team Services* office at 817-697-8737 and we will walk you through how to utilize the Report Tool features.

The Report Tools can be used in conjunction with the **Repair Cost Guide** below to make cost estimations for requested repairs and/or treatments.

Further Evaluation:
It is highly recommended that clients seek the opinion of a qualified contractor when the report advises "further evaluation," especially involving major mechanical systems and potential water penetration. The typical rates for contractors to perform further evaluation are listed below. In some cases the fee can be applied to the cost of repairs. The majority of agents work with a team of preferred contractors. If the client or agent needs assistance in connecting a qualified contractor, Super Concierge is happy to help. Call 817-697-8737.

- Foundation Engineered Report: $500 - $1,000
- Foundation Contractor Report: $150 - $300
- Roofing Contractor: $100 - $300
- Licensed Electrician: $200 - $700
- Licensed Plumber: $150 - $400
- HVAC Technician: $125 - $300
- Qualified Contractors: Free to $150

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

Type of Foundation: Slab on Ground

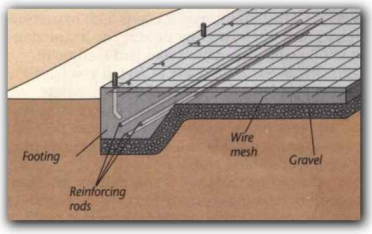
Comments:

(An opinion on performance is mandatory.): This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concerns exists about the potential for future movement.

For more information concerning foundation maintenance click this link
http://yoursuperinspector.com/foundation-problems/

Slab on ground description:

As the name suggests, a slab on ground foundation is a single layer of concrete, several inches thick. The slab is poured thicker at the edges, to form an integral footing; reinforcing rods strengthen the thickened edge. The slab normally rests on a bed of crushed gravel to improve drainage. Casting a wire mesh in the concrete reduces the chance of cracking. A slab on grade is suitable in areas where the ground doesn't freeze, but it can also be adapted with insulation to prevent it from being affected by the frost heaves. (see below)



Foundation Performance Opinion: Seasonal Differential Movement: In my opinion the foundation appears to be adequately supporting the structure at this time. This opinion is based on limited visual evidence present at the time of the inspection. There is evidence of structural movement: as detailed in subsequent sections of this report. The movement appears to be correlated to long term differential movement that occurs as soil under and around the house shifts as a result of naturally occurring changes in environmental conditions. -

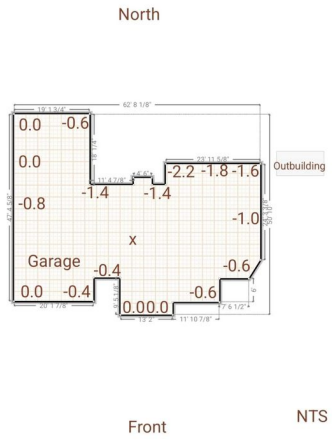
Foundation Measurements:

Random 1st story floor surface measurements were taken with a Zip Level. Allowances were made for the difference in floor covering. Zero reference is rechecked for repeatability. The measurements are reported in the diagram below. It should be noted that foundations may reveal some unevenness due to workmanship (as built). Therefore, measurements do not necessarily represent the actual degree of deflection from differential movement of the foundation. Although deviations/slopes in the foundation can assist the inspector in evaluating the foundation performance as to the direction and degree of possible movement, these deviations/slopes are not, by themselves, a measurement of foundation movement.

Foundation Elevation Measurements
Elevation Measurements are Expressed in Inches
X = Zero Reference Point

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

I	NI	NP	D



Signs of Structural Movement or Settling: Ghosting doors, Cracks in walls and/ or ceilings, Cracks in brick stone or stucco

Elevations:

There are elevation measurements shown on the diagram that are outside of the normal tolerances allowed for normal settlement and structural movement. However, there was no indications of adverse performance based on observations and opinions made by the inspector. If concerns exist about the structural integrity of the foundation beyond this opinion, it is recommended that a structural engineer be consulted.

Note: Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.:

1: Corner Pop

Maintenance/Recommendation

Foundation corner fracture(s) existed, which are generally the result of differential movement between the masonry walls (expanding) and the concrete foundation (shrinking). Although this condition did not appear to adversely affect the structure, sealing these cracks may be desired as they could provide hidden access for wood destroying insects. Please note that the corners should be examined periodically. If the fracturing worsens and the corner(s) break off then the brick veneer may lack proper support and repair would be needed.

2: Shrinkage Cracks

Maintenance/Recommendation

Common cracks were observed in the exposed areas of the slab. This commonly occurs as the result of settling and/or surface checking. Surface checking occurs when concrete is poured in a dry state, which increases tensile strength. The dry state results in differential curing causing the surface areas to fracture. This is normal with concrete slabs. Cracks should be monitored for disjointing and/or separations and evaluated if adverse conditions are observed.

3: Exposed Concrete Fractures

Further Evaluation Required

Fractures were observed in the exposed concrete areas of the foundation. This appears to be the result of movement. Further evaluation is recommended to determine if repairs are required.

Garage

4: Trees Near Foundation

Maintenance/Recommendation

There are one or more trees near the foundation of the house. Tree roots may extract water from the soil causing a drying or shrinking affect. You may wish to consult with a qualified service company about installation of root barriers which may prevent feeder roots from nearby trees from migrating below the structure and extracting moisture from under the slab foundation. A root barrier typically consists of placing a barrier material in a 4' trench extending along the foundation. Root barriers are usually placed as far from the tree and as near to the foundation as possible in order to decrease damage to the tree roots. Typically, the barriers are 4' deep since the majority of the volume change occurs in the upper 4' of the soil.

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

I	NI	NP	D

5: Damaged Underpinning
Further Evaluation Required

The underpinning is damaged in one or more locations. This may allow pest and moisture to enter the crawl space. Repair is advised.

Outbuilding

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:
The inspector will report on drainage around the foundation that is not performing; deficiencies in grade levels around the foundation; and deficiencies in installed gutter and downspout systems.

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet is appropriate slope.

For more information on proper grading and drainage click this link.

Dry weather conditions:
If dry weather conditions existed at the time of this inspection, yard drainage was not observed firsthand.

High soil line/negative grading:
When high soil line/ or negative grading is flagged as a defect, it should be assumed that moisture penetration into the walls is possible and that some hidden damage may be present.

1: Down spouts draining near the foundation
Maintenance/Recommendation

There are one or more gutter down spouts draining near the foundation. The down spouts should be extended to help divert drainage 3 to 5 feet away from the house.

2: Tree litter in the gutters
Maintenance/Recommendation

There is tree litter in the gutters. It is recommended that the gutters be cleaned an evaluated for proper drainage.

3: Improper grade slope

Maintenance/Recommendation

The grading near the foundation appears to be inadequately sloped. Proper grading should drop at least 6 inches per 10 feet away from the foundation, according to current standards. This area should be monitored for ponding water and the grading improved if necessary.

4: Negative Grading

Further Evaluation Required

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. These areas should be monitored over time for such issues. If water is not diverting around the structure, it is recommended that a qualified landscaper or foundation contractor regrade, so water flows away from home.

Here is a helpful article discussing negative grading.

5: Areas of pooling or possible pooling water

Maintenance/Recommendation

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

I	NI	NP	D

There are areas of pooling or possible pooling water near the foundation at one or more locations. The grading may need to be improved to ensure proper moisture runoff in those areas.

6: High soil line

Maintenance/Recommendation

The soil line is at or above the top of the foundation at one or more locations. This may allow moisture to wick into the walls in these areas. The soil line should be lowered to expose 4 to 6 inches of the foundation and sloped away from the foundation for proper moisture runoff.



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

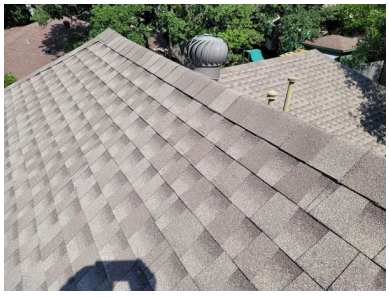
Types of Roof Covering: Shingles\Composition Asphalt Shingles

Viewed From: Roof Level

Comments:

This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. The home inspector is not responsible for insurability of the roof covering materials.

Photos: Average Condition of Roof Covering:



Roof condition: Average condition

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

I	NI	NP	D

1: Mechanical surface damage
Maintenance/Recommendation

Damaged shingles were observed at one or more locations. This appears to be mechanical damage that occurred during installation. Damaged shingles should be monitored and repaired or replaced if necessary.

2: There is tree litter on the roof
Maintenance/Recommendation

There is tree litter on the roof at one or more locations. The roof should be maintained free of tree litter to ensure the roof sheds water as intended.

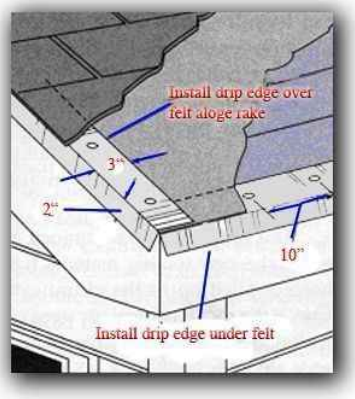
3: Shingles on low slope
Maintenance/Recommendation

There are shingles that have been installed on areas of the roof with less than a 2 in 12 pitch. In areas with less than acceptable pitch, the shingles may not shed water as intended. This can allow moisture to seep through the shingles to the underlayment and, possibly, the roof decking. It is recommended that a qualified roofing contractor be retained to determine options for different roof coverings for these areas. Most manufacturers require a minimum slope of 2 in 12 for asphalt shingles. In addition, this requirement is reflected in the 2012 International Residential Building Code as follows: R905.2.2 Slope. Asphalt shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (2:12) or greater. For roof slopes from two units vertical in 12 units horizontal (2:12) up to four units vertical in 12 units horizontal (4:12), double underlayment application is required in accordance with Section R905.2.7. R905.2.7 Underlayment application. For roof slopes from two units vertical in 12 units horizontal (17-percent slope), up to four units vertical in 12 units horizontal (33-percent slope), underlayment shall be two layers applied in the following manner. Apply a 19-inch (483 mm) strip of underlayment felt parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36-inch-wide (914 mm) sheets of underlayment, overlapping successive sheets 19 inches (483 mm), and fastened sufficiently to hold in place. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. For roof slopes of four units vertical in 12 units horizontal (33-percent slope) or greater, underlayment shall be one layer applied in the following manner. Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches (51 mm), fastened sufficiently to hold in place. Distortions in the underlayment shall not

interfere with the ability of the shingles to seal. End laps shall be offset by 6 feet (1829 mm).
It is beyond the scope of this inspection to determine if double underlayment has been installed.

4: Drip edge improperly installed
Maintenance/Recommendation

The drip edge appears to be improperly installed. The drip edge is installed on top of the felt underlayment at the roof hips. The underlayment should be on top of the drip edge at the roof hips to ensure water sheds off the underlayment properly. This is reflected in the 2012 International Residential Code, as follows:
R905.2.8.5 Drip edge.
A drip edge shall be provided at eaves and gables of shingle roofs. Adjacent pieces of drip edge shall be overlapped a minimum of 2 inches (51 mm). Drip edges shall extend a minimum of 0.25 inch (6.4 mm) below the roof sheathing and extend up the roof deck a minimum of 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at a maximum of 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the underlayment on gables. Unless specified differently by the shingle manufacturer, shingles are permitted to be flush with the drip edge.



5: Hail strikes on the vent covers
Maintenance/Recommendation

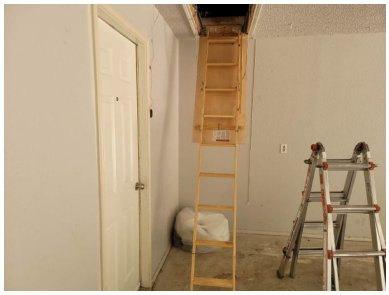
Hail strikes were observed on the vent covers. This does not appear to be affecting the operational performance of the vent cover at this time.

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

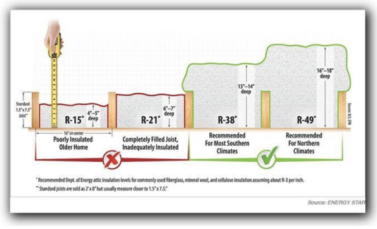
I	NI	NP	D

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: Entered the Attic



Approximate Average Depth of Insulation: 4 to 6 inches, Blown Fiberglass

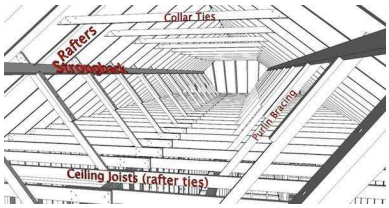


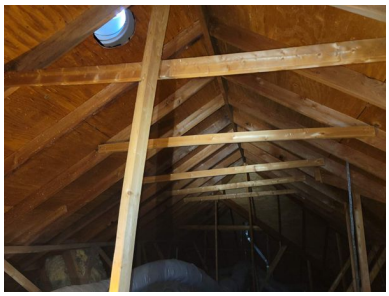
Insulation Diagram

Comments:
This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Attic Ventilation: Soffit Vents, Wind Turbines -
For information concerning proper attic ventilation Click Here.

Roof Structure Description - Stick Framing: The roof structure is framed using conventional stick framing. Stick framing utilizes lumber constructed on site by contractors.





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

I	NI	NP	D

1: Less than recommended insulation level
Maintenance/Recommendation
The insulation in the attic is less than recommended. Additional attic insulation may need to be installed to achieve a thermal resistance factor of R38.

2: The attic does not appear to be properly ventilated
Maintenance/Recommendation
The attic does not appear to be properly ventilated. The ventilation may need to be improved to ensure the attic is properly ventilated and to help prevent heat and/or moist air buildup in the attic.

3: Separated caulk joints in the soffit and fascia
Maintenance/Recommendation
There are separated joints in the soffit and fascia board at one or more locations. The joints should be sealed to prevent moisture penetration and/or pest intrusion in those areas.

4: Moisture damage on the soffit and fascia Boards
Further Evaluation Required
Moisture damage was observed on the soffit boards and/or fascia boards at one or more locations. The soffit boards and fascia boards should be inspected and repaired as necessary

5: Attic Ladder / Attic Access Needs Repair
Code/Safety Concerns
No Pull Cord, Missing Hinge Fasteners, Installed with Screws -

The attic ladder has one or more deficiencies. Repair for Safe operation.

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

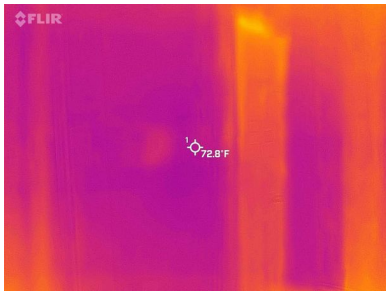
I	NI	NP	D



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

Comments:
This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Photos - Interior Walls Thermal Image Samples:
The interior walls were scanned with a FLIR thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. The thermal pictures below are a sample of random interior walls in this house at the time of this inspection. If any issues were discovered, they will be detailed in the deficiencies below.



Wall construction: Wood Stick Framing
Siding Material: Brick, Wood, Wood Byproducts
Interior wall materials: Textured Drywall Finished With Paint
Walls - Previous repair:
Previous repairs were observed on the walls. The cause or reason for repairs are unknown and the workmanship of the repairs is beyond the scope of this inspection. Contact sellers for more information.

Possible hidden damage:
Note: if water stains are noted on ceilings or walls it should be assumed that moisture penetration has occurred and that some hidden damage may exist.

1: Exterior Wall Common Cracks
Maintenance/Recommendation

One or more common cracks were observed on the brick/stone veneer. This may be due to normal settling and/or thermal movement of the building materials. These areas should be sealed to prevent moisture penetration and monitored for further signs of movement.


2: Wall penetrations not sealed

Maintenance/Recommendation

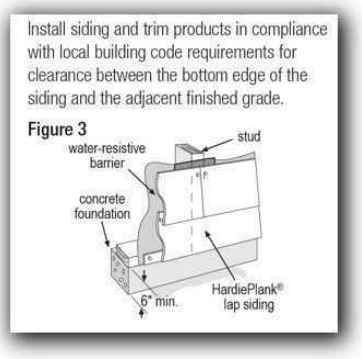
There are one or more exterior wall penetrations that are not sealed. The penetrations should be sealed to help prevent moisture and/or pest intrusion in those areas.



3: Siding clearance from ground

Maintenance/Recommendation

The cement board and/or composition wood siding does not have adequate ground clearance. This may allow moisture to wick into the siding causing it to delaminate. There should be 4 to 6 inches ground clearance to help prevent moisture from wicking into the siding.



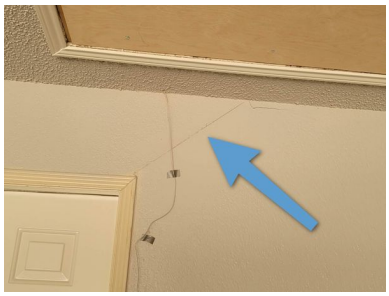

Outbuilding

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

I	NI	NP	D

4: Interior Wall Common Cracks
Maintenance/Recommendation

There are common cracks at one or more interior walls. This may be due to normal settling and/or thermal movement of the building materials. These areas should be monitored for further signs of movement.



Garage

5: Moisture damage under sinks
Maintenance/Recommendation

There is moisture damage under one or more sinks. This could be due to spills and/or may indicate a previous leak in that area. The cabinetry can be repaired or replaced as desired.

Kitchen

6: Seal sink backsplash
Maintenance/Recommendation

The counter top is not sealed to the backsplash. Sealant should be applied to prevent moisture penetration in this area.

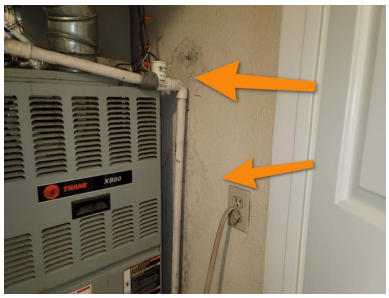
7: Interior Wall Water Stains / Damage
Further Evaluation Required

Water stains and/or moisture damage was observed on the walls. This may indicate active or previous moisture penetration in those areas. The extent of damage (if any) within the wall is beyond the scope of this

inspection. Further evaluation to determine the cause of the moisture penetration and if repairs have been performed is advised.


Outbuilding


Outbuilding


Furnace closet

8: Damage to Cabinets

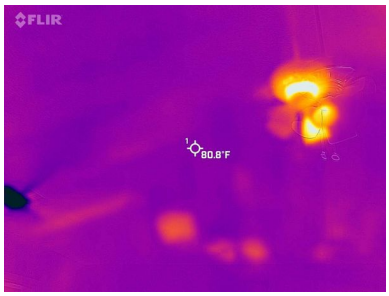
Maintenance/Recommendation

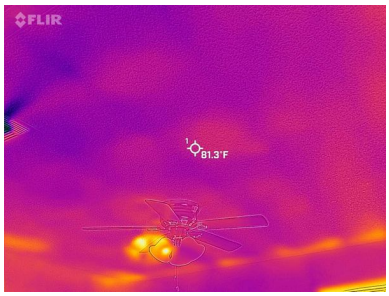
There is damage to the cabinets in various places. This could be from poor installation, heavy use, or a one time damage event. Repair as necessary.

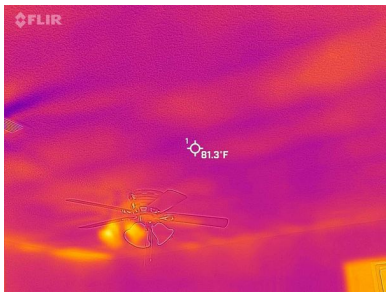
☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:
This inspection covers deficiencies of the ceilings and floors related to structural performance or water penetration.

Photos - Ceilings with Thermal Image Samples:
The ceilings were scanned with a FLIR thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. If any issues were discovered, they will be detailed in the deficiencies below.







Ceilings - Previous repairs:
Previous repairs were observed on the ceiling. The cause or reason for repairs are unknown and the quality of the repairs are beyond the scope of this inspection. Contact sellers for more information.

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

I	NI	NP	D

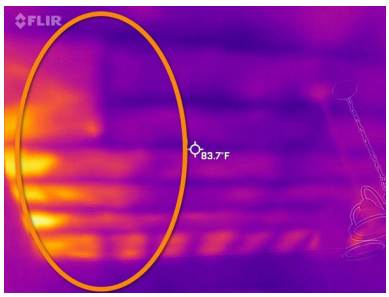
Possible hidden damage:
Note: if water stains are noted on ceilings or walls is should be assumed that moisture penetration has occurred and that some hidden damage may exist.

1: Garage Tape Joint Crack
Maintenance/Recommendation

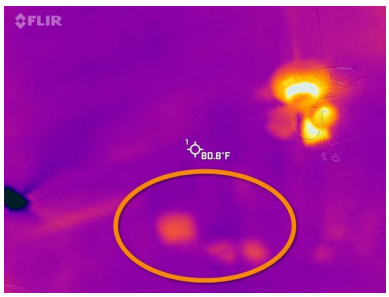
Cracked tape joints were observed on the garage ceiling. Cracked tape joints commonly occur on garage ceilings as a result of attic activity.

2: Ceiling - Temperature differential observed with thermal camera
Further Evaluation Required

Temperature differential was observed on the ceiling using a thermal camera. This may indicate a leak of some sort in this area or missing/compressed insulation. The cause of the leak If any and extent of damage is unknown. Further evaluation by a professional contractor is advised.



Dining room



Family room

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

Comments:
Note: Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

1: Weatherstripping Insufficient

Maintenance/Recommendation

Door is missing standard weather stripping. This can result in significant energy loss and moisture intrusion. Recommend installation of standard weatherstripping.

Here is a DIY guide on weatherstripping.

Garage walk door

Back door

Front door

2: Missing doorstops

Maintenance/Recommendation

There are one or more doors without door stoppers or with non functioning door stoppers. The door stoppers should be repaired or replaced to protect walls adjacent to doors.

3: Door drags flooring

Maintenance/Recommendation

One or more doors drag the flooring. Over a long term, this condition will damage the flooring. In addition, this condition may not allow for proper HVAC airflow to the room when the door is closed. Trim bottom of door to clear.

Back left bedroom

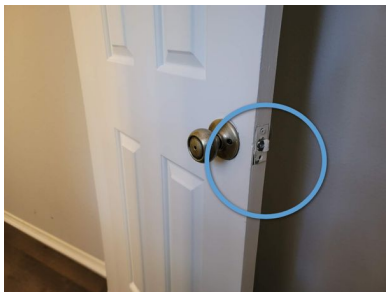
4: Loose or missing door hardware

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

I	NI	NP	D

Maintenance/Recommendation

One or more doors have loose or missing hardware. Repair or replace as required.



Hall bathroom

Hall bathroom

☒ ☐ ☐ ☒ **H. Windows**

Comments:
This inspection covers the presence and condition of windows and screens.

Type of Windows: double pane thermal windows

1: Window Screens Missing
Maintenance/Recommendation

One or more windows are missing screens. It is not uncommon for the screens to be stored in the attic or garage. It is a good idea to ask the home owner before purchasing new ones. Recommend replacement.

2: Failed thermal window seals
Further Evaluation Required

There are one or more window(s) with visible evidence of a broken thermal window seal. This causes condensation to form between the window panes leaving water deposits that cause discoloration between the panes over time. This does not materially affect the performance of the windows. Most of the identified windows were marked with a black X if easily accessible at the time of the inspection. All of the windows should be checked by a window specialist to determine if there are any more broken seals to properly estimate repair costs.

Master bedroom

3: Exterior window deteriorated caulk joint
Maintenance/Recommendation

There are separated caulk joints around the exterior window frames at one or more locations. This may indicate settling and/or seasonal movement in those areas. The caulk should be touched up or replaced to exclude pests and moisture from those areas. Where deteriorating caulk is noted it should be assumed that some moisture penetration has occurred and that some hidden damage may be present.

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

I	NI	NP	D

4: Window wont stay up
Further Evaluation Required

One or more windows in the house would not hold in the up position when tested. Further evaluation and/or repair by a window specialist is recommended.

Left front bedroom

5: Window would not lock
Further Evaluation Required

One or more windows would not lock or shut completely at the time of the inspection. This could be due to the window being out of square and/or a damaged or obstructed track. The window should be evaluated and repaired as needed to close and lock properly.

Back left bedroom

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

Comments:
This inspection will note deficiencies in steps, stairways, landings, guardrails, and handrails and for proper spacing between balusters, spindles, or rails for steps stairways, guards and railings.

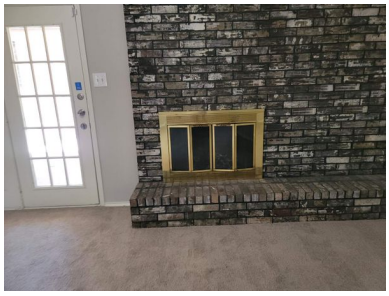
Comments: Not Present:

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

I	NI	NP	D	
☒	☐	☐	☐	**J. Fireplaces and Chimneys**

Comments:
This inspection covers the visible components and structure of the fireplace and chimney.

Photos - Fire Place Operation and Damper:



Location: Family Room
Type of fire place: with gas starter pipe, wood burning
Type of fire box: Masonry
Type of chimney: Brick
Chimney viewed from: Roof Level
Attic fire stop: Not applicable
Chimney cap installed: Yes
Combustion Air Vent: no
Gas Valve/Logs: Yes
Needs cleaned out:
The fireplace needs to be cleaned. The bottom of the fireplace could not be observed as a result.

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

Comments:
This inspection covers any attached porches, decks, steps, balconies, and carports for structural performance.

I	NI	NP	D	
☒	☐	☐	☒	**L. Other**

Comments:
Any items not specifically listed in this report were not inspected.

1: Acrobat ants on home
Further Evaluation Required

There is evidence of Acrobat ants in or on the house. Acrobat ants often cause minor damage and/or can be indicative of potential hidden fungal growth, but the extent of damage within the wall is beyond the scope of this inspection. The acrobat ants should be treated to prevent any further damage from occurring.

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

I	NI	NP	D

Outbuilding

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

Comments:
This inspection covers the service entrance wiring, electrical panels and subpanels.

Photos - Electrical panels uncovered for inspection:


Sub panel

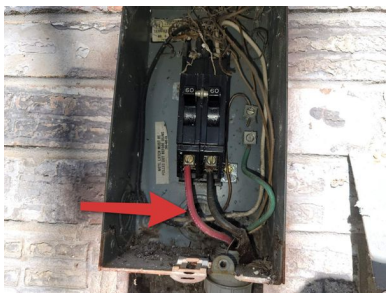

Condenser disconnect panel


Main breaker panel

Service Entrance Type: Overhead
Panel Manufacturer: Cutler Hammer
Location of Main Panel: Laundry room
Main Panel Rating Amps: 100
Wire Types Found in Panels: copper, aluminum
Grounding and Bonding: cold water supply
Condenser Breaker Sufficient: Could not determine
Arc Fault Tested: Not present
Arc Fault Protection Devices: The construction of this house may predate these standards.

1: Panel entrance not protected
Code/Safety Concerns

There are one or more conductors that are not properly protected at the panel entrance. Conductors should be protected with grommets or approved devices at the panel entrance to ensure conductor casings are not pierced or cut. This is reflected in the 2012 International Residential Building Code as follows: E3802.1 Installation and support requirements: Bushings shall be provided where entering a box, fitting or enclosure unless the box or fitting is designed to afford equivalent protection.



2: Panel not properly labeled
Maintenance/Recommendation

The breakers in the panel are not properly labeled. The breakers should be individually labeled for identification purposes.

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

I	NI	NP	D

3: White wires in hot locations
Code/Safety Concerns

Condensing unit disconnect panel(s) -
Inspection revealed white conductors used as hot wires, and not marked as such, in the above listed panels. Any conductor used for hot wire purpose should be marked with any color other than white or green. Further evaluation and or repair by a licensed electrician is advised.

4: Undersized panel
Further Evaluation Required

100 amps -
The main electrical panel has a maximum rating listed above. This may be undersized for the needs of today's modern consumer. If major electrical appliances are to be added, the service and panel may need to be upgraded.

5: Exterior electrical panel not sealed to the wall
Maintenance/Recommendation

One or more exterior electrical panels are not sealed to the wall. The panels should be sealed to prevent moisture intrusion in the opening behind the panel.

6: Ground is loose or disconnected
Further Evaluation Required

The grounding conductor is loose or disconnected from the ground rod. This leaves the house inadequately grounded. Further evaluation by qualified electrician is recommended.

7: No Exterior Disconnect
Code/Safety Concerns

There does not appear to be an outdoor service disconnect for the home's electrical system. Outdoor service disconnects should be in place to allow emergency personnel to shut off all power within the dwelling in case of an emergency (i.e. firefighters responding to a house fire, can easily shut off an exterior disconnect). This is reflected in the 2020 NEC section 230.85 where it reads: **230.85 - Emergency Disconnects**. For one-

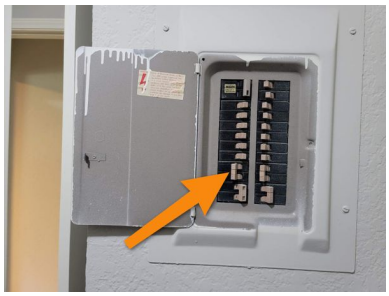
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

and two-family dwelling units, all service conductors shall terminate in disconnecting means having a short-circuit current rating equal to or greater than the available fault current, installed in a **readily accessible outdoor location**. If more than one disconnect is provided, they shall be grouped.

***This recent change to the NEC code may not have been adopted by your local jurisdiction as of yet. Check with the local governing bodies to determine your area's current "exterior disconnect" requirements.

8: Breaker tripped
Further Evaluation Required
Oven
One or more breakers tripped during the inspection. This can indicate a fault in the wiring, fixture, or breaker. Further evaluation and repair by a licensed electrician is advised.



9: Missing surge protection
Code/Safety Concerns
There is missing or improperly installed Surge protection devices in one or more required locations in the home. It is recommended that surge protection be installed in accordance with current building code.

2020 NEC 230.67 Surge Protection. (A) Surge-Protective Device. All services supplying dwelling units shall be provided with a surge-protective device (SPD). (B) Location. The SPD shall be an integral part of the service equipment or shall be located immediately adjacent thereto. Exception: The SPD shall not be required to be located in the service equipment as required in (B) if located at each next level distribution equipment downstream toward the load. C) Type. The SPD shall be a Type 1 or Type 2 SPD. (D) Replacement. Where service equipment is replaced, all of the requirements of this section shall apply.
This house may pre-date these standards.

***This recent change to the NEC code regarding Surge circuits may not have been adopted by your local jurisdiction as of yet. Check with the local governing bodies to determine your area's current surge protection requirements.

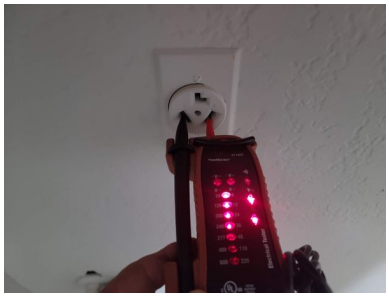
☒ ☐ ☐ ☒ **B. Branch Circuits, Connected Devices, and Fixtures**
Types of Wiring:: copper
Comments:
This inspection covers electrical receptacles, switches and fixtures.

Type of electrical system: 3 wire grounded
Smoke Alarms Present: Partial (See Deficiencies)
Carbon Monoxide Alarm: No

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

I	NI	NP	D

Note: 3 prong dryer plug: Note: the house is equipped with a 3 prong plug for an electric clothes dryer. Most newer model clothes dryers are equipped with a 4 prong plug. The outlet and/or dryer cord may have to be replaced for compatibility.
Dryer plug has power photo/video:
The dryer receptacle had power at the time of the inspection.



1: Loose outlets
Maintenance/Recommendation
There are one or more electrical outlets that are loose to the junction box. The outlets should be properly secured to the junction box to ensure safe operation.


Kitchen


Laundry room

2: Open ground
Further Evaluation Required
One or more outlets in the house tested as Open Ground. This may indicate the ground conductor is loose, disconnected, or not present. Further evaluation and/or repair by a licensed electrician is advised.


Master bedroom

3: The exterior fixtures are not sealed to the wall
Maintenance/Recommendation
One or more exterior fixtures are not sealed to the wall. Fixtures should be sealed to prevent moisture penetration in those areas.

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

I	NI	NP	D

4: Lights did not activate

Maintenance/Recommendation

One or more lights did not activate when tested. This is usually due to a burnt-out bulb in need of replacement but may indicate a faulty ballast. Further evaluation and/or repair by a licensed electrician is recommended.

Master bedroom

5: Exposed incandescent light bulb fixtures in the closets

Code/Safety Concerns

There are exposed incandescent light bulb fixtures in the closets. These should be replaced with covered fixtures for safety.

Master closet

6: Smoke alarms missing in required areas

Code/Safety Concerns

There are no smoke alarms in one or more required areas. Smoke alarms should be installed in accordance with current standards, as follows: 2012 International Residential Code R314.3 Location. Smoke alarms shall be installed in the following locations: 1. In each sleeping room. 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms. 3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the

upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

7: Missing CO alarms

Code/Safety Concerns

There are missing carbon monoxide alarms in the home. Carbon monoxide alarms should be installed in accordance with current standards, as follows: 2009 International Residential Code R315.2.1 New construction. Carbon monoxide alarms shall be provided in dwelling units when either or both of the following conditions exist. 1. The dwelling unit contains a fuel- fired appliance. 2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit. R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. When a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. Carbon monoxide is an odorless, colorless, and tasteless gas that is near impossible to identify without a proper detector. It is caused by fuels not burning completely, including wood, gasoline, coal, propane, natural gas, gasoline, and heating oil. This unburned fuel can come from anything from clothes dryers, water heaters, and ovens to ranges, a fire-burning fireplace, or a car left running in a closed garage.

8: No GFCI installed within 6 feet of a source of water

Code/Safety Concerns

According to current standards, any receptacle located within 6 ft of a water source should be protected by a ground fault circuit interrupter (GFCI). One or more receptacles in the home are within 6 ft of a water source, but are not GFCI protected. It is recommended that GFCI protected receptacles are installed at these locations, to protect the occupants from any potential shock hazards.

9: Missing GFCI protected outlets

Code/Safety Concerns

There is missing GFCI protection in one or more locations in the home. It is recommended that GFCI protection be installed in accordance with current building code. Also, the 2020 NEC updated the

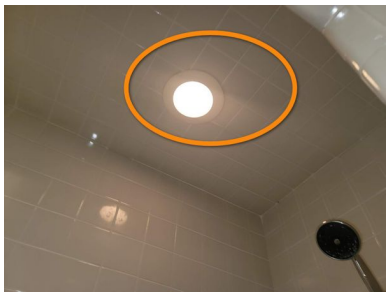
requirements for GFCI protection to include 250v circuits (i.e. dryer, condenser, and range circuits), as well as the existing 125v circuits. This house may pre-date these standards.

***This recent change to the NEC code regarding 250v circuits may not have been adopted by your local jurisdiction as of yet. Check with the local governing bodies to determine your area's current GFCI requirements.

10: Seal light above shower

Further Evaluation Required

The light above the shower is not secured and sealed to the ceiling. This may allow moist humid air to enter the unit. Repair is recommended.



11: Exterior outlet not sealed

Maintenance/Recommendation

The exterior outlet should to be sealed to the wall to prevent moisture from causing damage. Seal and/or replace as necessary

12: Damaged receptacles

Code/Safety Concerns

One or more receptacles are damaged. Replacement of the outlet by a licensed electrician is advised.

Porch

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

I	NI	NP	D

13: Missing screw in cover plate

Maintenance/Recommendation

One or more cover plates are missing screws. Replace as required.

Kitchen

14: Missing bulbs

Maintenance/Recommendation

One or more fixtures are missing the bulbs. Repair as required.

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

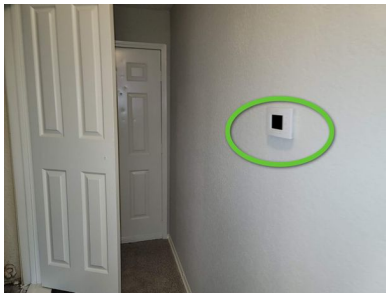
☒ ☐ ☐ ☒ **A. Heating Equipment**

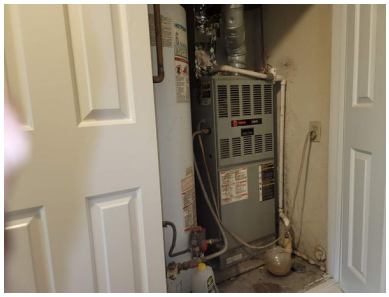
Types of Systems: Central

Energy Sources: Natural Gas

Comments:

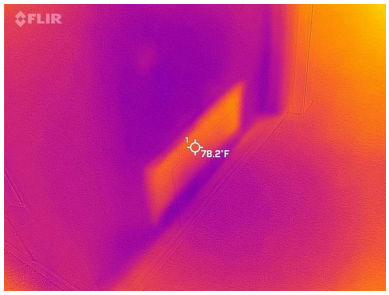
This inspection covers the gas and electric heating systems.

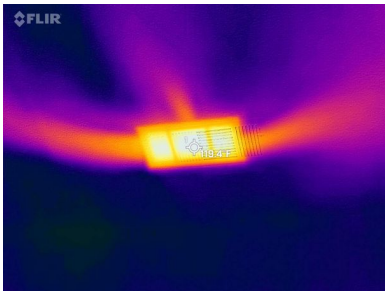




Thermostat

Photos - Furnace Uncovered and Return & Supply Sample Images:





Note - Potential Hidden Damage:

If deteriorated or missing sealant, missing refrigerant line insulation, or evidence of previous or current leaks are notated as deficient within HVAC systems, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

Mechanical Equipment Locations: hallway closet

Gas valve: Present, And Accessible

Number of units: 1

1: Furnace flue in contact with combustibles

⚠Code/Safety Concerns

The furnace flue vent does not have adequate clearance from combustible material at the ceiling. One inch of clearance from combustible materials is recommended.

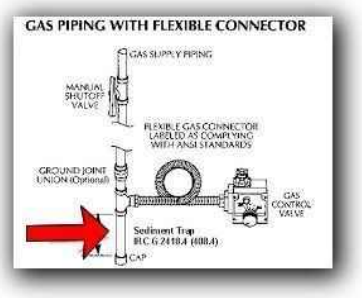
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

2: No sediment trap

Maintenance/Recommendation

The sediment trap in the gas supply pipe to the furnace is not installed. Most manufacturers of gas-fired equipment such as a gas-fired heating system require a sediment trap (or dirt leg). The sediment trap protects the appliance from debris in the gas line - such as dirt, soil, pipe chips, pipe joint tapes and compounds, and construction site debris that may enter the pipe during installation or repair. Sediment traps are designed to cause the gas flow to change direction 90 degrees at the sediment collection point. The change in direction causes the contaminants to drop out of the gas flow. The sediment trap utilizes a tee fitting. The nipple and cap must not be located in the branch opening of a tee fitting, because this does not allow the change in direction. Contaminants can pass right through the fitting and not drop out.



3: No fire stop

Further Evaluation Required

Ther is no installed fire stop at the furnace flue ceiling penetration. A fire stop should be installed to prevent fire from entering the attic from the furnace closet.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Types of Systems: Central - Air Conditioner

Comments:

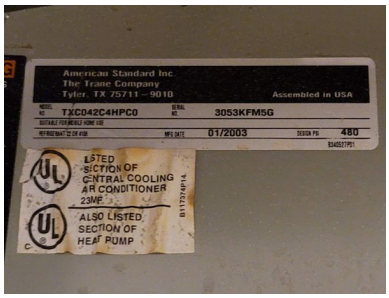
The Texas Real Estate Commission estimates the typical life span of HVAC systems to be 15-20 years of service. This may vary from system to system depending on level of use and recommended maintenance performed during the life of the system.

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

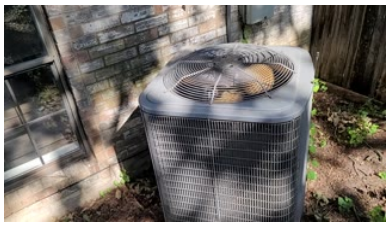
I	NI	NP	D

Photos - Manufacturer's Tag and Operational Video:

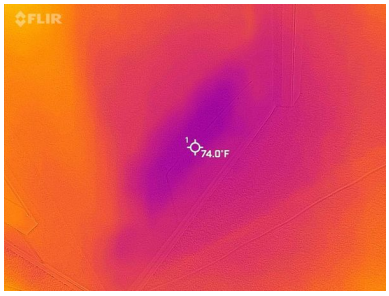
Condenser tag

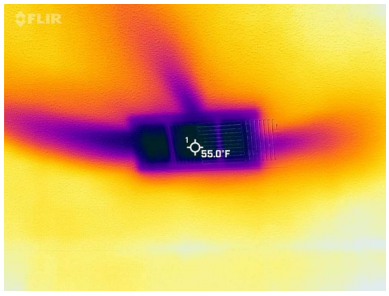


Evaporator tag



Photos - Temperature Differential Return & Supply Sample Images: house, 19





Size in tons: 3.5
Year manufactured: 2007
Seer Rating of at least: Could not be determined
Refrigerant used: R22
R-22:

Note: The U.S. government has enacted a policy requiring all air conditioners and heat pumps no longer use the ozone-depleting R22 refrigerant (AC Freon), which has been the HVAC industry standard in the manufacture of central air conditioning systems. While recharging an AC or Heat Pump is not typical, if your system develops a leak or requires service, replacement refrigerant may be necessary.

Testing method:
The equipment was operated in the cooling mode for 20 minutes, at which time the temperature of the air coming from the supply registers was measured and compared to the room temperature. The desirable differential is 15 to 22 degrees.

The selected temperature differential tested at the above selected degrees at the time of the inspection.

Recommended maintenance :
Even if the system(s) appear to be performing as intended at the time of the inspection, yearly maintenance is recommended on HVAC systems. It is recommended that all documentation of recent

service be obtained. If recent service cannot be verified, service is recommended to ensure proper operation in extreme conditions and to ensure warranty requirements are satisfied.

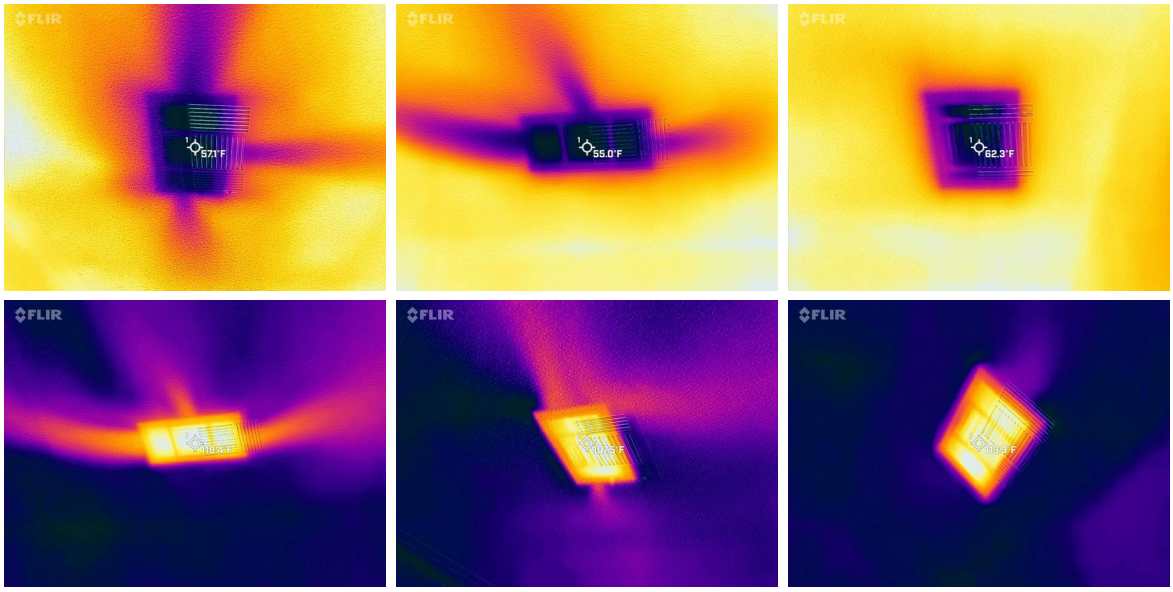
Location of condensate drain lines: into plumbing vent -
If the condensate drain line could not be located this may indicate the drain line is not properly terminated. Locating the drain line is advised.

The cooling system appeared to be operating as intended at the time of the inspection:

1: Condenser suction line insulation deteriorated
Maintenance/Recommendation
The suction line insulation is deteriorated and/or missing near the outside condensing unit. The insulation should be replaced to ensure proper operation.

☒ ☐ ☐ ☒ **C. Duct Systems, Chases, and Vents**
Comments:
This inspection covers the condition of the visible ducts, vents, fans and filters.
Supply air is checked with thermal cameras at various registers for temperature consistency.

Photos - Sample Images Taken During Operation:



Type of Ducts: Flexible
Filter Locations: At the air handling equipment

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

I	NI	NP	D

HVAC Filter Sizes: 16x25
HVAC Filter Width: 1 inch
Filter Condition: Needs Replacement

1: Damaged Ducts
Further Evaluation Required
One or more Air ducts appear to have been damaged . Recommend a qualified HVAC contractor repair.

2: Dirty air filter
Maintenance/Recommendation
The air filter is dirty. Replacement is recommended.

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

Location of water meter: South



Location of main water supply valve: Could not locate

Static water pressure reading: 60-65

Types of supply piping material: Copper

Comments:

This inspection covers the type and condition of all accessible and visible water supply components.

Note - Potential Hidden Damage:

If deteriorated caulk/mortar joints, broken tiles, or evidence of previous or current leaks are notated as deficient within plumbing systems, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

1: Toilet tank loose

Maintenance/Recommendation

One or more toilet tanks were loose at the toilet. The tank should be tightened to prevent leaks.

Master bathroom

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

I	NI	NP	D

2: Grout/caulk separations

Further Evaluation Required

There are fractured and/or separated caulk and/or grout joints in the shower enclosure(s). It is beyond the scope of this inspection to determine if moisture penetration has occurred and/or is present in non visible areas, such as behind wall coverings. For a more detailed analysis, a professional tile contractor should be consulted. The joints should be sealed to help prevent moisture penetration in those areas.

Master bathroom

3: Faucet / Escutcheons not sealed

Maintenance/Recommendation

The bathtub and/or shower faucet are not properly sealed to the wall at one or more locations. The escutcheons and faucet should be sealed to the wall to prevent moisture penetration in those areas.

Hall bathroom

4: Interior Faucet Restricted flow

Further Evaluation Required

Water flow to one or more faucets appears to be restricted. This often occurs as sediment builds up at valves or inside the faucet, but may also indicate a blockage, or low water pressure. Further evaluation and/or repair by a licensed plumber is advised.

Hall bathroom

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

I	NI	NP	D

5: Obstructed/Missing Aerator
Maintenance/Recommendation

One or more faucet aerators are obstructed or missing. As a result, the water spays forcefully. The aerator should be cleaned and/or replaced.

Hall bathroom

6: Exterior Faucet No Anti-Siphon or Freeze Protection
Maintenance/Recommendation

One or more exterior faucets are not freeze protected or protected from back-siphoning. It is recommended that all exterior plumbing is freeze protected and exterior faucets have an approved anti-siphon device installed to protect the home and public drinking water supply.

☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**

Type of Drain Piping Material: PVC

Comments:

This inspection covers the condition of all accessible and visible waste-water and vent pipes.

Location of cleanouts: South, Near the foundation, In the flower bed

Photos - Drain Cleanout Location/Observation:

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

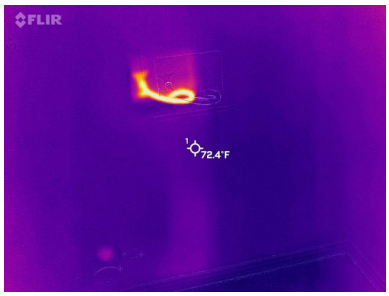
I	NI	NP	D


Bathtub Overflow Drains and drain load test: Yes -
Note: A drain load test was performed by filling all available sinks, bathtubs, and shower pans to a high level. Note: upper level tub overflow drains are not tested due to the risk of damage to private property.





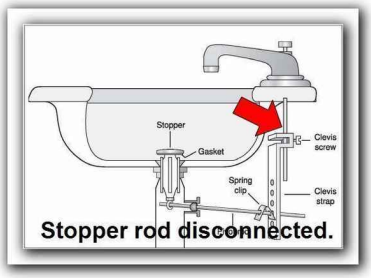

Laundry Drain Tested: yes



1: Stopper rod disconnected
Maintenance/Recommendation
One or more drain stopper pull handles are disconnected from the push-up rod. As a result, the stopper does not operate as intended. Repair as necessary.

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

I	NI	NP	D



Master bathroom

2: Stopper did not function

Maintenance/Recommendation

One or more drain stoppers did not function properly. Repair or adjustment as needed for proper operation of the stopper.

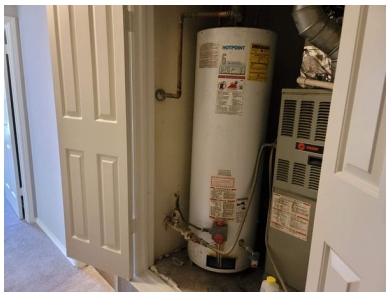
☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Sources: Natural Gas

Capacity: 40

Comments:

This inspection covers the water heating equipment and its temperature and pressure relief system.



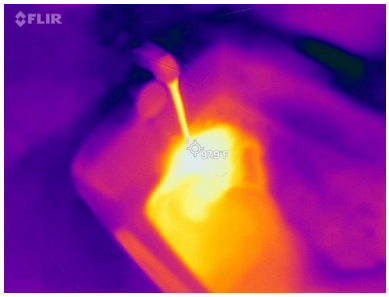
Photos - Water Heater ID tag and Sample Temperature Images:

Right side

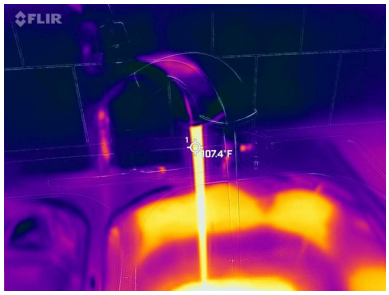
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

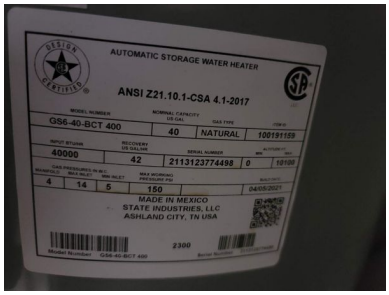
I	NI	NP	D

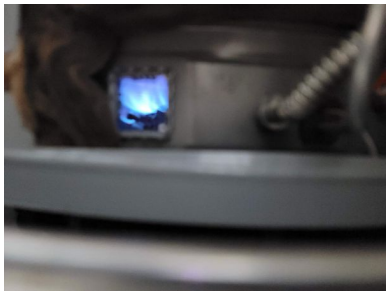




Photos - Water Heater ID tag and Sample Temperature Images:
Left side





Water Heater Locations: hallway closet, laundry room
Numbers of units: 2
Years: 2002, 2021
Life Expectancy of water heater:
10 to 15 years

TPR test: Not Tested
Safety pan and drain: No
Gas Shut Off Valve: Present, Accessible
Gas appliance connector: Iron/Flex
Type of Visible Vent Pipe: Double Wall
Garage Unit Physically Protected: Not applicable

18 Inch Floor Clearance: Yes

Water temperature test range: Below 120 degrees -

Note: The water temperature at the fixtures tested at the range indicated above. Water temperatures should be 120 F or below to help prevent accidental injury from scalding.

Table 10.2 Scald chart

Water Temperature °F (°C)	Time for 1st Degree Burn (Less Severe Burns)	Time for Permanent Burns 2nd & 3rd Degree (Most Severe Burns)
104-110 (43.3)	(normal shower temp.)	
116 (46.7)	(pain threshold)	Permanent burn injury
116 (46.7)	35 minutes	45 minutes
122 (50)	1 minute	5 minutes
131 (55)	5 seconds	25 seconds
140 (60)	2 seconds	5 seconds
149 (65)	1 second	2 seconds
154 (67.8)	instantaneous	1 second

(U.S. Government Memorandum, C.P.S.C., Peter L. Armstrong, Sept. 15, 1978)

1: No fire stop

Code/Safety Concerns

There is no attic fire stop at the water heater flue vent ceiling penetration. A fire stop should be installed to help maintain proper fire separation between the water heater closet and attic.

2: No safety pan

Maintenance/Recommendation

The water heater is not equipped with a safety pan and drain. Note: safety pans are not necessarily required for all water heaters, but are recommended. The applicable building code is as follows:
2012 IRC P2801.5 Required Pan: Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a galvanized steel pan having a material thickness of not less than 0.0236 inch (0.6010 mm) (No. 24 gauge), or other pans approved for such use.

3: Supply pipe for TPR drain

Code/Safety Concerns

A water supply pipe is installed as part of the water heater relief valve drain. This material is not designed for use as a drain pipe. Drain pipes should be smooth walled material with no reduction in size at the joints. The pipe should be properly replaced to ensure proper drainage.

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

I	NI	NP	D

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

Comments:

This inspection covers built-in hydrotherapy and whirlpool equipment

Comments: Not Present:

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

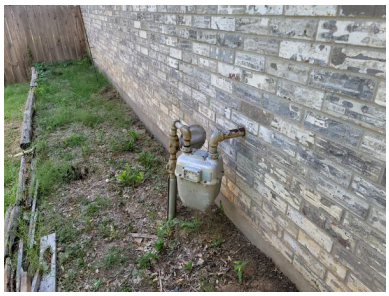
Location of Gas Meter: West

Type of Gas Distribution Piping Material: Iron

Comments:

This inspection covers the type and condition of all accessible and visible gas supply components.

Photos - Gas Meter:



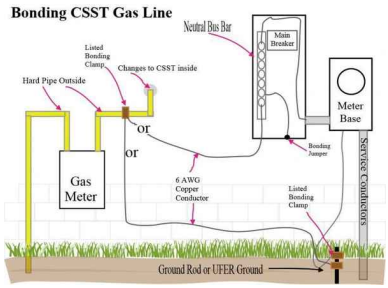
1: Gas piping not bonded

⚠Code/Safety Concerns

The gas piping system is not bonded to the grounding electrode system. This house may predate these standards. Where metal piping servicing the house is capable of being energized, it should be bonded to the grounding electrode system. This is reflected in the 2012 International Residential Building Code as follows: E3609.7 Bonding other metal piping. Where installed in or attached to a building or structure, metal piping systems, including gas piping, capable of becoming energized shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor where of sufficient size, or to the one or more grounding electrodes used. The bonding conductor(s) or jumper(s) shall be sized in accordance with Table E3908.12 using the rating of the circuit capable of energizing the piping. The equipment grounding conductor for the circuit that is capable of energizing the piping shall be permitted to serve as the bonding means. The points of attachment of the bonding jumper(s) shall be accessible.

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

I	NI	NP	D



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

I	NI	NP	D

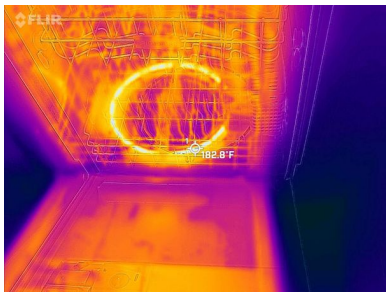
V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

Comments:
The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.



Photo - Dishwasher Thermal Image:



Note - Potential Hidden Damage:
If deteriorated or missing caulk/grout at wall and roof penetrations and/or evidence of previous or current leaks are notated as deficient within appliance components, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

Back Flow Prevention: Sanitary Loop

The dishwasher appeared to operate as intended when tested.:

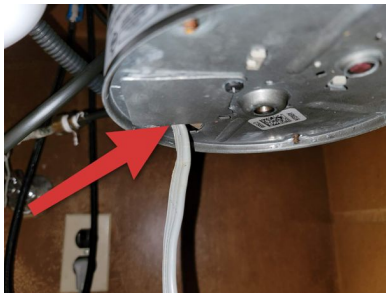
☒ ☐ ☐ ☒ **B. Food Waste Disposers**

Comments:
The inspection covers the splash guard, grinding components, and exterior.

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

I	NI	NP	D

1: Unprotected disposal conductors
Code/Safety Concerns
The conductors feeding the food waste disposer are not properly protected from the food waste disposer housing. A bushing with a clamp should be installed to help prevent the housing cutting into the conductor casing. Further evaluation and/or repair by a licensed electrician is advised.



☒ ☐ ☐ ☒ **C. Range Hood and Exhaust Systems**
Comments:
The inspection covers the filter, vent pipe, and switches as well as operation of the blower.

Range Exhaust: Recirculates

1: Range hood Inoperable
Code/Safety Concerns
The fan was inoperable. The unit sparked and popped when operated. Repair is required by a qualified appliance technician.

2: Range hood light did not activate
Maintenance/Recommendation
The range hood exhaust light did not activate when tested. Repair or replace as needed.

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

I	NI	NP	D
☒	☐	☐	☒

D. Ranges, Cooktops, and Ovens

Comments:
The inspection of the range, oven, cooktops, covers the knobs, elements, drip pans, handles, glass panels, lights or light covers, and other parts.

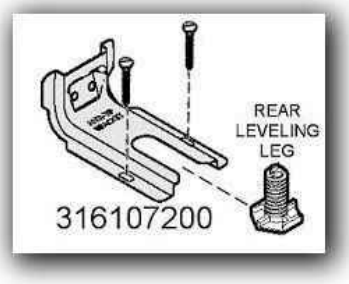
Photos - Cooktop and Oven Operation:

Type of Cook Top: Electric
Gas Shut Off Valve: Not Applicable
Type of Oven: Electric
The oven was set on bake at 350 degrees: Did not activate when tested -

The normal differential temperature range between the thermostat and the actual oven temperature is +/- 25 degrees.

Anti Tip Device: Not Present

1: No anti tip device installed
⚠Code/Safety Concerns
There is no anti tipping device installed for the oven/range. It is recommended that one be installed for safety.



2: Oven did not activate
⛔Further Evaluation Required
The oven tripped the breaker when tested. Further evaluation and repair qualified appliance technician is required.

I	NI	NP	D
☐	☐	☒	☐

E. Microwave Ovens

Comments:
The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door, and seals.

Comments: Not Present:

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

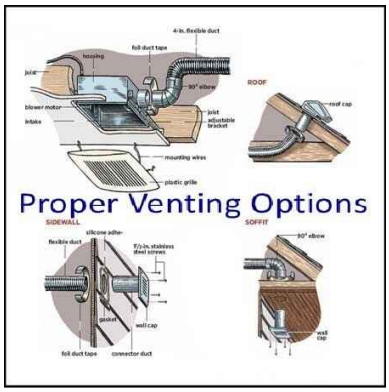
I	NI	NP	D

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

Comments:
The inspection will cover the operation of the unit, observing sound, speed and vibration level.

Exhaust Fans: vents to the exterior
Operated as intended at the time of the inspection:

1: Fans vent into the attic
Maintenance/Recommendation
The mechanical exhaust fans vent into the attic. The fans should vent outside to prevent moist air buildup in the attic. Venting to the attic was common practice when this house was built. Standards changed to require the vents to terminate outside the building envelope. Later standards were further clarified to require the vents to be directly vented to the exterior. Vents terminating into the attic can result in moisture build up in attic. This standard is reflected in the 2015International Residential Code as follows: M1501.1 Outdoor discharge. The air removed by every mechanical exhaust system shall be discharged to the outdoors in accordance with Section M1506.3. Air shall not be exhausted into an attic. soffit, ridge vent or crawl space.



☒ ☐ ☐ ☒ **G. Garage Door Operators**

Comments:
The inspection will cover the condition of the main unit, operate the unit if possible, and inspect the systems safety features.

Safety Features Door 1: Beam sensors operated as intended

1: Door did not pressure reverse
Code/Safety Concerns
The garage door operator did not auto reverse when modest pressure was applied to the bottom of the door. This may indicate the sensitivity of the mechanism needs adjustment.

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

I	NI	NP	D

2: Manual door lock not disabled

Maintenance/Recommendation

The overhead door lock should be disabled because there is an automatic garage door operator in place. This will help prevent accidentally activating the automatic opener when the door is locked, which may result in damage to the door and/or the automatic operator.

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

Comments:

The inspection will cover the condition and operation of the unit.

Photo - Vent Termination:

Dryer Vents: : Through Roof

1: Wrong dryer vent cover used

Maintenance/Recommendation

The cover for the dryer vent is not designed for use as a dryer vent cover. The cover should be equipped with a backdraft damper. Applicable building code: M1502.3 Duct termination -Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturers installation instructions. If the manufacturers instructions do not specify a termination location, the exhaust duct shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings. Exhaust

duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination. Replacement is advised. The construction of this house may predate this standard.

Approved Vent covers

2: There is a screen on the dryer vent cover

Maintenance/Recommendation

There is a screen on the dryer vent cover. This may cause dryer lint to accumulate and clog the vent. It is recommended that the screen be removed.