



***This professional home inspection
report has been prepared for:***

The Happy family.

***The directional references within the report are based on facing the house.
The front of the house faces northeast.***



PROPERTY INSPECTION REPORT

<u>Mr. and Mrs. Happy Homeowner</u> Name of Client	<u>March 02, 2022</u> Date of Inspection
<u>1234 Happy Trail, Happy Town, TX, 76179</u> Address of Inspection Property	
<u>Bryan Garrett</u> Name of Inspector	<u>21568</u> TREC License #
<u>N/A</u> Name of Sponsor (if applicable)	<u>N/A</u> 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)

Prepared exclusively for Mr. and Mrs. Happy Homeowner • Inspected Address: 1234 Happy Trail, Happy Town, USA
By Bryan Garrett TREC #21568 • Hearthstone Professional Inspections PLLC
Mobile: (630) 743-1009 • Email: Bryang@hearthstonepllc.com

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

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

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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.

Data for the Report

Some information in this report is obtained from MLS data. Its accuracy is dependent upon the seller’s disclosure and is not warranted by the writer of this report.

Scope of Inspection

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

Important Limitations and Disclaimers

This Inspection Report, reports on only the items listed and only on the current condition of those items as of the date of inspection. This report reflects only if the items inspected are observed to be “operable” or “inoperable” at the time of inspection; that is whether such items are observed to serve the purpose for which they are ordinarily intended, at this time. This report reflects only those items that are reasonably observable at the time of inspection. This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchase the inspected property and does not warrant all defects will be found. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF ANY ITEM. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item prior to the end of the option period. The Client must notify Hearthstone Professional Inspections, PLLC; in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection and fails to prevail on all causes of action alleged, Client shall be liable to Hearthstone Professional Inspections PLLC, for all its attorney’s fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

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

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Infrared (thermal imaging) is an advanced, non-invasive technology that allows the inspector to show you the homeowner things about your home; that cannot be revealed using conventional inspection methods. An infrared inspection can identify and document such things as moisture intrusion, energy loss, and even unexpected hot or cold spots however as with any typed of inspections, it cannot predict future conditions. However, for example a roof that is experiencing moisture intrusion which has been detected through thermal imagining will very likely lead to serious structural issues, if left unaddressed.

NOTE: Although Infrared Thermal Imaging is a far better diagnostic tool than the naked eye, it does not guarantee 100% accuracy, unless removal or destruction of components can be achieved to validate findings. When possible, other tools are used to verify Thermal Images, but even with these considerations **Hearthstone Professional Inspections PLLC, does not claim** to have x-ray vision. Conditions may change and cause the apparent temperature readings revealed in Thermal Imaging to be different at any given time. Thermal Images of moisture problems (if any) have been confirmed with a quality moisture meter and proper repairs should only be done by a qualified licensed professional. **Moisture can be conducive to fungi-mold, decay and wood destroying insects that cannot always be seen.** Also remember that more repair items may be discovered during the process of further evaluations and repairs of any item listed.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

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Promulgated by the Texas Real Estate Commission ● www.trec.texas.gov

Additional Information Provided by Inspector:

Comments under each subtitle deficiency section **are** TREC required deficiencies and all comments within the 'Additional Comments' section are **not** TREC defined deficiencies, rather information and comments provided by the inspector.

General Information about the Home:

- The inspected property was vacant.
- The foundation type was a post tension.
- The approximate square footage was 1,925.
- The house was built in 2000.
- Date/Time of the Inspection was Friday, March 02, 2002, from 9am to 12pm.
- Parties present at the inspection were Mr. and Mrs. Happy Homeowner.
- The front of the inspected property faces northeast.
- WDI (Pest Inspection): Yes, Arrow Exterminators – will be there at the same time as the inspector.

General Information about the Report:

I = Inspected **NP = Not Present** **NI = Not Inspected** **D = Deficient** **Blank Box = N/A**

- Items within the report that have been singled out with **Bold Text** are concerns from the inspector and it is recommended that you should pay close attention to these comments as they may require repair, replacement or important information that you should be aware of. If you have any questions, please contact your inspector.

Weather Conditions and Temperature at the time of the Inspection:

- Weather conditions during the inspection were sunny, windy, and cool.
- The outside temperature upon arrival was 65° and the outside temperature upon departure was 75°.

Real Estate Agent Information: (Clients Agent):

- Clients Agent: N/A
- Phone:
- Email:
- Agency:
- Address:

Financial Information about your Inspection:

Cost of home inspection services:	Cost of WDI (Pest Inspection): n/a
Cost of swimming pool inspection: n/a	Cost of crawlspace inspection: n/a
Cost of septic inspection:	Cost of well inspection: n/a
Cost of the outbuilding inspection:	Travel Costs:
Applied Discount: n/a	The total cost with all inspection fees:
Method Paid for the above services: Credit Card, Thank you for your payment!	

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I. STRUCTURAL SYSTEMS

A. Foundations

Comments:

- Type of foundation was Post Tension.
- The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Central Texas area is known to be unstable and unpredictable. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Engineer that is familiar with the soils and construction methods for this region.
- General Maintenance: Soaker hoses should be installed 18 inches from the foundation walls around the entire home. Operating them 3-5 minutes 1-2 days a week will help stabilize the foundation.
- There were cracks on the foundation walls however, they show little to no evidence of being foundation related issues.
- There were areas of high soil around the foundation walls.

Foundation Deficiencies:

- In the inspector's opinion the foundation appeared to be supporting the structure at the time of the inspection and there were no apparent major defects.

B. Grading and Drainage

Comments:

- General Maintenance: All gutters and downspouts should be cleaned 1 to 2 times a year for routine maintenance. As well the gutters should be checked for proper slope which allows the water to drain.

Grading Deficiencies:

- There were no signs of immediate repairs with the grading the time of the inspection.

Drainage Deficiencies:

- The downspout turnouts did not extend 3 feet away from the foundation walls which can deposit an excess amount of water near the foundation walls. Over time this can affect how the foundation performs.
- The gutters on the west corner of the house (near the garage) were gapped at the fascia board. This allows water to damage the fascia board and fall onto the walkway. See Fig 1.1 on page 7.
- Some of the gutters and downspouts were full of aggregate from the roof. This can cause water to back up and create water damage to the house and roofing materials. In the inspector's opinion it is recommended that they be cleaned.

I	NI	NP	D
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C. Roof Covering Materials

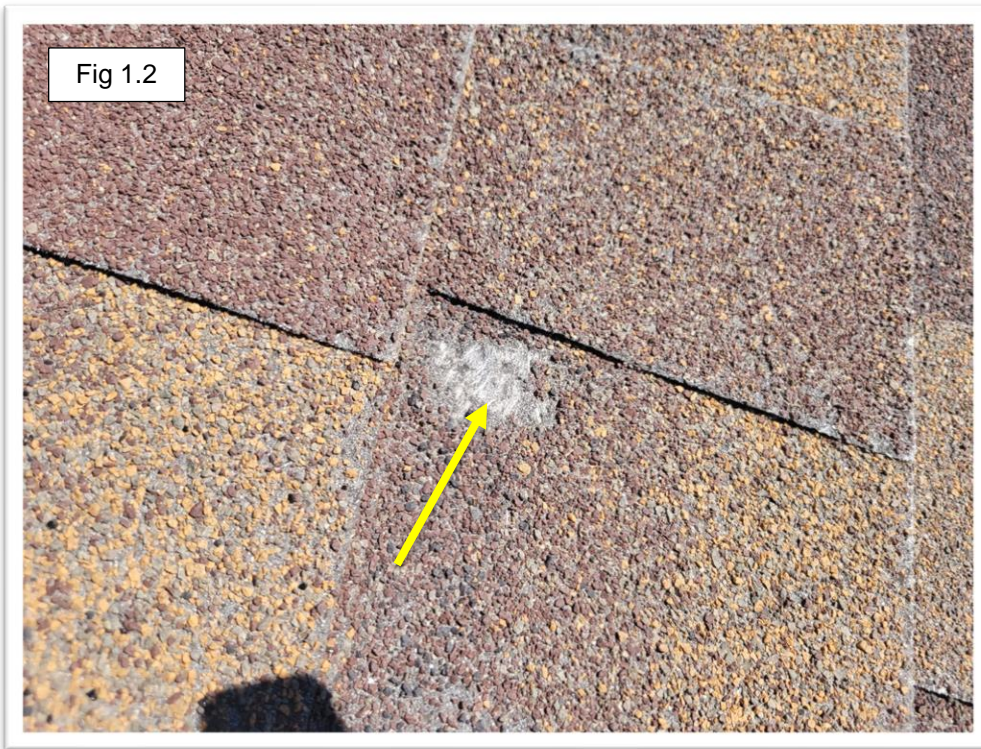
Comments:

- The type of roof covering present was composition.
- The roof was observed from the ground, ladder and walking the roof.
- **Special Note:** Please refer to the seller's disclosure in reference to the roof system's age, condition, prior problems etc. Only the property owner would have accurate knowledge of this information. The roof's age cannot be determined by the inspector and this inspection is not a warranty against future roof leaks. Even a roof that appears to be in good, functional condition may leak under certain circumstances. The inspector does not take responsibility for a roof leak that happens in the future. This inspection is not a warranty or guarantee of the condition of the roof system. If there are any concerns about the insurability you are urged to contact your insurance company to have a full inspection of the roof as the inspectors are not roofing experts.

Roof Covering Material Deficiencies:

- Some of the shingles edges were showing. This can cause the shingles to prematurely deteriorate. See Fig 1.1 on page 8.
- There was evidence of hail damage on the southwest side of the roof. See Fig 1.2 on page 8.
- The roofing trim, eaves, and fascia board needed painting.
- The PVC vent pipes on the roof had missing paint which can cause them to prematurely deteriorate rapidly, recommend painting them for protection against the sun's UV rays.
- The felt paper was installed under the drip edge which can prevent water from draining.

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Report Identification: **Mr. and Mrs. Happy Homeowner – 1234 Happy Trail, Happy Town, USA**

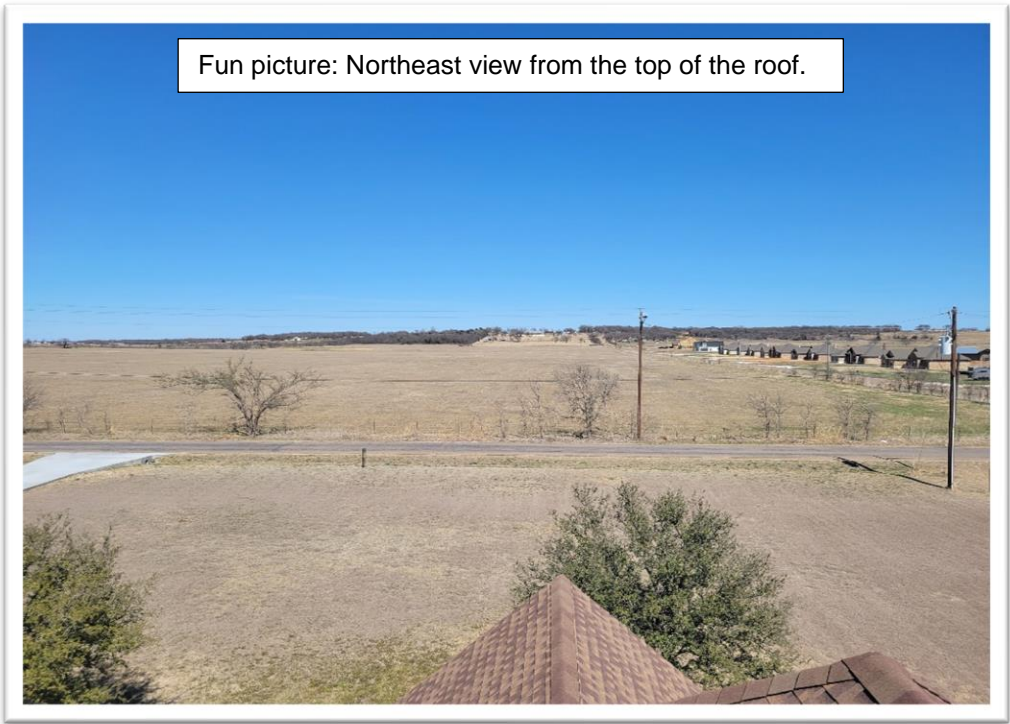
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Fun picture: Southeast view from the top of the roof.



Fun picture: Northwest view from the top of the roof.



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D. Roof Structures and Attics

Comments:

- The attic was viewed from its interior. There were inaccessible areas due to height clearances i.e., eave areas and safety concerns by the inspector and these areas were not thoroughly inspected; however, the attic was inspected from the interior decking and safe areas only.
- The approximate average depth of the attic insulation was 10" to 12" inches. The current standards call for attic insulation to be between 14" to 16" for maximum efficiency within the home.
- Blown-in, loose fill and bat were the types of insulation installed in the attic.
- Attic Temperature: 86.1°F.
- Attic Humidity: 37.6%. When the relative humidity levels are 60% or higher it is a conducive, condition for biological growth and it is then recommended that additional ventilation be added to the attic. As a rule, 1 vent is needed for every 150 square feet of attic space.
- The light switch for the attic is on the rafter to the left at the top of the attic stairs.

Roof Structures and Attic Deficiencies:

Roof Structure:

- There were no signs of immediate repairs with the roof structure the time of the inspection.

Attic Deficiencies:

- The insulation levels within the attic were below the current standards.
- Insulation was missing behind the interior attic pulldown stairway which allows for air and energy loss.
- The attic fans did not have a power source. In the inspector's opinion it is recommended that an electrician inspect the power supply and make the necessary repairs.

E. Walls (Interior and Exterior)

Comments:

- The primary exterior cladding was brick with brick trim.

Interior Wall Deficiencies:

- There were small interior hairline cracks at the walls due to movement/settlement of the home however, they showed little to no evidence of being related to foundation issues.

Exterior Wall Deficiencies:

- There were medium to large bushes touching and obstructing the exterior walls. This makes it difficult to fully inspect the walls; as well it is a conducive, condition for moisture and termites. In the inspector's opinion it is recommended that they be cut 2 feet away from the walls for proper ventilation.

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F. Ceilings and Floors

Comments:

- There were signs of water staining on the ceiling in the living room (right of the fireplace). 5% moisture was present and confirmed with the inspector's moisture meter. This percentage is within the normal range for the material.

Ceilings Deficiencies:

- There were no signs of immediate repairs with the ceilings at the time of the inspection.

Floor Deficiencies:

- There were cracks on the rear patio walkway due to shrinkage. These are not related to foundation issues.
- The toilets were not sealed at the base where they meet the floor. This can allow water from the toilet to flow on to the floor and cause damage.

G. Doors (Interior and Exterior)

Comments:

- General Maintenance on the garage door and tracks: Always use lithium grease for all moving parts of the garage door i.e., the rollers. Lithium Grease unlike WD-40 is not a water-based product, and it will not rust the moving parts over time. **For safety reasons do not grease or oil the garage door springs.**
- Insulating the garage doors can lower the temperature of the garage by up to 30 degrees which can help your home to be more efficient. See the miscellaneous section for more information.

Interior Door Deficiencies:

- The interior door to the mud room was out of square.
- The door locks on the east and southeast guest bedrooms do not easily lock and unlock.

Exterior Door Deficiencies:

- There were light and air gaps at the bottom right corner of the northwest side door in the mud room which allows air to enter the home.
- The weather stripping on the bottom of the front door was damaged and it should be replaced.

Garage Door Deficiencies:

- The left garage door (standing in the garage) was damaged and dented. In the inspector's opinion this should be repaired or replaced by a qualified door company.

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H. Windows

Window Comments:

- The windows were metal, double hung, and double paned.
- Adding solar window screens to the home can help save up to 30% on your annual bills.

Window Deficiencies:

- The garage windows and the northeast bedroom window were cracked and in the inspector's opinion it is recommended that the windowpanes be replaced.
- The right kitchen window does not easily open.
- All the windows within the home were slightly fogged. This suggests that the window seals are broken, and the windows are not performing as intended.
- The left window in the living room was difficult to open and the window sash guides were loose, which does not keep the window in the open position. This is a safety concern.
- The caulk was missing or gapped on the inside corner of the interior and exterior windows. This is an area in which air can enter the home and caulking these areas will reduce the air loss.

I. Stairways (Interior and Exterior)

Comments:

Interior Stairway Deficiencies:

- There were no interior stairs present at the time of the inspection.

Exterior Stairway Deficiencies:

- There were no exterior stairs present at the time of the inspection.

J. Fireplace and Chimneys

Comments:

- In the inspector's opinion, the interior of the fireplace, the damper, the damper area, and the chimney flue should be cleaned by a licensed chimney sweep company after 30-40 fires or as needed based on its use.
- Type of fireplace present was manufactured.
- The type of fuel the fireplace uses wood.
- The attic firestop was not accessible, and it was undetermined if one was present.
- The material type of flue was metal.
- The fireplace flue had no visible blockages at the time of the inspection.

Fireplace Deficiencies:

- The damper area was dirty with built up creosote and or dirt which can cause a fire. In the inspector's opinion I recommend that the interior of the firebox, flue and damper area be cleaned. See Fig 1.1 on page 14.
- The mantle was a floating type of unit, and it was loose at the wall. In the inspector's opinion it is recommended that it be properly secured prior to putting items on it.

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K. Porches, Balconies, Decks and Carports

Comments:

- Insulating over the garage area and the porches within the attic, will help your home to be more efficient, which can save you money on your annual bills. Keep in mind that by doing so you should have 14" to 16" of blown-in insulation or an R-38 or higher for bat insulation and always make sure that you have the proper ventilation for the attic, as a rule 1 passive vent for every 150 square feet of attic space is required.
- The structural load capabilities are not inspected and are above the scope of this inspection.

Porch Deficiencies:

- There were cracks in the rear porch walkway. These are shrinkage cracks which happens during the drying and curing phases.

Deck(s) Deficiencies:

- There were no decks present at the time of the inspection.

Balcony Deficiencies:

- There were no balconies present at the time of the inspection.

Carport(s) Deficiencies:

- There were no carports present at the time of the inspection.

II. Electrical Systems

A. Service Entrance and Panels

Comments:

- **In the inspector's opinion, it is recommended that the service entrance panel be inspected by a licensed electrician and all repairs be made.**
- All systems within the house could not be verified for bonding.
- The manufacture of the electrical service panel was a Siemens.
- The location of the electrical service panel was in the south exterior wall.
- The approximate Amperage of the service panel per panel label was 200AMP.
- The service entrance supply cables were copper.
- The location of the grounding connections was just under the electrical panel on the south corner of the home.
- Type of grounding electrode type present was a Grounding Rod. See Fig A for your grounding electrode system and a definition on page 16.
- Type of bonding termination was not observed or located.
- The dead front cover was rusted and in need of paint.
- **Specific Limitations: The inspector is not required to:**
 - (A) Determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system.
 - (B) Test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment.
 - (C) Conduct voltage drop calculations.
 - (D) Determine the accuracy of overcurrent device labeling.
 - (E) Remove covers where hazardous as judged by the inspector.
 - (F) Verify the effectiveness of overcurrent devices; or
 - (G) Operate overcurrent devices.
- The inspector is not required to determine the insurability of the property. The inspector will inspect the service entrance cables and report any deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weather heads.

Main Service Panel Deficiencies:

- This is a Siemens brand electrical panel and a Square D breaker installed in the panel. This is not recommended, and it is a safety issue. In the inspector's opinion it is recommended that a licensed electrician further examine the main service panel and make all necessary repairs.
- There was an abandoned breaker within the panel. All breakers not in use should be removed.
- There were several mud daubers nests on the grounding wires, and electrical bus bars. These should be removed for safety reasons.
- The electrical service breakers were not labeled at the panel dead front cover.

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What is a Grounding Rod?

Fig A is a picture of the copper grounding wire leading to the grounding rod which is on south corner of the home.

“Grounding rods, also known as grounding electrodes, are used to connect the grounding system of electrical systems to earth ground. Grounding rods are very good conductors of electricity and allow any dangerous electricity to flow to the ground, taking the danger away from you and the electrical panel”.

Source: The Spruce.com

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B. Branch Circuits, Connected Devices, and Fixtures

Comments:

- **In the inspector's opinion, it is recommended that the branch circuits and fixtures be inspected by a licensed electrician and all repairs be made.**
- Type of branch circuit conductors observed at the service panel was cooper.
- The Smoke Alarms were in the hallways and bedrooms.
- The Carbon Monoxide detectors were in the hallways.
- GFCI receptacles were in the kitchen, master bathroom, and exterior.
- The master bathroom GFCI should resets the guest bathroom receptacles.
- It is highly recommended that all batteries in the smoke and carbon monoxide alarms be changed once a year however we recommend that they be changed upon moving into your new home.
- The smoke alarms may be connected to an in-house security system are not inspected due to the possibility of being connected for direct call out to the local fire department, emergency services and or the police department. For testing, it is recommended that you contact the security company that monitors the currently installed system.
- At a minimum, smoke alarms are required at all designated sleeping areas and each central hall adjoining a sleeping area and on each level of a home. The National Fire Alarm Code requires that detectors be replaced every 10 years.
- There were missing or burnt-out light bulbs in some of the lighting fixtures.
- The closet light switch in the front northeast bedroom controls the outlet near the closet door.

Branch Circuits Deficiencies:

- **The smoke and carbon alarms appear to be old, and they may be outdated. In the inspector's opinion it is recommended that they be replaced for safety reasons.**
- Carbon monoxide alarms were missing in the living room, and near the mud room.
- The kitchen light over the sink is powered by the GFCI to the right of the sink. If you trip the outlet the light will go out. These should be separated for safety reasons.
- The dishwasher was powered by the GFCI receptacle to the left of the range/oven. The GFCI also connects the two outlets to the right of the oven/range. In the inspector's opinion this should be separated and put on their own circuits.
- A receptacle was present under the kitchen sink however, there was no power to the unit and it was too close to the cabinet which makes it difficult to plug anything in. See Fig 1.1 on page .
- There were light switches i.e., in the living room that have no destination. In the inspector's opinion it is recommended that an electrician examine the branch system and make the necessary repairs.
- There were electrical cords in the attic i.e., from the attic fan that disappear into the ceilings with no evidence of where they lead to. In the inspector's opinion it is recommended that an electrician examine the branch system and make the necessary repairs.
- Arch Fault Protection was missing from the kitchen, family room, dining room, living room, bedrooms, hallway, and laundry room.
- There was no GFCI receptacle in the laundry room, guest bathroom, and garage.
- The GFCI receptacles in the master bathroom, and at the exterior do not trip when tested.
- There were receptacles throughout the home (below 5 ½ feet) that were not tamper resistant.
- There were various loose outlets.
- GFCI receptacles were missing from the master bathroom bathtub, laundry room, and kitchen dishwasher.
- The master bedroom ceiling fan makes a metal on metal rubbing sound when operated and it may need to be serviced or replaced in the future.
- Some of the outlets in the bedrooms were obstructed and they could not be fully tested with the inspector's tester.

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Heating, Venting, and Air-Conditioning Systems

A. Heating Equipment

Heating Equipment Comments:

- **In the inspector's opinion, it is recommended that the HVAC system be fully inspected by a licensed HVAC technician to determine if repairs are needed.**
- In the inspector's opinion, it is recommended that the HVAC system be cleaned by a licensed technician once a year for proper maintenance.
- The unit was equipped with a float valve. This shuts off the unit in the event the unit over condensates and water builds in the primary and secondary pans.

Heating Unit Information:

- Type of heating system present was a split system, Forced Air.
- The fuel type used by the system was electric.
- The Manufacturer of the unit was Trane U.S. Inc.
- The Manufactured date per the label or serial number was January of 2021.
- The Model Number is [REDACTED].
- The Serial Number is [REDACTED].
- The location of the "kill" switch was on the on the front right side of the unit in the attic.

Heating Thermostat and Filter Information:

- The thermostat is on the northeast hallway wall.
- Condition of thermostat was acceptable. **Remember to replace the batteries upon moving in.**
- Type of filters: Disposable.
- Size of the filters were 24" x 24" x 1" however a 20" x 25" x 4 can fit in the unit on the left-hand side.
- The location of the air filter was on the ceiling outside of the northeast guest bedroom.
- The condition of the filter at the time of the inspection was slightly dirty.
- The filter(s) should be replaced every 30-40 days. The 4" filter can be replaced every 3-4 months or as needed.
- The return air location was on the ceiling of the northeast hallway.
- The closets ceiling service register location was in the northeast bedroom.

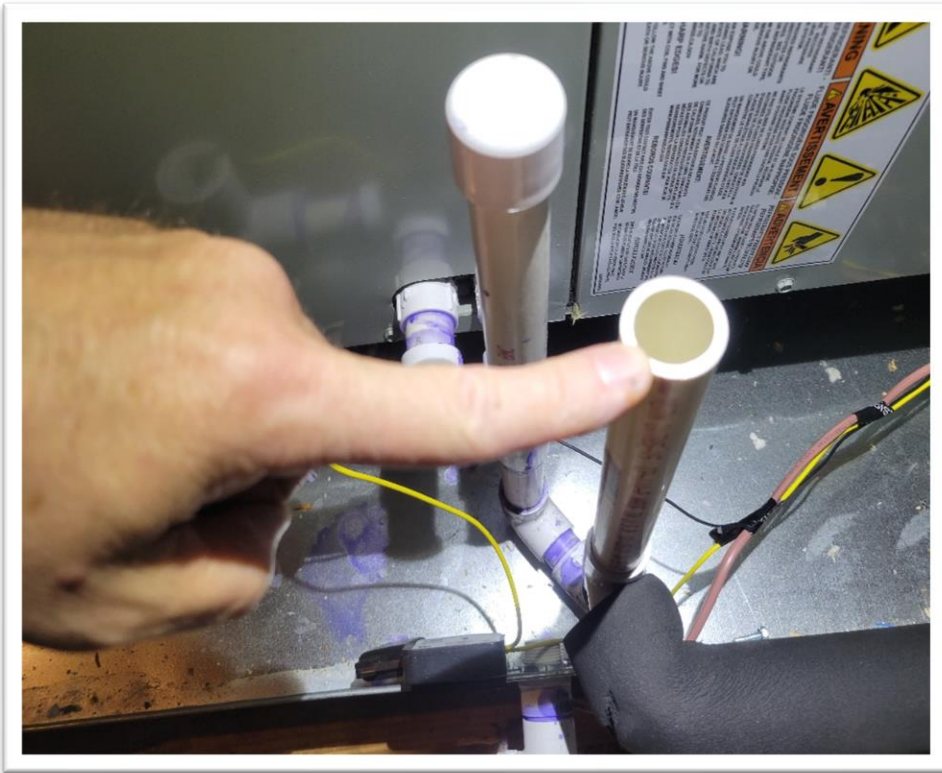
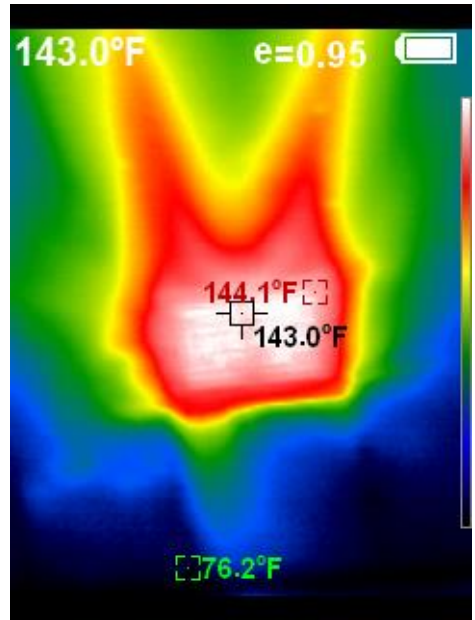
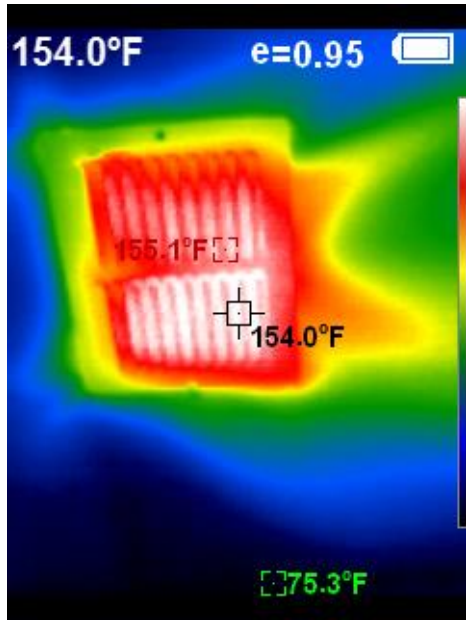
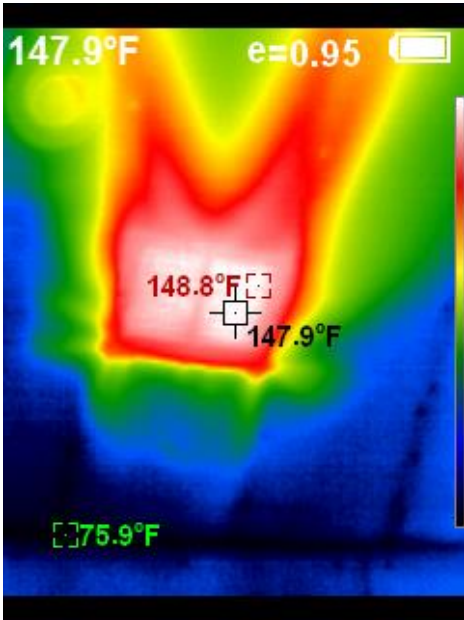
Heating (Surface) Temperature Differentials:

- The Return Air surface temperature was 82°.
- The Supply Air surface temperature was 154°.
- The Delta Δ Temperature differential was 72°, and the industry accepted normal temperature range is between 30° and 50°.

Heating Equipment Deficiencies:

- The surface heating temperatures were out of the normal range which can be a safety hazard. In the inspector's opinion it is recommended that a licensed HVAC technician examine the unit and make the necessary repairs. See the thermal images on page 19.
- There were various surface temperature readings observed during the heating mode.
- A sweet smell was observed coming from the ventilation when the heat was on. In the inspector's opinion it is recommended that a licensed HVAC technician inspect the unit to determine if repairs are needed.
- There were exposed wiring on top of the HVAC unit in the attic. All wiring should be placed within a junction box with a cover for safety reasons.

I	NI	NP	D
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General Maintenance:

Pour ½ cup bleach along with ½ cup hot water 3-4 times annually, down the primary drain line, to help remove any bacterial buildup.

The primary condensate drain line is directly in front of the unit, see the picture to the left with my finger pointing at the drain line.

I=Inspected

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I	NI	NP	D
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B. Cooling Equipment

Cooling Equipment Comments:

- In the inspector's opinion, it is recommended that the A/C unit be fully inspected by a licensed technician to determine if repairs are needed.
- In the inspector's opinion, it is recommended that the AC unit be cleaned by a licensed HVAC technician once a year for proper maintenance.

Cooling Unit Information:

- The type of cooling system present was a Split System, Central Air.
- The fuel type for the system was electric.
- The Manufacture of the unit was a Trane XR.
- The Manufactured date per the unit ID label or the serial number was February of 2021.
- The Model Number is [REDACTED].
- The Serial Number is [REDACTED].
- The location of the "kill" switch was on the southeast exterior wall to the right of the unit.
- Approximate Seer Rating was not observed however due to the age of the unit it is approximately a 13 or more.

Cooling (Surface) Temperature Differentials (Delta-T):

- The Return Air surface temperature was 66°.
- The Supply Air surface temperature was 48°.
- The Delta Δ Temperature differential was 18°, and the industry accepted normal temperature range is between 15° and 22°.

Cooling Unit Deficiencies:

- A sweet smell was observed coming from the ventilation when the air was on. In the inspector's opinion it is recommended that a licensed HVAC technician inspect the unit to determine if repairs are needed.

C. Duct Systems, Chases and Vents

Comments:

- In the inspector's opinion, it is recommended that the ducts be cleaned out for health and safety concerns as up to 10 lbs. of dirt, dust and mold can collect in the ducts every year.

Duct Systems, Chases and Vent Deficiencies:

- There were air ducts within the attic that were constricted which can impeded air flow to various rooms.
- There were various service register air covers not tightly secured to the ceilings, which allows air to travel along the ceilings and behind the drywall and not down and into the room as intended. See the thermal images on page 21.
- There were air ducts lying on the floor of the attic. It is standard practice that they be hung from the rafters with either a metal or cardboard saddles for proper air flow.
- Extensive dust was present on a few of the ceiling service register covers. This is an indication that the air filter may need to be changed.

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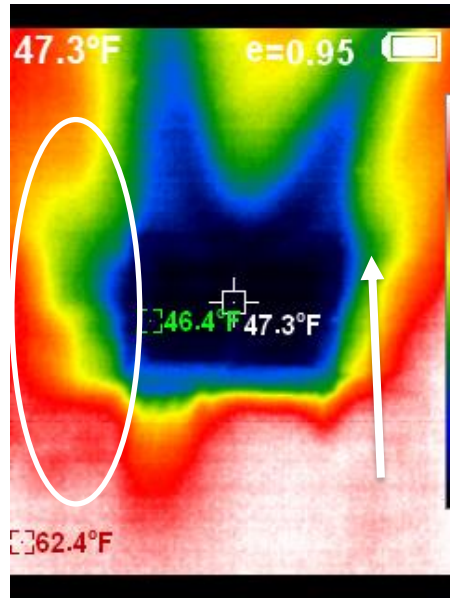
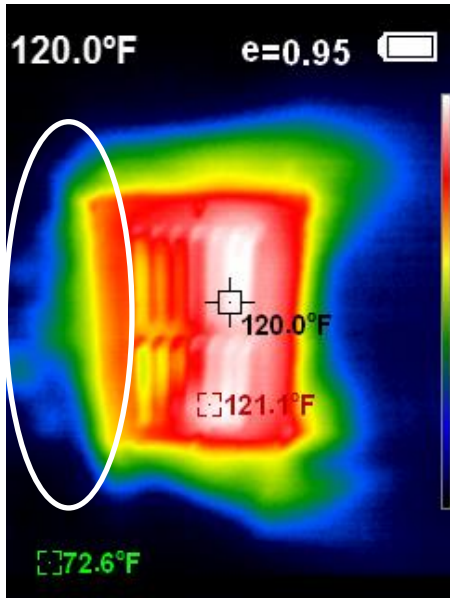
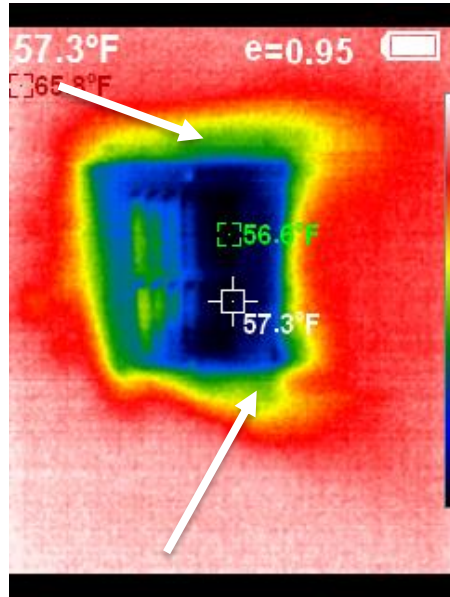
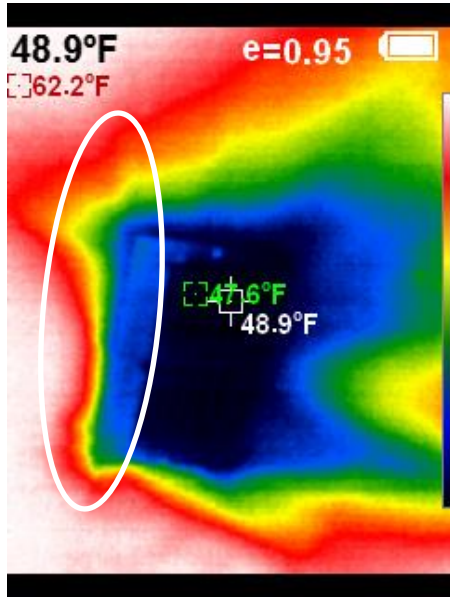
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I	NI	NP	D
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Mobile: (630) 743-1009 • Email: Bryang@hearthstonepllc.com

I	NI	NP	D
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III. Plumbing Systems

A. Plumbing Supply, Distribution Systems, and Fixtures

Comments:

- The water meter was in the front yard on the left of the driveway.
- Location of the main water supply shutoff valve was undetermined however, the water can be shut off at the meter.
- Static water pressure reading was 80 PSI. The normal industry accepted range is between 40 PSI and 80 PSI. The water pressure reported was a cursory test and the pressure can vary throughout the day.
- Type of plumbing supply line material observed within the home was copper.

Plumbing Deficiencies:

- The water meter was installed without a pan. If the unit leaks the water will not be contained which can cause flooding in the yard.
- The water in the tubs and the sinks was brownish in color.

Exterior Faucets Deficiencies:

- The anti-siphon valves were missing at the external faucets; recommend installing in order to prevent cross contamination of the water supply.
- Caulking the gaps around the exterior faucets was needed to prevent water damage or bug infestation.

Kitchen Sink Deficiencies:

- The faucet handle on the kitchen sink was loose.
- The faucet fixture leaks from the bottom of the supply line under the kitchen sink. In the inspector's opinion it is recommended that this be repaired or replaced.
- The kitchen faucet fixture leaks from the handle. In the inspector's opinion it is recommended that this be repaired or replaced.

Bathroom Sink Deficiencies:

- There were no signs of immediate repairs with any of the bathroom sinks at the time of the inspection.

Bathtub Deficiencies:

- Water flows from the shower and the water spicket when first turned on. When the shower diverter turns on nothing happens. In the inspector's opinion a licensed plumber should inspect the plumbing system and make the necessary repairs.

Free-Standing Shower Deficiencies:

- The master bathroom shower head leaks at the stem when the water is turned on.
- The right-side shower door frame in the master bathroom was slightly loose at the wall.

Commode Deficiencies:

- There were no signs of immediate repairs with the commodes at the time of the inspection.

Laundry Connection Deficiencies: (Drain(s) are not tested):

- The hot and cold laundry supply valves leak slightly when the valves are closed. These may need to be replaced in the future.

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I	NI	NP	D
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B. Drains, Wastes and Vents

Comments:

- Type of visible drain/waste lines within the home: PVC.
- Only the visible drain lines i.e., under the sinks were inspected. The drain lines and waste vents behind walls or in floors are not inspected by the inspectors. If this is a concern, I recommended that a licensed plumber evaluate the drainage system and wastes vents with a video camera and perform a hydrostatic pressure test (if necessary) and make all repairs.

C. Water Heating Equipment

Water Heating Equipment Comments:

- **In the inspector's opinion it is recommended that a licensed plumber fully inspect the water heating system and make the necessary repairs and or replacements.**
- The temperature & relief valve (TPR) was not operated due to possible leaks and or it is not safe, and the TPR is associated with leaks.
- The average temperature at the sinks was 89 - degrees. See Fig A on page 25 for directions on how to adjust the temperature.

Water Heating Unit Information:

- The Manufacture of the water heater was General Electric.
- The Manufactured date per the ID label or serial number December of 2009.
- The Model Number per the ID label is [REDACTED].
- The Serial Number per the ID label is [REDACTED].
- The water heater was in the attic over the guest bedrooms.
- The fuel type used electric.
- The tank holds 50 gallons of water per the ID label.

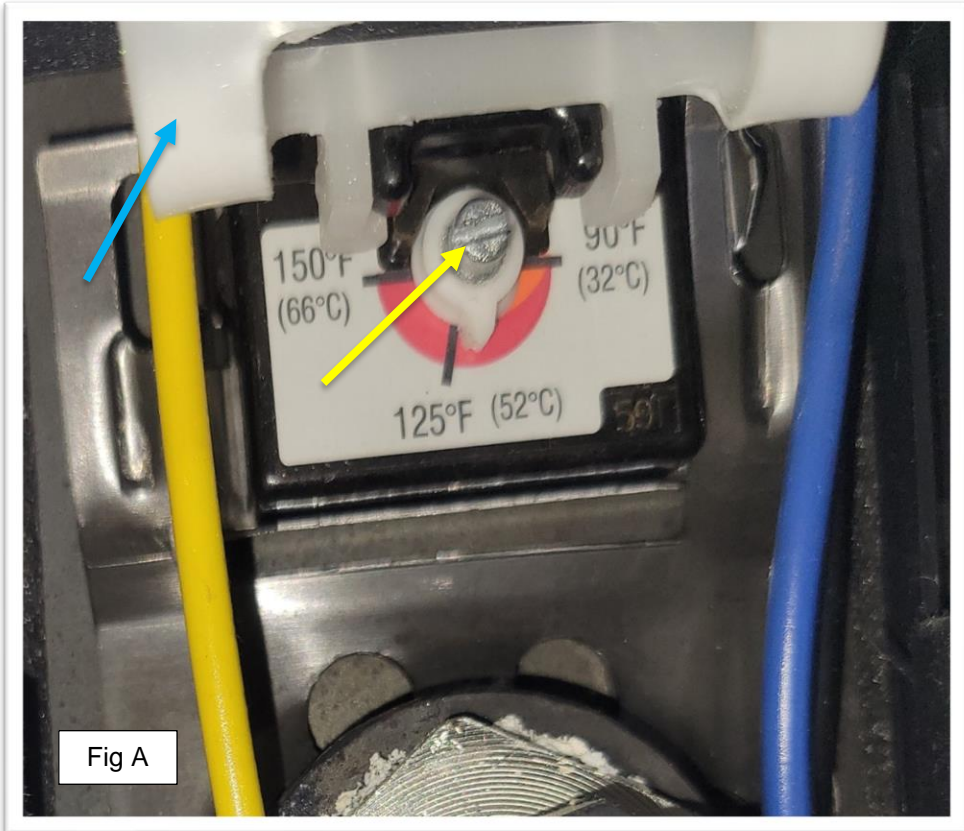
Water Heater Deficiencies:

- **Water was leaking from the lower heating element which has caused damage to the tank, the insulation and the back side of the cover door. This will lead to significant damage and in the inspector's opinion it is highly recommended that a plumber inspect the water heating system and make the necessary repairs and or replacements. See Fig 1.1 on page 24.**
- Corrosion was present on the heating elements. Corrosion can lead to water leaks and other damage. In the inspector's opinion it is recommended that a licensed plumber make all necessary repairs.
- The safety pan did not have a drain that terminated to the exterior. This can allow for water damage to the ceilings, walls, floors, and other items.
- The electrical wires that enter the top of the tank were missing a grommet for protection.

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How to adjust the temperature?

The temperature of the upper and lower heating elements were set to 120 - degrees.

To adjust the temperature of the water simply remove the covers on the front of the water heater and use a common screwdriver (AKA flathead) and turn the dial to the right to increase the temperature and turning it to the left will decrease the temperature. See the arrow in Fig A for the location of the thermostat.

SAFETY WARNING!!!! DO NOT TOUCH THE WIRES BEHIND THE PLASTI COVER OR THE EXPOSE WIRES ABOVE THE THERMOSTAT. See the blue arrow in Fig A.

D. Hydro-Message Therapy Equipment

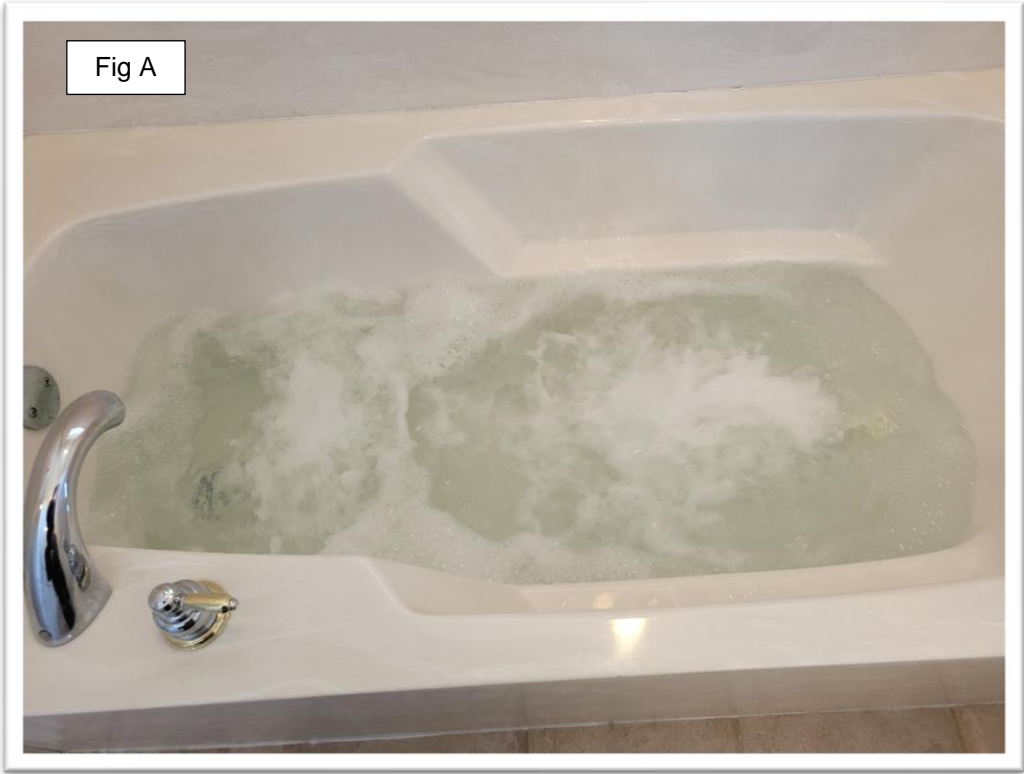
Comments:

- The unit worked as intended. See Fig A on page 26. It is highly recommended that the unit be cleaned and sterilized prior to use.
- Environmental testing of whirlpools is beyond the scope of this inspection. Health problems have been noted and linked to the bacterial growth in the distribution lines of the equipment. It is recommended that the manufacturer be consulted for further maintenance and proper cleaning instructions prior to use.

Hydro-Message Therapy Equipment Deficiencies:

- There was no access to the underside of the tub to perform maintenance on the equipment.
- A GFCI (Ground Fault Circuit Interrupter) receptacle was not present for the tub.

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

Comments:

Gas Distribution Systems and Appliance Deficiencies:

- A gas meter was not present as the home was all electric.

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IV. Appliances

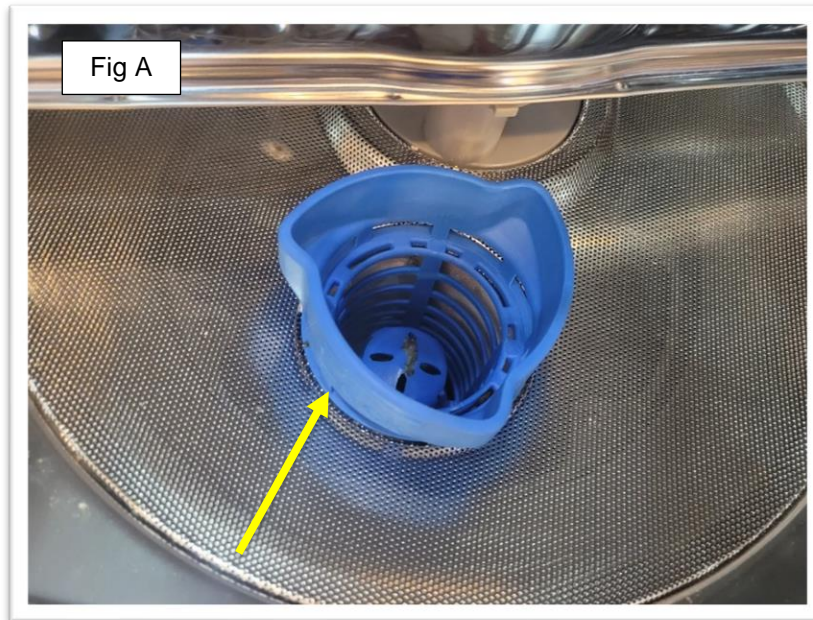
A. Dishwasher

Comments:

- The Manufacture of the unit was Midea.
- The Model Number is [REDACTED].
- The Serial Number is [REDACTED].
- The Manufactured date of the unit per the label was March of 2021.
- The dishwasher has a filter in the bottom of the unit that should be cleaned monthly for maximum efficiency. To remove the filter simply give it a ¼ turn and lift. The metal screen can be removed and cleaned as well. See Fig A on page 27 for the filter.

Dishwasher Deficiencies:

- The dishwasher was powered by the GFCI receptacle to the left of the range/oven. The GFCI also connects the two outlets to the right of the oven/range. In the inspector's opinion this should be separated and put on their own circuits.



B. Food Waste Disposer

Comments:

- There was a power outlet under the kitchen sink however there was no power to the receptacle. All the breakers were on at the main panel which suggests that there may be an issue with the receptacle or the power to the receptacle.

Food Waste Disposer Deficiencies:

- A food waste disposer was not installed at the time of the inspection.

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C. Range Hood and Exhaust System

Comments:

- The Manufacture of the unit was Broan-NuTone.
- The Manufacture Date Code per the ID label was not readable due to the damaged label.
- The Model Number is [REDACTED].
- The Serial Number is [REDACTED].
- The filter was located under the bottom of the unit. For proper cleaning, wash on the top rack of the dishwasher to prevent damage or it can be washed in the sink with equal parts of hot water and a mild detergent solution.
- This range exhaust vent recycles the air back into the kitchen.

Range Hood and Exhaust System Deficiencies:

- The filter was extremely greasy and dirty and should be cleaned prior to use.

D. Range, Cooktops and Ovens

Range/Oven Comments:

- The Manufacture of the unit was Whirlpool Corporation.
- The Model Number is [REDACTED].
- The Serial Number is [REDACTED].
- A +/- 25-degrees is allowed for proper operation when setting the oven to 350-degrees. The oven heated to 364 - degrees and is heating as intended.

Range/Oven Deficiencies:

- The anti-tipping device was not installed at the back of the oven. This helps keep the oven from tipping over when the oven door is open. See Fig A on page 28 for an example.
- The face plate on the left side of the oven was starting to come loose.

Cooktop Deficiencies:

- There were no signs of immediate repairs with the cooktop at the time of the inspection.

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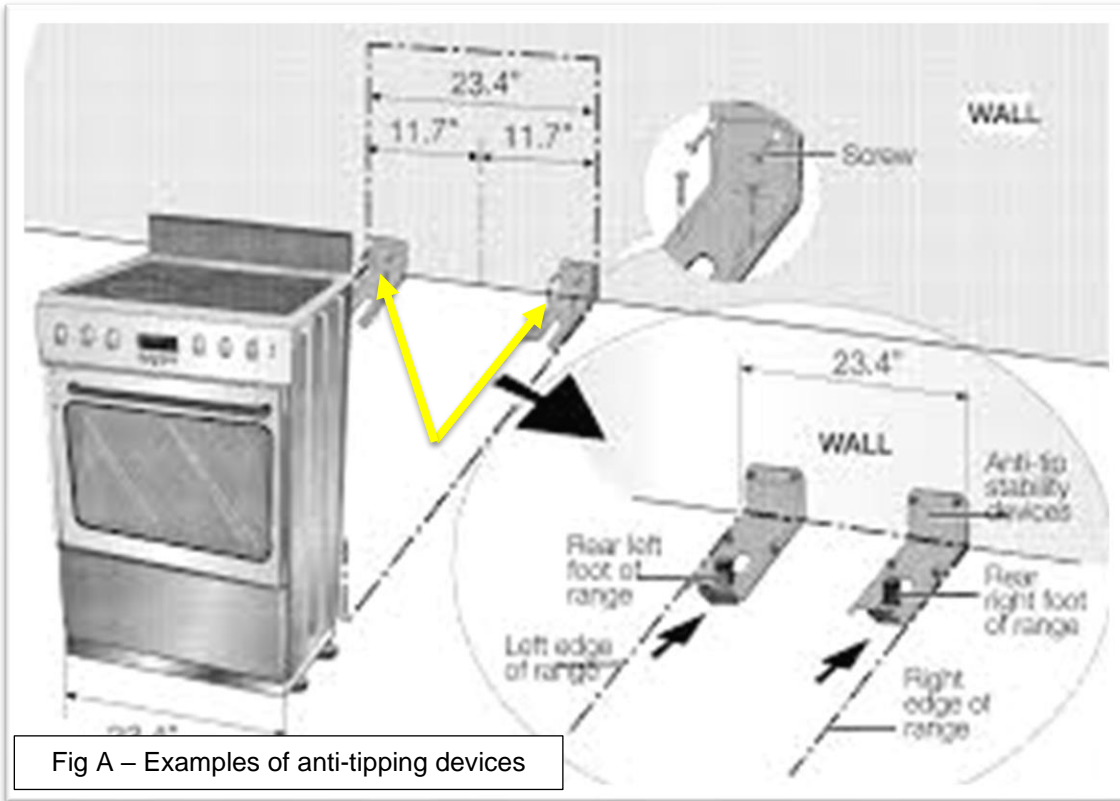


Fig A – Examples of anti-tipping devices

E. Microwave Ovens

Comments:

Microwave Oven Deficiencies:

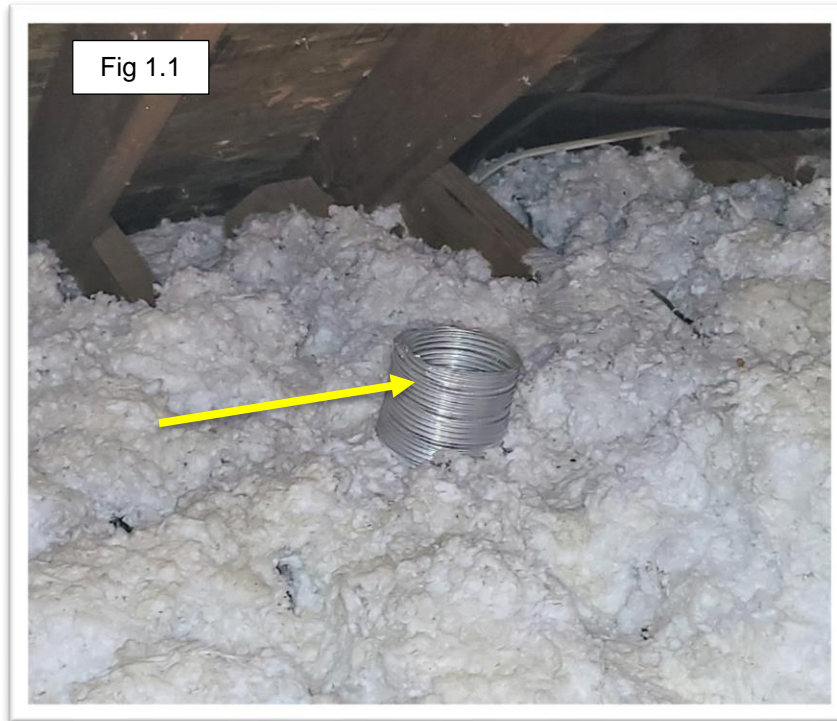
- A microwave oven was not present within the home at the time of the inspection.

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Mechanical Exhaust Vent Deficiencies:

- The bathroom mechanical exhaust vents terminate to the attic and not through the roof. This adds moisture and humidity in the attic which can lead to further damage and even biological growth. See Fig 1.1 on page 29.



G. Garage Door Operators

Comments:

- The auto reverse test was not performed with a 2" x 4" as damage may occur to the door and or the garage door operator(s). The auto reverse was tested using the inspector's hands and there were no deficiencies (to the right door) found at the time of the inspection.

Garage Door Operator Deficiencies:

- The "J" bars which extend from the track to the door were installed near the end of each door which will damage the doors and the operator. For best results the bars should be installed near the center of the door. In the inspector's opinion it is recommended that a garage door company make the necessary repairs. See Fig 1.1 on page 31.
The top support bar was damaged and removed from the door by the "J" bar. This causes additional damage to the door. In the inspector's opinion it is recommended that a garage door company make the necessary repairs. See Fig 1.2 on page 32.
- The safety sensors were higher than 6" off the ground which can be a safety hazard for small children and pets recommend they be lowered to 6" or less to the ground.
- The garage door warning labels were missing from the operator buttons on the wall and the door(s).
- The left operator (standing in the garage) does not close the door completely and it may need to be adjusted.

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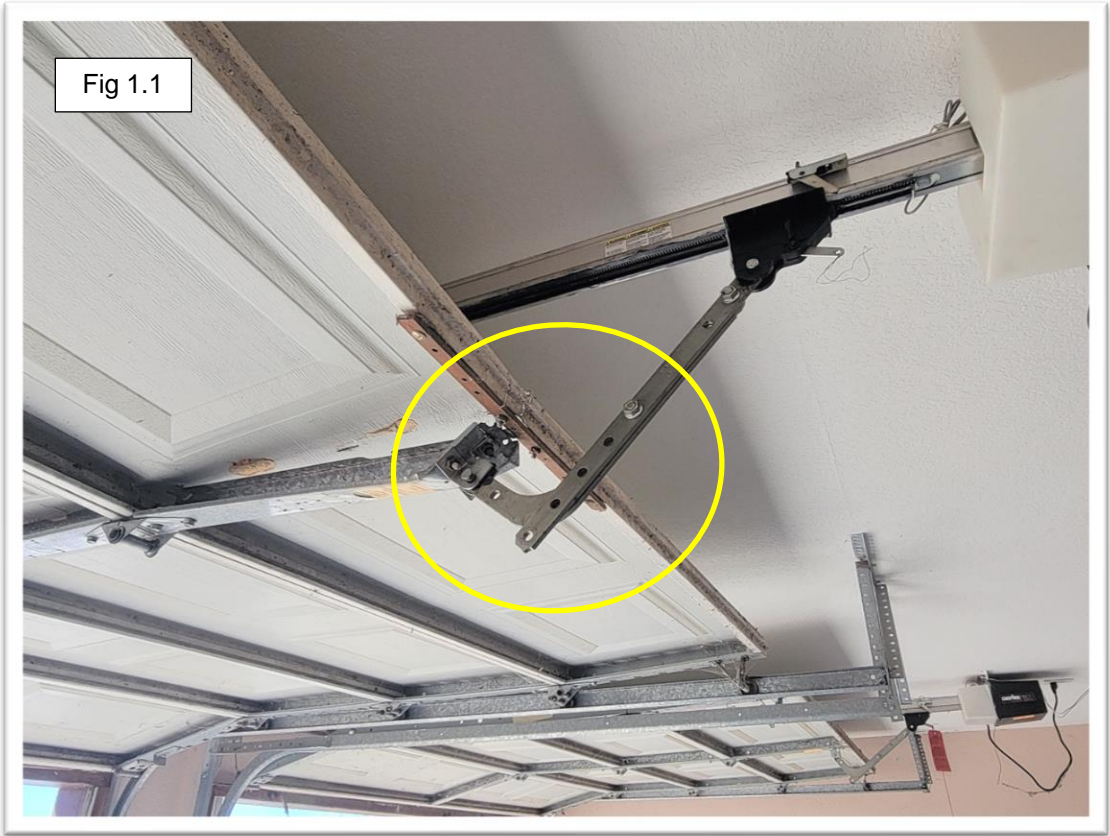
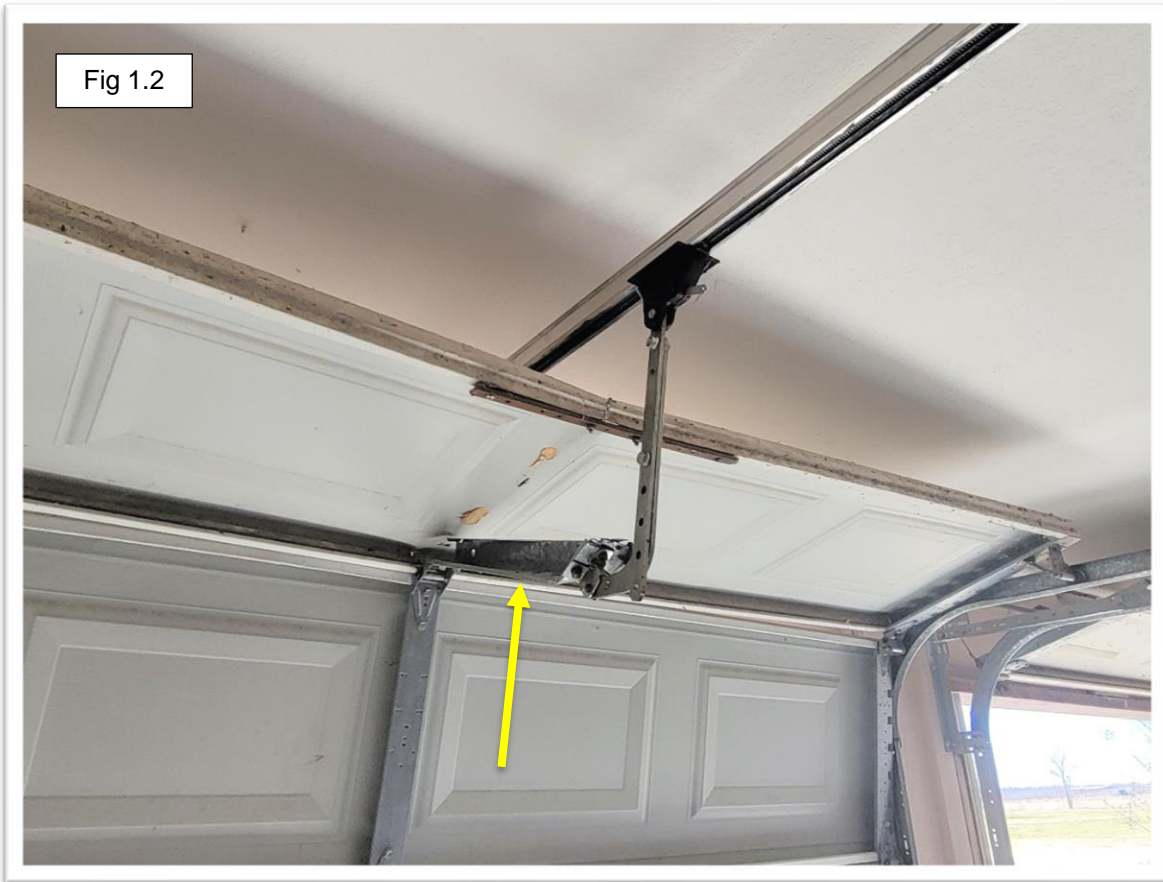


Fig 1.1



I. **Dryer Exhaust Systems**

Comments:

- The dryer vent terminates through the north exterior corner of the home.
- Cleaning the dryer ducts once a year is recommended for safety reasons.
- If you find that it takes longer than usual to dry your close, contact your local duct cleaning company to have the dryer duct cleaned out.

Dryer Exhaust Systems Deficiencies:

- There were no signs of immediate repairs with the dryer exhaust system.

V. Optional Systems



A. Outbuildings

Comments: General

- General Maintenance on the garage door and tracks: Always use lithium grease for all moving parts of the garage door i.e., the rollers. Lithium Grease unlike WD-40 is not a water-based product, and it will not rust the moving parts over time.

Comments: (Electrical)

- All systems within the house could not be verified for bonding.
- The manufacture of the electrical service panel was Square D.
- The location of the electrical service panel was in the back left corner of the shed.
- The approximate Amperage of the service panel per panel label was 125AMP.
- The service entrance wires were copper.
- The electrical meter was on the back exterior wall of the she.
- The box was grounded to a grounding rod which is in the ground under the meter.

Electrical Deficiencies:

- The dead front panel door was obstructed by a framing member for the loft.
- No GFCI receptacles were installed.
- The neutral service wire was not marked with white for proper identification.

Comments: (Roofing)

- The type of roof covering present was metal.
- The roof was observed from the ground, ladder and walking the roof.
- There were a couple of screws on the roof that were slightly raised. During your yearly maintenance it is recommended that all the screws be checked and reinstalled if necessary.

Outbuilding Deficiencies:

- A railing was missing from the upper loft area. This is a safety concern.
- The run on the stairs was too steep which can be a safety item.
- The railing on the upper loft was missing balusters for protection.
- The water spicket on the east corner of the building leaks at the stem when the water is turned off. In the inspector's opinion it is recommended that it be replaced by a licensed plumber.
- The metal carport at the front of the shed was not attached to the main building. This can be a hazard during storms.

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Fun picture: Northeast view from the roof



Fun picture: Southwest view from the roof



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By Bryan Garrett TREC #21568 ● Hearthstone Professional Inspections PLLC
Mobile: (630) 743-1009 ● Email: Bryang@hearthstonepllc.com

Report Identification: **Mr. and Mrs. Happy Homeowner – 1234 Happy Trail, Happy Town, USA**

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Fun picture: Southeast view from the roof



Fun picture: Northwest view from the roof



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I	NI	NP	D
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B. Private Sewage Disposal System

Comments:

- Type of system: Aerobic system with 2 spray heads and a lateral line to the tank.
- Manufacture Date was November 20, 2020.
- Location of the spray heads: southwest lawn in the middle of the yard.
- Number of spray heads present: 2. These are Rain Bird Maxi-Raw Model number 2045A. See Fig B on page 38.
- Location of the tanks: Southeast side of the home.
- The air filter is 3 ½" x 4 ½" in size.
- The air filter should be cleaned every six months however I recommend that it be cleaned once every 3 to 4 months for routine maintenance.
- Chlorine tablets like the ones in Fig A on page 37 (example only) should be used. Never use swimming pool chlorine tables as they are for pools only. These tablets can be ordered from a septic company, or you can find them online such as Amazon.com (see Fig A).
- It is recommended that you put 4-6 tablets in the fill tube at the same time. It is also recommended that you check on the tablets once a month if needed. You can adjust the number of tables as needed.
- The air compressor is a Hiblow.
- The model number is [REDACTED].
- The serial number is [REDACTED].

Septic System Deficiencies:

- The pump tank riser cap was missing the screws.
- The risers for the trash tank and the aeration chamber were buried. In the inspector's opinion it is recommended that they be located and extended above grade.
- There were exposed live wires in the main panel.

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I	NI	NP	D
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Fig A – Example product only. This is not a product endorsement.

I	NI	NP	D
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Fig B



I	NI	NP	D
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REPORT SUMMARY:

- The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term.
- Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations by the inspector(s).

Foundations

Comments:

- Type of foundation was Post Tension.
- The foundation performance opinion stated below neither in any way addresses future foundation movement or settlement, nor does it certify floors to be level. Soil in the Central Texas area is known to be unstable and unpredictable. Should you have present or future concerns regarding the foundation's condition, you are strongly advised to consult with a licensed Engineer that is familiar with the soils and construction methods of this region.
- General Maintenance: Soaker hoses should be installed 18 inches from the foundation walls around the entire home. Operating them 3-5 minutes 1-2 days a week will help stabilize the foundation.
- There were cracks on the foundation walls however, they show little to no evidence of being foundation related issues.
- There were areas of high soil around the foundation walls.

Foundation Deficiencies:

- In the inspector's opinion the foundation appeared to be supporting the structure at the time of the inspection and there were no apparent major defects.

Grading & Drainage

Comments:

- General Maintenance: All gutters and downspouts should be cleaned 1 to 2 times a year for routine maintenance. As well the gutters should be checked for proper slope which allows the water to drain.

Grading Deficiencies:

- There were no signs of immediate repairs with the grading the time of the inspection.

Drainage Deficiencies:

- The downspout turnouts did not extend 3 feet away from the foundation walls which can deposit an excess amount of water near the foundation walls. Over time this can affect how the foundation performs.
- The gutters on the west corner of the house (near the garage) were gapped at the fascia board. This allows water to damage the fascia board and fall onto the walkway. See Fig 1.1 on page 7.
- Some of the gutters and downspouts were full of aggregate from the roof. This can cause water to back up and create water damage to the house and roofing materials. In the inspector's opinion it is recommended that they be cleaned.

Roof Covering Materials

Comments:

- The type of roof covering present was composition.
- The roof was observed from the ground, ladder and walking the roof.
- **Special Note:** Please refer to the seller's disclosure in reference to the roof system's age, condition, prior problems etc. Only the property owner would have accurate knowledge of this information. The roof's age cannot be determined by the inspector and this inspection is not a warranty against future roof leaks. Even a roof that appears to be in good, functional condition may leak under certain circumstances. The inspector does not take responsibility for a roof leak that happens in the future. This inspection is not a warranty or guarantee of the condition of the roof system. If there are any concerns about the insurability you are urged to contact your insurance company to have a full inspection of the roof as the inspectors are not roofing experts.

Roof Covering Material Deficiencies:

- Some of the shingles edges were showing. This can cause the shingles to prematurely deteriorate. See Fig 1.1 on page 8.
- There was evidence of hail damage on the southwest side of the roof. See Fig 1.2 on page 8.
- The roofing trim, eaves, and fascia board needed painting.
- The PVC vent pipes on the roof had missing paint which can cause them to prematurely deteriorate rapidly, recommend painting them for protection against the sun's UV rays.
- The felt paper was installed under the drip edge which can prevent water from draining.

Roof Structure & Attic

Comments:

- The attic was viewed from its interior. There were inaccessible areas due to height clearances i.e., eave areas and safety concerns by the inspector and these areas were not thoroughly inspected; however, the attic was inspected from the interior decking and safe areas only.
- The approximate average depth of the attic insulation was 10" to 12" inches. The current standards call for attic insulation to be between 14" to 16" for maximum efficiency within the home.
- Blown-in, loose fill and bat were the types of insulation installed in the attic.
- Attic Temperature: 86.1°F.
- Attic Humidity: 37.6%. When the relative humidity levels are 60% or higher it is a conducive, condition for biological growth and it is then recommended that additional ventilation be added to the attic. As a rule, 1 vent is needed for every 150 square feet of attic space.
- The light switch for the attic is on the rafter to the left at the top of the attic stairs.

Roof Structures and Attic Deficiencies:

Roof Structure:

- There were no signs of immediate repairs with the roof structure the time of the inspection.

Attic Deficiencies:

- The insulation levels within the attic were below the current standards.
- Insulation was missing behind the interior attic pulldown stairway which allows for air and energy loss.
- The attic fans did not have a power source. In the inspector's opinion it is recommended that an electrician inspect the power supply and make the necessary repairs.

Walls (Interior & Exterior)

Comments:

- The primary exterior cladding was brick with brick trim.

Interior Wall Deficiencies:

- There were small interior hairline cracks at the walls due to movement/settlement of the home however, they showed little to no evidence of being related to foundation issues.

Exterior Wall Deficiencies:

- There were medium to large bushes touching and obstructing the exterior walls. This makes it difficult to fully inspect the walls; as well it is a conducive, condition for moisture and termites. In the inspector's opinion it is recommended that they be cut 2 feet away from the walls for proper ventilation.

Ceilings & Floors

Comments:

- There were signs of water staining on the ceiling in the living room (right of the fireplace). 5% moisture was present and confirmed with the inspector's moisture meter. This percentage is within the normal range for the material.

Ceilings Deficiencies:

- There were no signs of immediate repairs with the ceilings at the time of the inspection.

Floor Deficiencies:

- There were cracks on the rear patio walkway due to shrinkage. These are not related to foundation issues.
- The toilets were not sealed at the base where they meet the floor. This can allow water from the toilet to flow on to the floor and cause damage.

Doors (Interior & Exterior)

Comments:

- General Maintenance on the garage door and tracks: Always use lithium grease for all moving parts of the garage door i.e., the rollers. Lithium Grease unlike WD-40 is not a water-based product, and it will not rust the moving parts over time. **For safety reasons do not grease or oil the garage door springs.**
- Insulating the garage doors can lower the temperature of the garage by up to 30 degrees which can help your home to be more efficient. See the miscellaneous section for more information.

Interior Door Deficiencies:

- The interior door to the mud room was out of square.
- The door locks on the east and southeast guest bedrooms do not easily lock and unlock.

Exterior Door Deficiencies:

- There were light and air gaps at the bottom right corner of the northwest side door in the mud room which allows air to enter the home.
- The weather stripping on the bottom of the front door was damaged and it should be replaced.

Garage Door Deficiencies:

- The left garage door (standing in the garage) was damaged and dented. In the inspector's opinion this should be repaired or replaced by a qualified door company.

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Windows

Window Comments:

- The windows were metal, double hung, and double paned.
- Adding solar window screens to the home can help save up to 30% on your annual bills.

Window Deficiencies:

- The garage windows and the northeast bedroom window were cracked and in the inspector's opinion it is recommended that the windowpanes be replaced.
- The right kitchen window does not easily open.
- All the windows within the home were slightly fogged. This suggests that the window seals are broken, and the windows are not performing as intended.
- The left window in the living room was difficult to open and the window sash guides were loose, which does not keep the window in the open position. This is a safety concern.
- The caulk was missing or gapped on the inside corner of the interior and exterior windows. This is an area in which air can enter the home and caulking these areas will reduce the air loss.

Stairways (Interior and Exterior)

Comments:

Interior Stairway Deficiencies:

- There were no interior stairs present at the time of the inspection.

Exterior Stairway Deficiencies:

- There were no exterior stairs present at the time of the inspection.

Fireplace / Chimney

Comments:

- In the inspector's opinion, the interior of the fireplace, the damper, the damper area, and the chimney flue should be cleaned by a licensed chimney sweep company after 30-40 fires or as needed based on its use.
- Type of fireplace present was manufactured.
- The type of fuel the fireplace uses wood.
- The attic firestop was not accessible, and it was undetermined if one was present.
- The material type of flue was metal.
- The fireplace flue had no visible blockages at the time of the inspection.

Fireplace Deficiencies:

- The damper area was dirty with built up creosote and or dirt which can cause a fire. In the inspector's opinion I recommend that the interior of the firebox, flue and damper area be cleaned. See Fig 1.1 on page 14.
- The mantle was a floating type of unit, and it was loose at the wall. In the inspector's opinion it is recommended that it be properly secured prior to putting items on it.

Porches, Balconies, Decks, and Carports

Comments:

- Insulating over the garage area and the porches within the attic, will help your home to be more efficient, which can save you money on your annual bills. Keep in mind that by doing so you should have 14" to 16" of blown-in insulation or an R-38 or higher for bat insulation and always make sure that you have the proper ventilation for the attic, as a rule 1 passive vent for every 150 square feet of attic space is required.
- The structural load capabilities are not inspected and are above the scope of this inspection.

Porch Deficiencies:

- There were cracks in the rear porch walkway. These are shrinkage cracks which happens during the drying and curing phases.

Deck(s) Deficiencies:

- There were no decks present at the time of the inspection.

Balcony Deficiencies:

- There were no balconies present at the time of the inspection.

Carport(s) Deficiencies:

- There were no carports present at the time of the inspection.

Service Entrance and Panels

Comments:

- **In the inspector's opinion, it is recommended that the service entrance panel be inspected by a licensed electrician and all repairs be made.**
- All systems within the house could not be verified for bonding.
- The manufacture of the electrical service panel was a Siemens.
- The location of the electrical service panel was in the south exterior wall.
- The approximate Amperage of the service panel per panel label was 200AMP.
- The service entrance supply cables were copper.
- The location of the grounding connections was just under the electrical panel on the south corner of the home.
- Type of grounding electrode type present was a Grounding Rod. See Fig A for your grounding electrode system and a definition on page 16.
- Type of bonding termination was not observed or located.
- The dead front cover was rusted and in need of paint.
- **Specific Limitations:** The inspector is not required to:
 - (A) Determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system.
 - (B) Test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment.
 - (C) Conduct voltage drop calculations.
 - (D) Determine the accuracy of overcurrent device labeling.
 - (E) Remove covers where hazardous as judged by the inspector.
 - (F) Verify the effectiveness of overcurrent devices; or
 - (G) Operate overcurrent devices.
- The inspector is not required to determine the insurability of the property. The inspector will inspect the service entrance cables and report any deficiencies in the insulation, drip loop, service line clearances and separation of conductors at weather heads.

Main Service Panel Deficiencies:

- This is a Siemens brand electrical panel and a Square D breaker installed in the panel. This is not recommended, and it is a safety issue. In the inspector's opinion it is recommended that a licensed electrician further examine the main service panel and make all necessary repairs.
- There was an abandoned breaker within the panel. All breakers not in use should be removed.
- There were several mud daubers nests on the grounding wires, and electrical bus bars. These should be removed for safety reasons.
- The electrical service breakers were not labeled at the panel dead front cover.

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Branch Circuits - Connected Devices and Fixtures

Comments:

- **In the inspector’s opinion, it is recommended that the branch circuits and fixtures be inspected by a licensed electrician and all repairs be made.**
- Type of branch circuit conductors observed at the service panel was cooper.
- The Smoke Alarms were in the hallways and bedrooms.
- The Carbon Monoxide detectors were in the hallways.
- GFCI receptacles were in the kitchen, master bathroom, and exterior.
- The master bathroom GFCI should resets the guest bathroom receptacles.
- It is highly recommended that all batteries in the smoke and carbon monoxide alarms be changed once a year however we recommend that they be changed upon moving into your new home.
- The smoke alarms may be connected to an in-house security system are not inspected due to the possibility of being connected for direct call out to the local fire department, emergency services and or the police department. For testing, it is recommended that you contact the security company that monitors the currently installed system.
- At a minimum, smoke alarms are required at all designated sleeping areas and each central hall adjoining a sleeping area and on each level of a home. The National Fire Alarm Code requires that detectors be replaced every 10 years.
- There were missing or burnt-out light bulbs in some of the lighting fixtures.
- The closet light switch in the front northeast bedroom controls the outlet near the closet door.

Branch Circuits Deficiencies:

- **The smoke and carbon alarms appear to be old, and they may be outdated. In the inspector’s opinion it is recommended that they be replaced for safety reasons.**
- Carbon monoxide alarms were missing in the living room, and near the mud room.
- The kitchen light over the sink is powered by the GFCI to the right of the sink. If you trip the outlet the light will go out. These should be separated for safety reasons.
- The dishwasher was powered by the GFCI receptacle to the left of the range/oven. The GFCI also connects the two outlets to the right of the oven/range. In the inspector’s opinion this should be separated and put on their own circuits.
- A receptacle was present under the kitchen sink however, there was no power to the unit and it was too close to the cabinet which makes it difficult to plug anything in. See Fig 1.1 on page .
- There were light switches i.e., in the living room that have no destination. In the inspector’s opinion it is recommended that an electrician examine the branch system and make the necessary repairs.
- There were electrical cords in the attic i.e., from the attic fan that disappear into the ceilings with no evidence of where they lead to. In the inspector’s opinion it is recommended that an electrician examine the branch system and make the necessary repairs.
- Arch Fault Protection was missing from the kitchen, family room, dining room, living room, bedrooms, hallway, and laundry room.
- There was no GFCI receptacle in the laundry room, guest bathroom, and garage.
- The GFCI receptacles in the master bathroom, and at the exterior do not trip when tested.
- There were receptacles throughout the home (below 5 ½ feet) that were not tamper resistant.
- There were various loose outlets.
- GFCI receptacles were missing from the master bathroom bathtub, laundry room, and kitchen dishwasher.
- The master bedroom ceiling fan makes a metal on metal rubbing sound when operated and it may need to be serviced or replaced in the future.
- Some of the outlets in the bedrooms were obstructed and they could not be fully tested with the inspector’s tester.

Heating Equipment

Heating Equipment Comments:

- **In the inspector's opinion, it is recommended that the HVAC system be fully inspected by a licensed HVAC technician to determine if repairs are needed.**
- In the inspector's opinion, it is recommended that the HVAC system be cleaned by a licensed technician once a year for proper maintenance.
- The unit was equipped with a float valve. This shuts off the unit in the event the unit over condensates and water builds in the primary and secondary pans.

Heating Unit Information:

- Type of heating system present was a split system, Forced Air.
- The fuel type used by the system was electric.
- The Manufacturer of the unit was Trane U.S. Inc.
- The Manufactured date per the label or serial number was January of 2021.
- The Model Number is [REDACTED].
- The Serial Number is [REDACTED].
- The location of the "kill" switch was on the on the front right side of the unit in the attic.

Heating Thermostat and Filter Information:

- The thermostat is on the northeast hallway wall.
- Condition of thermostat was acceptable. **Remember to replace the batteries upon moving in.**
- Type of filters: Disposable.
- Size of the filters were 24" x 24" x 1" however a 20" x 25" x 4 can fit in the unit on the left-hand side.
- The location of the air filter was on the ceiling outside of the northeast guest bedroom.
- The condition of the filter at the time of the inspection was slightly dirty.
- The filter(s) should be replaced every 30-40 days. The 4" filter can be replaced every 3-4 months or as needed.
- The return air location was on the ceiling of the northeast hallway.
- The closets ceiling service register location was in the northeast bedroom.

Heating (Surface) Temperature Differentials:

- The Return Air surface temperature was 82°.
- The Supply Air surface temperature was 154°.
- The Delta Δ Temperature differential was 72°, and the industry accepted normal temperature range is between 30° and 50°.

Heating Equipment Deficiencies:

- The surface heating temperatures were out of the normal range which can be a safety hazard. In the inspector's opinion it is recommended that a licensed HVAC technician examine the unit and make the necessary repairs. See the thermal images on page 19.
- There were various surface temperature readings observed during the heating mode.
- A sweet smell was observed coming from the ventilation when the heat was on. In the inspector's opinion it is recommended that a licensed HVAC technician inspect the unit to determine if repairs are necessary.
- There were exposed wiring on top of the HVAC unit in the attic. All wiring should be placed within a junction box with a cover for safety reasons.

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Cooling Equipment

Cooling Equipment Comments:

- **In the inspector’s opinion, it is recommended that the A/C unit be fully inspected by a licensed technician to determine if repairs are needed.**
- In the inspector’s opinion, it is recommended that the AC unit be cleaned by a licensed HVAC technician once a year for proper maintenance.

Cooling Unit Information:

- The type of cooling system present was a Split System, Central Air.
- The fuel type for the system was electric.
- The Manufacture of the unit was a Trane XR.
- The Manufactured date per the unit ID label or the serial number was February of 2021.
- The Model Number is [REDACTED].
- The Serial Number is [REDACTED].
- The location of the “kill” switch was on the southeast exterior wall to the right of the unit.
- Approximate Seer Rating was not observed however due to the age of the unit it is approximately a 13 or more.

Cooling (Surface) Temperature Differentials (Delta-T):

- The Return Air surface temperature was 66°.
- The Supply Air surface temperature was 48°.
- The Delta Δ Temperature differential was 18°, and the industry accepted normal temperature range is between 15° and 22°.

Cooling Unit Deficiencies:

- A sweet smell was observed coming from the ventilation when the air was on. In the inspector’s opinion it is recommended that a licensed HVAC technician inspect the unit to determine if repairs are needed.

Duct Systems, Chases and Vents

Comments:

- In the inspector’s opinion, it is recommended that the ducts be cleaned out for health and safety concerns as up to 10 lbs. of dirt, dust and mold can collect in the ducts every year.

Duct Systems, Chases and Vent Deficiencies:

- There were air ducts within the attic that were constricted which can impeded air flow to various rooms.
- There were various service register air covers not tightly secured to the ceilings, which allows air to travel along the ceilings and behind the drywall and not down and into the room as intended. See the thermal images on page 21.
- There were air ducts lying on the floor of the attic. It is standard practice that they be hung from the rafters with either a metal or cardboard saddles for proper air flow.
- Extensive dust was present on a few of the ceiling service register covers. This is an indication that the air filter may need to be changed.

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Plumbing Supply, Distribution Systems and Fixtures

Comments:

- The water meter was in the front yard on the left of the driveway.
- Location of the main water supply shutoff valve was undetermined however, the water can be shut off at the meter.
- Static water pressure reading was 80 PSI. The normal industry accepted range is between 40 PSI and 80 PSI. The water pressure reported was a cursory test and the pressure can vary throughout the day.
- Type of plumbing supply line material observed within the home was copper.

Plumbing Deficiencies:

- The water meter was installed without a pan. If the unit leaks the water will not be contained which can cause flooding in the yard.
- The water in the tubs and the sinks was brownish in color.

Exterior Faucets Deficiencies:

- The anti-siphon valves were missing at the external faucets; recommend installing in order to prevent cross contamination of the water supply.
- Caulking the gaps around the exterior faucets was needed to prevent water damage or bug infestation.

Kitchen Sink Deficiencies:

- The faucet handle on the kitchen sink was loose.
- The faucet fixture leaks from the bottom of the supply line under the kitchen sink. In the inspector's opinion it is recommended that this be repaired or replaced.
- The kitchen faucet fixture leaks from the handle. In the inspector's opinion it is recommended that this be repaired or replaced.

Bathroom Sink Deficiencies:

- There were no signs of immediate repairs with any of the bathroom sinks at the time of the inspection.

Bathtub Deficiencies:

- Water flows from the shower and the water spicket when first turned on. When the shower diverter turns on nothing happens. In the inspector's opinion a licensed plumber should inspect the plumbing system and make the necessary repairs.

Free-Standing Shower Deficiencies:

- The master bathroom shower head leaks at the stem when the water is turned on.
- The right-side shower door frame in the master bathroom was slightly loose at the wall.

Commode Deficiencies:

- There were no signs of immediate repairs with the commodes at the time of the inspection.

Laundry Connection Deficiencies: (Drain(s) are not tested):

- The hot and cold laundry supply valves leak slightly when the valves are closed. These may need to be replaced in the future.

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Drain, Wastes and Vents

Comments:

- Type of visible drain/waste lines within the home: PVC.
- Only the visible drain lines i.e., under the sinks were inspected. The drain lines and waste vents behind walls or in floors are not inspected by the inspectors. If this is a concern, I recommended that a licensed plumber evaluate the drainage system and wastes vents with a video camera and perform a hydrostatic pressure test (if necessary) and make all repairs.

Water Heating Equipment

Water Heating Equipment Comments:

- **In the inspector's opinion it is recommended that a licensed plumber fully inspect the water heating system and make the necessary repairs and or replacements.**
- The temperature & relief valve (TPR) was not operated due to possible leaks and or it is not safe, and the TPR is associated with leaks.
- The average temperature at the sinks was 89 - degrees. See Fig A on page 25 for directions on how to adjust the temperature.

Water Heating Unit Information:

- The Manufacture of the water heater was General Electric.
- The Manufactured date per the ID label or serial number December of 2009.
- The Model Number per the ID label is [REDACTED].
- The Serial Number per the ID label is [REDACTED].
- The water heater was in the attic over the guest bedrooms.
- The fuel type used electric.
- The tank holds 50 gallons of water per the ID label.

Water Heater Deficiencies:

- **Water was leaking from the lower heating element which has caused damage to the tank, the insulation and the back side of the cover door. This will lead to significant damage and in the inspector's opinion it is highly recommended that a plumber inspect the water heating system and make the necessary repairs and or replacements. See Fig 1.1 on page 24.**
- Corrosion was present on the heating elements. Corrosion can lead to water leaks and other damage. In the inspector's opinion it is recommended that a licensed plumber make all necessary repairs.
- The safety pan did not have a drain that terminated to the exterior. This can allow for water damage to the ceilings, walls, floors, and other items.
- The electrical wires that enter the top of the tank were missing a grommet for protection.

Hydro-Massage Therapy Equipment

Comments:

- The unit worked as intended. See Fig A on page 26. It is highly recommended that the unit be cleaned and sterilized prior to use.
- Environmental testing of whirlpools is beyond the scope of this inspection. Health problems have been noted and linked to the bacterial growth in the distribution lines of the equipment. It is recommended that the manufacturer be consulted for further maintenance and proper cleaning instructions prior to use.

Hydro-Massage Therapy Equipment Deficiencies:

- There was no access to the underside of the tub to perform maintenance on the equipment.
- A GFCI (Ground Fault Circuit Interrupter) receptacle was not present for the tub.

Gas Distribution Systems and Gas Appliances

Comments:

Gas Distribution Systems and Appliance Deficiencies:

- A gas meter was not present as the home was all electric.

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V. APPLIANCES

Dishwashers

Comments:

- The Manufacture of the unit was Midea.
- The Model Number is [REDACTED].
- The Serial Number is [REDACTED].
- The Manufactured date of the unit per the label was March of 2021.
- The dishwasher has a filter in the bottom of the unit that should be cleaned monthly for maximum efficiency. To remove the filter simply give it a ¼ turn and lift. The metal screen can be removed and cleaned as well. See Fig A on page 27 for the filter.

Dishwasher Deficiencies:

- The dishwasher was powered by the GFCI receptacle to the left of the range/oven. The GFCI also connects the two outlets to the right of the oven/range. In the inspector's opinion this should be separated and put on their own circuits.

Food Waste Disposers

Comments:

- There was a power outlet under the kitchen sink however there was no power to the receptacle. All the breakers were on at the main panel which suggests that there may be an issue with the receptacle or the power to the receptacle.

Food Waste Disposer Deficiencies:

- A food waste disposer was not installed at the time of the inspection.

Range Hood and Exhaust Systems

Comments:

- The Manufacture of the unit was Broan-NuTone.
- The Manufacture Date Code per the ID label was not readable due to the damaged label.
- The Model Number is [REDACTED].
- The Serial Number is [REDACTED].
- The filter was located under the bottom of the unit. For proper cleaning, wash on the top rack of the dishwasher to prevent damage or it can be washed in the sink with equal parts of hot water and a mild detergent solution.
- This range exhaust vent recycles the air back into the kitchen.

Range Hood and Exhaust System Deficiencies:

- The filter was extremely greasy and dirty and should be cleaned prior to use.

Ranges, Cooktops, and Ovens

Range/Oven Comments:

- The Manufacture of the unit was Whirlpool Corporation.
- The Model Number is [REDACTED].
- The Serial Number is [REDACTED].
- A +/- 25-degrees is allowed for proper operation when setting the oven to 350-degrees. The oven heated to 364 - degrees and is heating as intended.

Range/Oven Deficiencies:

- The anti-tipping device was not installed at the back of the oven. This helps keep the oven from tipping over when the oven door is open. See Fig A on page 28 for an example.
- The face plate on the left side of the oven was starting to come loose.

Cooktop Deficiencies:

- There were no signs of immediate repairs with the cooktop at the time of the inspection.

Microwave Ovens

Comments:

Microwave Oven Deficiencies:

- A microwave oven was not present within the home at the time of the inspection.

Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Mechanical Exhaust Vent Deficiencies:

- The bathroom mechanical exhaust vents terminate to the attic and not through the roof. This adds moisture and humidity in the attic which can lead to further damage and even biological growth. See Fig 1.1 on page 29.

Garage Door Operators

Comments:

- The auto reverse test was not performed with a 2" x 4" as damage may occur to the door and or the garage door operator(s). The auto reverse was tested using the inspector's hands and there were no deficiencies (to the right door) found at the time of the inspection.

Garage Door Operator Deficiencies:

- The "J" bars which extend from the track to the door were installed near the end of each door which will damage the doors and the operator. For best results the bars should be installed near the center of the door. In the inspector's opinion it is recommended that a garage door company make the necessary repairs. See Fig 1.1 on page 31.
The top support bar was damaged and removed from the door by the "J" bar. This causes additional damage to the door. In the inspector's opinion it is recommended that a garage door company make the necessary repairs. See Fig 1.2 on page 32.
- The safety sensors were higher than 6" off the ground which can be a safety hazard for small children and pets recommend they be lowered to 6" or less to the ground.
- The garage door warning labels were missing from the operator buttons on the wall and the door(s).
- The left operator (standing in the garage) does not close the door completely and it may need to be adjusted.

Dryer Exhaust Systems

Comments:

- The dryer vent terminates through the north exterior corner of the home.
- Cleaning the dryer ducts once a year is recommended for safety reasons.
- If you find that it takes longer than usual to dry your clothes, contact your local duct cleaning company to have the dryer duct cleaned out.

Dryer Exhaust Systems Deficiencies:

- There were no signs of immediate repairs with the dryer exhaust system.

V. OPTIONAL SYSTEM

Outbuildings

Comments: General

- General Maintenance on the garage door and tracks: Always use lithium grease for all moving parts of the garage door i.e., the rollers. Lithium Grease unlike WD-40 is not a water-based product, and it will not rust the moving parts over time.

Comments: (Electrical)

- All systems within the house could not be verified for bonding.
- The manufacture of the electrical service panel was Square D.
- The location of the electrical service panel was in the back left corner of the shed.
- The approximate Amperage of the service panel per panel label was 125AMP.
- The service entrance wires were copper.
- The electrical meter was on the back exterior wall of the she.
- The box was grounded to a grounding rod which is in the ground under the meter.

Electrical Deficiencies:

- The dead front panel door was obstructed by a framing member for the loft.
- No GFCI receptacles were installed.
- The neutral service wire was not marked with white for proper identification.

Comments: (Roofing)

- The type of roof covering present was metal.
- The roof was observed from the ground, ladder and walking the roof.
- There were a couple of screws on the roof that were slightly raised. During your yearly maintenance it is recommended that all the screws be checked and reinstalled if necessary.

Outbuilding Deficiencies:

- A railing was missing from the upper loft area. This is a safety concern.
- The run on the stairs was too steep which can be a safety item.
- The railing on the upper loft was missing balusters for protection.
- The water spicket on the east corner of the building leaks at the stem when the water is turned off. In the inspector's opinion it is recommended that it be replaced by a licensed plumber.
- The metal carport at the front of the shed was not attached to the main building. This can be a hazard during storms.

Private Sewage Disposal System

Comments:

- Type of system: Aerobic system with 2 spray heads and a lateral line to the tank.
- Manufacture Date was November 20, 2020.
- Location of the spray heads: southwest lawn in the middle of the yard.
- Number of spray heads present: 2. These are Rain Bird Maxi-Raw Model number 2045A. See Fig B on page 38.
- Location of the tanks: Southeast side of the home.
- The air filter is 3 ½" x 4 ½" in size.
- The air filter should be cleaned every six months however I recommend that it be cleaned once every 3 to 4 months for routine maintenance.
- Chlorine tablets like the ones in Fig A on page 37 (example only) should be used. Never use swimming pool chlorine tables as they are for pools only. These tablets can be ordered from a septic company, or you can find them online such as Amazon.com (see Fig A).
- It is recommended that you put 4-6 tablets in the fill tube at the same time. It is also recommended that you check on the tablets once a month if needed. You can adjust the number of tables as needed.
- The air compressor is a Hiblow.
- The model number is [REDACTED].
- The serial number is [REDACTED].

Septic System Deficiencies:

- The pump tank riser cap was missing the screws.
- The risers for the trash tank and the aeration chamber were buried. In the inspector's opinion it is recommended that they be located and extended above grade.
- There were exposed live wires in the main panel.

Miscellaneous Information

1. There were large bees' nest at the eaves around the perimeter of the home, for safety reasons they should be removed.
2. Insulating the garage door with a product like the product in the picture below will lower the temperature of the garage by up to 30 degrees. (This is not a professional endorsement for this product)



3. There was an old antenna and other debris from the HVAC equipment in the attic. These items should be removed.
4. A large mud daubers nest was present just above the front door.

IMPORTANT AGREEMENTS AND LIMITATIONS

Purpose:

This is a one-time inspection of the subject property to identify and disclose visually observable **major** deficiencies of the inspected systems and items at the time of inspection only. **Our comments are meant to educate and to provide our clients** with information about the areas in which the building or home may be deficient.

Our intent is not to require every item listed in the body of the report or summary to be corrected by the seller. The buyer, seller, and their agents should use this report merely as a tool toward negotiation of a purchase and sell agreement. Homes do not “Pass” or “Fail” an inspection.

This inspection is not to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property.

Scope & Exclusions:

This is a visual inspection only. We cannot see into, or behind, walls and we will not attempt to report on systems, items, or conditions that are not readily accessible. We do not disassemble anything. We do not inspect for any environmental issues such as RADON GAS, LEAD PAINT, FORMALDEHYDE, UREA, MOLDS, FUNGUS, SOIL CONTAMINATION, MICROWAVE RADIATION, or any other types of contaminants or microbiological organisms.

We do not inspect for building code compliance, building value, appraisal or cost estimates, soil analysis, adequacy of design, underground pipes or drains, capacity, efficiency, size, value, flood plain location, termite, pest, or other real property destroying organisms, or habitability.

Detached structures are not included in the inspection unless specifically agreed upon by both the inspector and the client. The above list of exclusions is not all inclusive. The Inspection report may comment on the exclusions noted above in a general fashion without incurring responsibility for the exclusions noted above in whole or part.

We do not move furniture, rugs, paintings, or other furniture. There is no responsibility expressed or implied for latent defects, or for defects not reasonably observable at the time of inspection, or for defects that would require the removal of major or permanent coverings for observation. No representation is made as to the future performance of any item.

Inspection of water wells, septic systems, security systems, or fire protection equipment (other than smoke detectors) will not be inspected where state /city / county codes, special training, or certification may be additionally required.

We do not hold ourselves to be specialists for any item; nor are we engineers. **Hearthstone Professional Inspections PLLC** is a general real estate inspection company.

PLEASE NOTE:

Hearthstone Professional Inspections PLLC does not inspect for MOLD, MILDEW, FUNGUS and / or SPORES as a part of the standard Texas Real Estate Commission Inspection. If conditions of water penetration and / or migration are reported, it is assumed that conditions can and may exist that would support MOLD, MILDEW, FUNGUS and / or SPORES. While the condition of water penetration and / or migration, if visible and accessible, would be reported to the consumer, the condition of MOLD, MILDEW, FUNGUS and / or SPORES would not be tested, or inspected for. Mold inspections are separate inspections, and require a licensed Mold specialist to comment on, and test for, and report on the presence/absence of Mold, Mildew, Fungus, and spores.

Report Identification: Mr. and Mrs. Happy Homeowner – 1234 Happy Trail, Happy Town, USA

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Notice

Please read the following notices in their entirety, as they will provide you with additional information concerning your inspection report and are a part of your inspection report.

Foundations: The inspection of the foundation may show it to be functioning as intended or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation but is a visual and cursory observation of the conditions and circumstances at the time of the inspection. The Inspector is not a Structural Engineer. The Client should have a Structural Engineer give an evaluation if any concerns exist about the possibility of future movement of the foundation.

Soils: Highly plasticity clay soils, as are typically found in this region, exhibit a great deal of expansion and contraction with varying moisture contents. With this type of expansion and contraction of the soils, slabs on grade homes and pier and beam homes will experience some degree of foundation distress. You should expect to see deflection cracks in the exterior brick veneer, interior drywalls, and floor tiles.

Roofs: The inspection of this roof may show it to be functioning as intended or in need of repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your insurance company physically inspect the roof, prior to closing, to fully evaluate the insurability of the roof. Life expectancy of the roof material is not covered by this property inspection report. The Inspector cannot and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks. Roofs are not typically walked upon due to the steepness, heights and there being only a single inspector present. Should the ladder fall, or decking have decayed or damaged areas the inspector could step or fall through and be severely injured. If concerns exist about the roof covering, its life expectancy or potential for future problems, a roofing specialist should be consulted prior to your closing on the property.

Windows: Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are only checked for obvious fogging. Only readily accessible and random windows are checked. Some seal damages may not be reported as a deficiency. If seal damages were noted, we recommend a qualified specialist check "ALL" windows for lost or damaged seals, prior to closing.

Doors: Doors may stick or drag at times when not observed as such during your inspections. The temperature and humidity levels can and will cause this type of events to occur and should be considered normal. Small moisture intrusions and rust can develop quickly on exterior door units and may not be called as a deficiency on the inspection reports. These are regular maintenance issues which should be maintained on a regular basis to prevent additional damages from developing.

Prepared exclusively for Mr. and Mrs. Happy Homeowner ● Inspected Address: 1234 Happy Trail, Happy Town, USA
By Bryan Garrett TREC #21568 ● Hearthstone Professional Inspections PLLC
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Hearthstone Professional Inspections PLLC

A Special Thank you from your inspector:

Congratulations on purchasing your new home. It is my hope and intention that you will be happy and that you will make a lot of great memories in your new home.

I know that you have a choice when it comes to hiring a home inspector and I would like to personally thank you for choosing Hearthstone Professional Inspections.

Your business is very much appreciated and if I can assist you in the future or if you have any questions, comments or if you just want to say hello, please feel free to contact me anytime.

*Bryan Garrett, Owner
Hearthstone Professional Inspections PLLC
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