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**567 FM 1234  
Millsap, TX 76000**

**Inspected For:  
Large 5000+ SF Home  
February 2, 2022**



# PROPERTY INSPECTION REPORT FORM

Large 5000+ SF Home

02/02/2022

*Name of Client*

*Date of Inspection*

567 FM 1234, Millsap, TX 76000

*Address of Inspected Property*

Charles Tod Brooks

TREC #9842

*Name of Inspector*

*TREC License #*

*Name of Sponsor (if applicable)*

*TREC License #*

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

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Inspection Time In: **8:30 am** Time Out: **2:30 pm** Property was: **Occupied**  
Building Orientation (For Purpose Of This Report Front Faces): **East**  
Weather Conditions at time of Inspection: **Cloudy**  
Outside Temperature at time of Inspection: **35 to 40 Degrees**  
Parties Present at time of Inspection: **Client / Buyer**  
Client and/or Rep. arrived at inspection: **9:00 am**

**THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Large 5000+ SF Home. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.**

**THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.**

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### **SCOPE OF INSPECTION**

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

## **GENERAL LIMITATIONS**

The inspector is not required to:

- (A) inspect:
  - (i) items other than those listed within these standards of practice;
  - (ii) elevators;
  - (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
  - (iv) anything buried, hidden, latent, or concealed;
  - (v) sub-surface drainage systems;
  - (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels or smart home automation components; or
  - (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;
- (B) report:
  - (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
  - (ii) cosmetic or aesthetic conditions; or
  - (iii) wear and tear from ordinary use;
- (C) determine:
  - (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
  - (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
  - (iii) the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
  - (iv) types of wood or preservative treatment and fastener compatibility; or
  - (v) the cause or source of a conditions;
- (D) anticipate future events or conditions, including but not limited to:
  - (i) decay, deterioration, or damage that may occur after the inspection;
  - (ii) deficiencies from abuse, misuse or lack of use;
  - (iii) changes in performance of any component or system due to changes in use or occupancy;
  - (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
  - (v) common household accidents, personal injury, or death;
  - (vi) the presence of water penetrations; or
  - (vii) future performance of any item;
- (E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or similar devices;
- (F) designate conditions as safe;
- (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
- (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
- (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
- (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
- (K) operate recirculation or sump pumps;
- (L) remedy conditions preventing inspection of any item;
- (M) apply open flame or light a pilot to operate any appliance;
- (N) turn on decommissioned equipment, systems or utility services; or
- (O) provide repair cost estimates, recommendations, or re-inspection services.

**The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report.**

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

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

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

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging.

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I=Inspected

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D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

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### A. Foundations

*Type of Foundation(s):* Concrete Basement Type

*Comments:*

#### **Foundation: Recommend Further Evaluation**

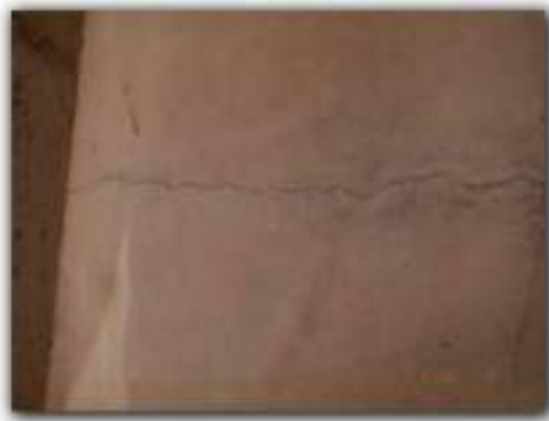
The concrete foundation / basement appears to have had movement that is beyond normal or typical. A Professional Engineer licensed by the State of Texas and / or a qualified foundation repair specialist should be consulted on the current integrity of the foundation and any repairs that may be necessary (If Any).

There is also evidence of water intrusion in the basement area; a professional who specializes in this type of structure and condition should be consulted to determine the causes and remedy. The observations made to support the rendering of this opinion are listed but not limited to the following:

- Stress cracks were observed in the exterior foundation perimeter beam in one or more areas.



- Cracks were observed in the basement concrete floor of the foundation in several (various) areas; many appear to be greater than common or typical.



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- Stress cracks were observed on the interior of the basement concrete foundation wall in one or more areas; some appear to have been patched or sealed. Recommend further evaluation by a specialist to determine the overall structural condition and concern for possible water intrusion; in need of repair.





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- Separation of the concrete flatwork (porches and/or sidewalks) from the actual foundation of the structure were observed in one or more areas. This condition should be further evaluated and corrected as necessary. This could allow water intrusion or seepage down along or into the basement concrete wall.





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- Visible evidence of previous water intrusion was observed in several areas down in the basement area. Unable to determine the cause and whether the water intrusion came from the exterior, from plumbing related issues, or both. The cause and remedy should be investigated and corrected as necessary.



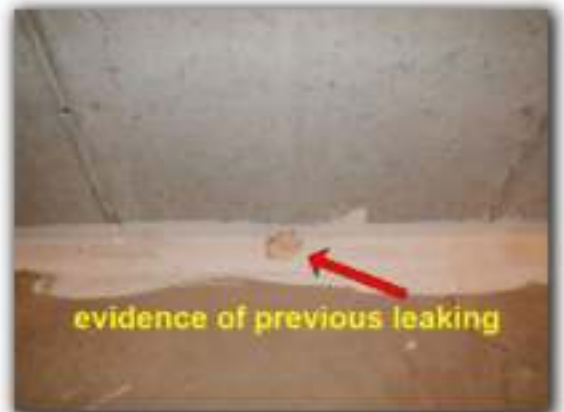
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**Client Notice:** This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the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

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

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#### B. Grading and Drainage

Comments:

The general site grading and drainage looks good around the immediate perimeter of the home, and appears to be in satisfactory condition at this time.

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**Notice:** Proper drainage is needed to help prevent water from standing or ponding next to the foundation. There should be a minimum of 4-inches of height from the ground up to the masonry veneer, and a minimum of 6-inches of height from the ground up to any siding material; and there should be a positive slope away from the structure. Corrective measures may be required if water stands within 10-feet of the foundation for more than 24-hours.

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### C. Roof Covering Materials

*Type(s) of Roof Covering:* Metal

*Viewed From:* Ground level and partially walked on roof

*Comments:*

The metal roof covering generally looks good and appears to be performing as intended on the day of the inspection; however, some repairs are needed. You are encouraged to have a properly certified roofing contractor and / or your insurance provider to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

#### Additional Observations and/or Comments:

- One or more of the metal roof flashing components was found rusted and/or deteriorated.
- The roof level flashing details at or around the front dormers needs to be checked, reset or repaired. There is visible evidence of water intrusion at and around this location.
- Some of the metal roofing material and/or flashing along the lower edges was observed to not be properly or adequately sealed or enclosed to help keep out unwanted water intrusion, as well as other bird or vermin infestation.
- Some of the roof fastener (screws) neoprene seals (rubber washers) were observed to be damaged or missing in various locations. This condition can allow for water intrusion. These fasteners should be checked every 2-years for deterioration; and repaired or replaced as necessary.
- One or more of the plumbing vent stacks do not have the proper flashing installed. They are caulked or sealed rather than having the appropriate flashing installed.



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**Notice:** Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

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**D. Roof Structures and Attics**

*Viewed From:* Attic Decked Space Only

*Approximate Average Depth of Insulation:* 10 to 12 inches

*Insulation Type:* Spray Foam and Loose Fill / Blown-In

*Approximate Average Thickness of Vertical Insulation:* 4 to 6 inches

*Description of Roof Structure:* Rafter Assembly (stick or site built)

*Attic Accessibility:* Partial

*Comments:*

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### Roof Structure

The roof structure from within the accessible attic space looks good and appears to be performing as intended on the day of the inspection.

### Attic Insulation

All visible and accessible components were found to be performing and in satisfactory condition on the day of the inspection.



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### E. Walls (Interior and Exterior)

*Comments:*

*Description of Exterior Cladding:* Stone Veneer and Fiber Cement Board

#### Interior Walls & Surfaces

- **Note:** Due to the home being occupied, I was unable to inspect all of the interior surfaces because of window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile storage and/or furniture.
- Water staining and/or damage was observed on the wall in the front dining area. The cause and remedy should be further evaluated and corrected as necessary.
- There was a bulge or some defect to the interior drywall finish observed in the primary bedroom closet.



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- Water staining and evidence of previous water intrusion was observed on the concrete walls in the basement area; in multiple areas around the perimeter. Unable to determine if coming from plumbing areas on the main floor and/or if coming in from the exterior. The cause and remedy should be further evaluated and corrected as necessary.



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#### Exterior Walls & Surfaces

- The siding material was observed to be damaged in one or more areas around the structure; mainly observed on the back side.
- Mortar cracks were observed in the exterior masonry veneer in one or more locations around the structure. This is a common condition and does not appear to be significant at this time; however, it does imply that some movement of the structure has occurred.
- Caulking improvements are recommended for the area between the exterior veneer and one or more of the window and/or door frames. It is recommended to use elastomeric caulking.



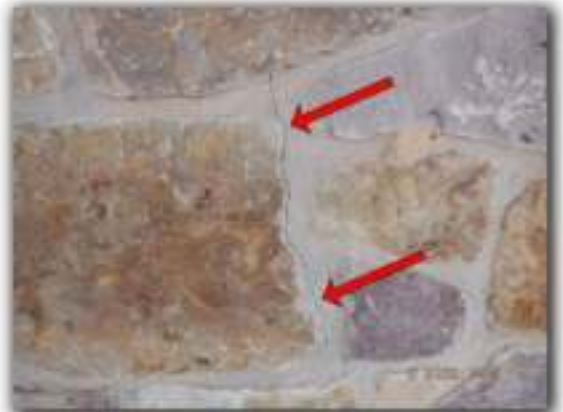
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**Notice:** No moisture, mold and/or indoor air quality (IAQ) tests were performed; they are beyond the scope of a general home inspection. The inspector is not qualified or certified for such evaluations and studies. The client should be aware that various fungi, molds and mildew flourish in such an environment provided by water intrusion events, excessively moist conditions and/or water damaged conditions. If concerned, the client is advised to contact a Qualified IAO Professional for further evaluations of this property. Please note that the interior finishes may disguise evidence of prior and/or active leak source generators and interior water penetration.

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## F. Ceilings and Floors

*Comments:*

### Ceilings

- Water staining and/or damage was observed on the ceiling finish in the living room (front wall). The cause and remedy should be further evaluated and corrected as necessary.
- Ceiling drywall joint cracks were observed in one or more areas, mainly in the primary bedroom. Generally, this condition is common and considered cosmetic.
- Nail heads (nail pops) were observed to be pushing or backing through the interior drywall finish in one or more of the sme sloped ceiling areas; this is typically a common condition and generally considered to be cosmetic.
- An unusual staining and/or discoloration was observed on the ceiling finish in the primary bathroom (his toilet room). The cause and remedy should be further evaluated and corrected as necessary.
- There was an unknown dark (mold-like) substance observed in the hall bathroom. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommend further evaluation by a professional in the Air Quality sampling field.



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- Water staining and/or leaking was observed on the basement ceiling (insulation) in the small hidden room behind the moveable bookcase at the bottom of the stairs. The cause and remedy should be further evaluated and corrected as necessary.



#### Floors

All components were found to be performing and in satisfactory condition on the day of the inspection.

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#### G. Doors (Interior and Exterior)

*Comments:*

##### Interior Doors

All components were found to be performing and in satisfactory condition on the day of the inspection.

- One or more of the doors stops (spring or hinge) were found missing, damaged or removed.



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#### Exterior Doors

- The living room (left side) sliding glass door lock does not appear to be functioning properly.
- One or both of the living room sliding glass door(s) is not rolling smoothly in its tracks. Adjustments or Improvements are recommended so the door will function properly when operated.
- One or more of the back exterior doors has surface damage and/or deterioration on the outside.



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#### H. Windows

*Comments:*

##### Window Screens

- One or more of the window screens were observed to be damaged and/or missing.

##### Windows

All components were found to be performing and in satisfactory condition on the day of the inspection.

- **Note:** I was unable to inspect the operation of some of the windows due to window treatments, personal effects, large, heavy or fragile storage and/or furniture.

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

*Comments:*

All components were found to be performing and in satisfactory condition on the day of the inspection.

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**J. Fireplaces and Chimneys**

*Comments:*

**Living Room Fireplace / Chimney**

All components of the inside fireplace were found to be in satisfactory condition on the day of the inspection.

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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

**Porches / Patio**

- The front porch appears to have settled somewhat; visibly at the front left side/corner. Recommend further evaluation to determine the cause and possible remedy if necessary.
- There were several areas observed where the concrete porches have gaps or openings at the foundation; these areas need to be properly sealed to keep out unwanted water intrusion to the basement area.



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## II. ELECTRICAL SYSTEMS

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### A. Service Entrance and Panels

*Comments:*

#### Service Entrance

All components were found to be performing and in satisfactory condition on the day of the inspection.



#### Left Panel Box

*Box Rating and/or Main Disconnect Rating:* 200 amps

*Box Location:* Basement Area

*Cabinet Manufacturer:* Murray

All components were found to be performing and in satisfactory condition on the day of the inspection.

#### Middle Panel Box

*Box Rating and/or Main Disconnect Rating:* 225 amps

*Box Location:* Basement Area

*Cabinet Manufacturer:* Murray

All components were found to be performing and in satisfactory condition on the day of the inspection.



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### Right Panel Box

Box Rating and/or Main Disconnect Rating: 225 amps

Box Location: Basement Area

Cabinet Manufacturer: Murray

All components were found to be performing and in satisfactory condition on the day of the inspection.



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

Type of Wiring: Copper

Comments:

#### Receptacle Outlets

- Not all of the kitchen counter top receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles should have GFCI protection.
- **Note:** Some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture or conditions outside the control of the inspector.



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#### Switches

- Note: I was unable to determine the operation end of one or more of the switches.
- Note: One or more of the dimmer type switches in the home are apparently not listed or labeled for use with LED and/or florescent energy saving bulbs. The dimmer function will not perform properly.

#### Fixtures

- One or more of the recessed can light fixtures appear to be inoperative in the front entrance area. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.

#### Smoke Alarms

All components were found to be performing and in satisfactory condition on the day of the inspection.



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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

*Type of System:*

*Energy Source:*

*Comments:*

**Upstairs Central Heating System** – *Energy Source:* Heat-pump with electric heat strip backup

*Brand Name:* Comfort Maker

*Approximate System Age:* 2019

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



**Zoned / Bedrooms Heating System** – *Energy Source:* Heat-pump with electric heat strip backup

*Brand Name:* Lennox

*Approximate System Age:* 2008

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



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**Living / Kitchen Central Heating System** – *Energy Source:* Heat-pump with electric heat strip backup

*Brand Name:* Lennox

*Approximate System Age:* 2008

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



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**B. Cooling Equipment**

*Type of System:*

*Comments:*

**Note:** It should be noted that it was a mild or cool day on the day of the inspection; this condition could be a factor in how the cooling system performs in the heat of the summer when the temperatures are considerably higher. If there is concern beyond this inspection report, then it is recommended to have the cooling system and equipment checked and serviced by a Qualified / Licensed HVAC Company.

**Upstairs Central Cooling System**

*Today's Temperature Differential (Delta-T):* **20+ Degrees**

*Approximate System Age:* **2008**

*Approximate (min.) System SEER:* **13**

*Approximate System Size:* **2 ton**

*Listed Refrigeration Type:* **R-410A**

*Filter Location:* **Interior Ceiling Mounted**

*Brand Name:* Lennox

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration consistent with accepted industry practices for its age. However, it is recommended to have the cooling system and equipment checked and serviced by a Qualified / Licensed HVAC Company due to the age and general condition of the system as well as but not limited to the following:

**Inside Unit:**

- There is no insulation on the condensation drain line "p-trap"; there should be insulation through and just beyond the p-trap section of the PVC drain line to help prevent sweating or condensation from dripping or collecting onto the attic floor.

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D=Deficient

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- The auxiliary/secondary drain pan under the indoor coil housing of the cooling system has some water staining and/or rust build-up. This would indicate that the pan has held water in the past and should be closely monitored. It is recommended to have the cooling system further evaluated and serviced.
- Note: The auxiliary/secondary drain pan under the coil housing should be free of all debris. The debris in the pan could clog the drain line and cause water to leak to the interior of the house.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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**Outside Unit:**



**Zoned / Bedrooms Cooling System**

*Today's Temperature Differential (Delta-T): 15 Degrees*

*Approximate System Age: **2008***

*Approximate (min.) System SEER: **13***

*Approximate System Size: **4 ton***

*Listed Refrigeration Type: **R-410A***

*Filter Size: **20 x 24** Location: **At Basement Unit***

*Brand Name: Lennox*

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration consistent with accepted industry practices for its age. However, it is recommended to have the cooling system and equipment checked and serviced by a Qualified / Licensed HVAC Company due to the age and general condition of the system as well as but not limited to the following:

**Inside Unit:**

- The HVAC unit in the basement area is not equipped with an auxiliary/secondary condensate drain pan. It is recommended that an auxiliary condensate drain pan, with a secondary drain line, be installed under the attic mounted unit to help prevent possible water damage.
- There is no insulation on the condensation drain line "p-trap"; there should be insulation through and just beyond the p-trap section of the PVC drain line to help prevent sweating or condensation from dripping or collecting onto the attic floor.
- The copper refrigerant line appears to be condensating or leaking water unto the basement floor. This should be further investigated and repaired or corrected as necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I=Inspected

NI=Not Inspected

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### Outside Unit:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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### Living / Kitchen House Central Cooling System

Today's Temperature Differential (Delta-T): **16 Degrees**

Approximate System Age: **2008**

Approximate (min.) System SEER: **13**

Approximate System Size: **3 ton**

Listed Refrigeration Type: **R-410A**

Filter Size: **20 x 24** Location: **At Basement Unit**

Brand Name: **Lennox**

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function or configuration consistent with accepted industry practices for its age. However, it is recommended to have the cooling system and equipment checked and serviced by a Qualified / Licensed HVAC Company due to the age and general condition of the system as well as but not limited to the following:

#### Inside Unit:

- There is no insulation on the condensation drain line "p-trap"; there should be insulation through and just beyond the p-trap section of the PVC drain line to help prevent sweating or condensation from dripping or collecting onto the attic floor.
- The auxiliary/secondary drain pan under the indoor coil housing of the cooling system has some water staining and/or rust build-up. This would indicate that the pan has held water in the past and should be closely monitored. It is recommended to have the cooling system further evaluated and serviced.
- Note: The auxiliary/secondary drain pan under the coil housing should be free of all debris. The debris in the pan could clog the drain line and cause water to leak to the interior of the house.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I=Inspected

NI=Not Inspected

NP=Not Present

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#### Outside Unit:



#### Basement - Portable Cooling Unit

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

#### Additional Observations and/or Comments:

- The basement portable cooling system exhaust duct vents into the equipment room and not to the exterior.



**Notice:** Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately **between 15 to 23 degrees F.** total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.



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**C. Duct Systems, Chases, and Vents**

*Comments:*

All visible and accessible components were found to be performing and in satisfactory condition on the day of the inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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#### IV. PLUMBING SYSTEMS

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

*Location of water meter:* On a Private Water Well

*Location of main water supply valve:* At Water Well Equipment

*Static water pressure reading:* 40 to 50 psi

*Type of supply piping material:* PEX

*Comments:*

##### Kitchen Sink

All components were found to be performing and in satisfactory condition on the day of the inspection.

##### Laundry Connections

A visual inspection (only) was conducted of the clothes washer water supply hookups and drain. All components appear to be in satisfactory condition on the day of the inspection.

- **Note:** There is an existing clothes washer hooked up and in place at the time of the inspection; which is not a required inspection item. This is a visual inspection of the washer connections only.



##### Laundry Sink

- The faucet fixture was rusted or damaged and leaking at the fill spout; recommend replacement.



I=Inspected

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NP=Not Present

D=Deficient

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#### Powder or Half Bath

- The commode is loose at the floor mount; it tends to slide side to side or rock back and forth.



#### Primary Bathroom

- The "his" lavatory sink faucet leaks at the handle(s) when on.



#### Hall Bathroom

- One or more of the bathtub faucet assembly components were observed loose.
- The bathtub shower head diverter is not functioning properly; it is stuck inside and cannot turn on shower head.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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#### Upstairs Hall Bathroom

- The shower head is leaking and/or may be damaged; repair or replace as necessary.



#### Basement Utility Sink

- The plumbing faucet has little to no water pressure, suggesting a possible blockage or obstruction may exist.



I=Inspected

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D=Deficient

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#### Basement Bathroom

- The shower head is leaking and/or may be damaged; repair or replace as necessary.



#### Wet Bar Sink

- One or more of the faucet handles were observed loose, damaged or missing.



#### Water Supply

- One or more of the water supply lines or pipe fittings were observed leaking or corroded from previous leaking in the basement small hidden room at the bottom of the stairs. The cause and remedy should be further evaluated and corrected as necessary.

I=Inspected

NI=Not Inspected

NP=Not Present

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#### Exterior Faucets/Fixtures

- The exterior water hose bibb (faucet) is leaking at the handle when operated on the back side of the structure.



**Notice:** The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

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#### B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

All visible and accessible components for the main home appear to be performing and in satisfactory condition on the day of the inspection.



I=Inspected

NI=Not Inspected

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### Sump Pump System:

**Note:** There is a sump pump system in place down in the basement area; which is common and necessary with this type of structure. The evaluation of sump pumps or lift systems are outside the scope of this inspection. We are not able to verify the operation, sizing, efficiency or adequacy of the sump pump system. If there are any questions or concerns with this system or the effectiveness of the system, you should consult with the current homeowner and/or the appropriate specialist related to this type of system.

### Additional Observations and/or Comments:

- The PVC drain piping for the sump pump is exposed on the back side of the structure; and showing signs of deterioration. Also, the drain piping is not the correct type of material; appears that some is for electrical use. It is recommended to replace at least this section of exposed drain piping.
- It should be noted that it appears the sump pump is draining to the exterior or out gray water and not into the main sanitary sewer system. This is not considered acceptable practice any longer.



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**Notice:** Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

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### C. Water Heating Equipment

*Energy Source:*

*Capacity:*

*Comments:*

**Water Heater #1** – *Energy Source:* **Electric**

*Location:* **Primary Bathroom Clothes Closet (his)**

*Approximate Capacity:* **Tankless Water Heater**

*Approximate Age:* **Unable To Determine**

*Brand Name:* **Stibel Eltron**

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

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**Water Heater #2** – *Energy Source:* **Electric**  
*Location:* **Basement Closet**  
*Approximate Capacity:* **Tankless Water Heater**  
*Approximate Age:* **Unable To Determine**  
*Brand Name:* **Stibel Eltron**

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

**Additional Observations and/or Comments:**

- There is no temperature and pressure relief valve (TPR) discharge pipe in place at the time of this inspection. For safety reasons, it is recommended that a TPR valve discharge pipe be installed. Under current building standards, the discharge pipe should run downward to the exterior of the structure, turn downward, and terminate within 6-inches of the ground.
- There is no safety or emergency drain pan installed under the water heater. Current building standards require a drain pan under all water heaters. However, not all municipalities enforce this requirement for units installed in garages.



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**Water Heater #3 – Energy Source: Electric**

*Location:* **Basement; Equipment Room**

*Approximate Capacity:* **Tankless Water Heater**

*Approximate Age:* **Unable To Determine**

*Brand Name:* **Stibel Eltron**

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



**Notice:** The temperature pressure and relief (TPR) valve (aka pop-off valve), should be tested at least once a year by the water heater owner to ensure that water ways are clear. Certain naturally occurring mineral deposits may adhere to the valve, blocking water ways, rendering the valve inoperative. See the TPR valve manufactures label for more information. The TPR valve is not tested as part of this inspection because often they will not properly reset and will drip or leak after testing. It is outside the scope of a general home inspection.

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**D. Hydro-Massage Therapy Equipment**

*Comments:*

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

*Location of gas meter:* N/A

*Type of gas distribution piping material:* N/A

*Comments:*

Note: There is no gas service to this property.

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## V. APPLIANCES

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### A. Dishwashers

*Comments:*

**Brand Name:** Samsung

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

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### B. Food Waste Disposers

*Comments:*

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### C. Range Hood and Exhaust Systems

*Comments:*

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

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### D. Ranges, Cooktops, and Ovens

*Comments:*

**Cook top Brand Name:** Thermador

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

**Built-in Oven(s) Brand Name:** Thermador

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

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### E. Microwave Ovens

*Comments:*

**Brand Name:** Unable to determine

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

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### F. Mechanical Exhaust Vents and Bathroom Heaters

*Comments:*

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

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### G. Garage Door Operators

*Comments:*

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### H. Dryer Exhaust Systems

*Comments:*

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



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## VI. OPTIONAL SYSTEMS

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### A. Outbuildings

*Comments:*

A visual walk around and through any outbuildings only was conducted looking for obvious deficiencies.



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**B. Private Water Wells (A coliform analysis is recommended)**

*Type of Pump:* Submersible Deep Well

*Type of Storage Equipment:* Pressure Tank

*Comments:*

A visual inspection of the above-ground components only was conducted attempting to locate and identify the storage tank, pressure switch, control panel and well head. If there are concerns related to the overall condition of the well and equipment, a well specialist should be contacted for further evaluation.



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**NOTICE:** Please note that no water softener or filtration systems are tested or inspected as part of this home inspection. They are not required inspection items and are considered to be outside the scope of a general home inspection. It is recommended to inquiry with the current home owner or installer to get additional information related to these devices.

**Client Notice:** This inspection does not include any items or information related or involving below grade components such as the depth of the well and pump size; nor any calculation of flow rate/GPM.

The Inspector is not required to:

Open, uncover, or remove the pump, heads, screens, lines, or other components of the system;

Determine the reliability of the water supply or source; or

Locate or verify underground water leaks.

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#### C. Private Sewage Disposal Systems

*Type of System:*

*Location of Drain Field:*

*Comments:*

*Type of System:* **Aerobic Type System**

*Location of Tank (s):* **Front Left**

*Location of Drain Field./Spray Heads :* **Front Left**

**Operation Opinion: Acceptable – Good Condition**

The private sewage disposal (septic) system and related components appear to be operating at an acceptable level at the time of this inspection.

There was no visible evidence of deficiencies in accessible components, stopped main drains and no unusual septic olfactory odors. The water was allowed to run for approximately 20 minutes at all of the water fixtures with drains and there was no visible evidence of deficiencies with functional drain flow. Approximately 80 to 100 gallons of water was added to the system. The inspection included a general visual survey of the probable tank and absorption system areas (surface and perimeter) at the beginning, during and the end of the operational test and there was no visible evidence surfacing water in the drain field.



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**NOTICE:** Many septic systems are registered with the county. It is recommended to contact the county offices to determine the details related to the installation of the septic system.

**NOTICE:** It is recommended on all septic systems to have them pumped out every 3 to 5 years. It would be wise to investigate or inquiry as to when the tank(s) were last pumped out, and if there have been any repairs done to the system. If the tank(s) have not been pumped out in the past 5 to 7 years, then it is highly recommended to have them evaluated by a qualified septic system company and pumped out if necessary.

**NOTICE:** Some counties require an aerobic septic system to maintain an annual service or maintenance contract. It is recommended to inquiry with the existing home owner to determine if there is a current agreement in place. If so, then recommend contacting the current provider of the service or maintenance agreement.

#### Company Disclaimer

Based on what we were able to observe and our experience with Private Sewage Disposal (Septic) System technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residences for the Septic System.

We have not been retained to warrant, guarantee or certify the proper functionality of the system for any period of time, either expressed or implied. Because of numerous factors (usage, soil characteristics, previous failures, etc.) which may effect the proper operation of the System as well as the inability of the Inspector to supervise or monitor the use or maintenance of the system, this report shall not be construed

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as a warranty by our company that the system will function properly for any particular buyer. We are also not ascertaining the impact the system is having on the environment. Excavation or pumping of the system is outside the scope of our load testing procedures and survey. Septic systems are a "buried" component which are hidden from normal general visual surveys and many possible problems may not show themselves at the time of a visual survey and thus we cannot make accurate predictions of the future performance of the system or associated components. Accurate determination of location, condition, or life expectancy of the system components is not possible from any survey. This inspection includes a general visual survey of probable tank and absorption system areas, surfaces at the beginning, during, and end of the load test. Periodic pumping is recommended to prevent costly damage to the absorption system. Pumping frequency depends on the system usage, tank size, and other factors.

#### Specific limitations for Private Sewage Disposal (Septic) Systems

The inspector is not required to:

- excavate or uncover the system or its components
- determine the size, adequacy or efficiency of the system; or
- determine the type of construction.

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#### D. Other Built-in Appliances

*Comments:*

Refrigerator

**Brand Name:** Thermador

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

Ice Maker

**Brand Name:** U-Line

- This appliance appears to be inoperative at the time of the inspection. The cause and remedy should be further evaluated.



Mini Refrigerator

**Brand Name:** General Electric – GE

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

## REPORT SUMMARY

The "Report Summary" section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. *THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES NEEDED IN THE SHORT TERM.*

The Report Summary is intended to follow the flow of the main body of the Property Inspection Report and ***IS NOT*** a suggested priority repair list. The order of repair priority is left up to the sole discretion of the client and your Inspector will not be able to assist you specifying order of importance. Further, this summary contains only those items identified as "Deficient". There may be other items listed in the full body of the Property Inspection Report that could be important to you and you may consider adding to your repair request if and when applicable.

*You should read and understand the entire Property Inspection Report prior to completing any repair request.* This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the prior to the expiration of any time limitations such as option or warranty periods.

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## FOUNDATIONS

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The concrete foundation / basement appears to have had movement that is beyond normal or typical.

- Stress cracks were observed in the exterior foundation perimeter beam in one or more areas.
- Cracks were observed in the basement concrete floor of the foundation in several (various) areas; many appear to be greater than common or typical.
- Stress cracks were observed on the interior of the basement concrete foundation wall in one or more areas; some appear to have been patched or sealed.
- Separation of the concrete flatwork (porches and/or sidewalks) from the actual foundation of the structure were observed in one or more areas.
- Visible evidence of previous water intrusion was observed in several areas down in the basement area. Unable to determine the cause and whether the water intrusion came from the exterior, from plumbing related issues, or both. The cause and remedy should be investigated and corrected as necessary.

## ROOF COVERING MATERIALS

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You are encouraged to have a properly certified roofing contractor and / or your insurance provider to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material.

- One or more of the metal roof flashing components was found rusted and/or deteriorated.
- The roof level flashing details at or around the front dormers needs to be checked, reset or repaired. There is visible evidence of water intrusion at and around this location.
- Some of the metal roofing material and/or flashing along the lower edges was observed to not be properly or adequately sealed or enclosed to help keep out unwanted water intrusion, as well as other bird or vermin infestation.
- Some of the roof fastener (screws) neoprene seals (rubber washers) were observed to be damaged or missing in various locations. This condition can allow for water intrusion. These fasteners should be checked every 2-years for deterioration; and repaired or replaced as necessary.
- One or more of the plumbing vent stacks do not have the proper flashing installed. They are caulked or sealed rather than having the appropriate flashing installed.

## WALLS (INTERIOR AND EXTERIOR)

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### Interior Walls & Surfaces

- Water staining and/or damage was observed on the wall in the front dining area. The cause and remedy should be

further evaluated and corrected as necessary.

- There was a bulge or some defect to the interior drywall finish observed in the primary bedroom closet.
- Water staining and evidence of previous water intrusion was observed on the concrete walls in the basement area; in multiple areas around the perimeter. Unable to determine if coming from plumbing areas on the main floor and/or if coming in from the exterior. The cause and remedy should be further evaluated and corrected as necessary.

#### **Exterior Walls & Surfaces**

- The siding material was observed to be damaged in one or more areas around the structure; mainly observed on the back side.
- Mortar cracks were observed in the exterior masonry veneer in one or more locations around the structure. This is a common condition and does not appear to be significant at this time; however, it does imply that some movement of the structure has occurred.
- Caulking improvements are recommended for the area between the exterior veneer and one or more of the window and/or door frames. It is recommended to use elastomeric caulking.

## **CEILINGS AND FLOORS**

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### **Ceilings**

- Water staining and/or damage was observed on the ceiling finish in the living room (front wall). The cause and remedy should be further evaluated and corrected as necessary.
- Ceiling drywall joint cracks were observed in one or more areas, mainly in the primary bedroom. Generally, this condition is common and considered cosmetic.
- Nail heads (nail pops) were observed to be pushing or backing through the interior drywall finish in one or more of the same sloped ceiling areas; this is typically a common condition and generally considered to be cosmetic.
- An unusual staining and/or discoloration was observed on the ceiling finish in the primary bathroom (his toilet room). The cause and remedy should be further evaluated and corrected as necessary.
- There was an unknown dark (mold-like) substance observed in the hall bathroom. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommend further evaluation by a professional in the Air Quality sampling field.
- Water staining and/or leaking was observed on the basement ceiling (insulation) in the small hidden room behind the moveable bookcase at the bottom of the stairs. The cause and remedy should be further evaluated and corrected as necessary.

## **DOORS (INTERIOR AND EXTERIOR)**

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### **Interior Doors**

- One or more of the doors stops (spring or hinge) were found missing, damaged or removed.

### **Exterior Doors**

- The living room (left side) sliding glass door lock does not appear to be functioning properly.
- One or both of the living room sliding glass door(s) is not rolling smoothly in its tracks. Adjustments or Improvements are recommended so the door will function properly when operated.
- One or more of the back exterior doors has surface damage and/or deterioration on the outside.

## **PORCHES, BALCONIES, DECKS, AND CARPORTS**

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- The front porch appears to have settled somewhat; visibly at the front left side/corner. Recommend further evaluation to determine the cause and possible remedy if necessary.
- There were several areas observed where the concrete porches have gaps or openings at the foundation; these areas need to be properly sealed to keep out unwanted water intrusion to the basement area.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

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### Receptacle Outlets

- Not all of the kitchen counter top receptacles appear to be connected to a ground fault circuit interrupter (GFCI) device

### Fixtures

- One or more of the recessed can light fixtures appear to be inoperative in the front entrance area.

## COOLING EQUIPMENT

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### Upstairs Central Cooling System

- There is no insulation on the condensation drain line "p-trap"; there should be insulation through and just beyond the p-trap section of the PVC drain line to help prevent sweating or condensation from dripping or collecting onto the attic floor.
- The auxiliary/secondary drain pan under the indoor coil housing of the cooling system has some water staining and/or rust build-up. This would indicate that the pan has held water in the past and should be closely monitored

### Zoned / Bedrooms Cooling System

- The HVAC unit in the basement area is not equipped with an auxiliary/secondary condensate drain pan.
- There is no insulation on the condensation drain line "p-trap"; there should be insulation through and just beyond the p-trap section of the PVC drain line to help prevent sweating or condensation from dripping or collecting onto the attic floor.
- The copper refrigerant line appears to be condensating or leaking water unto the basement floor. This should be further investigated and repaired or corrected as necessary.
- There is no insulation on the condensation drain line "p-trap"; there should be insulation through and just beyond the p-trap section of the PVC drain line to help prevent sweating or condensation from dripping or collecting onto the attic floor.
- The auxiliary/secondary drain pan under the indoor coil housing of the cooling system has some water staining and/or rust build-up. This would indicate that the pan has held water in the past and should be closely monitored

### Basement - Portable Cooling Unit

- The basement portable cooling system exhaust duct vents into the equipment room and not to the exterior.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

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### Laundry Sink

- The faucet fixture was rusted or damaged and leaking at the fill spout; recommend replacement.

### Powder or Half Bath

- The commode is loose at the floor mount; it tends to slide side to side or rock back and forth.

### Primary Bathroom

- The "his" lavatory sink faucet leaks at the handle(s) when on.

### Hall Bathroom

- One or more of the bathtub faucet assembly components were observed loose.
- The bathtub shower head diverter is not functioning properly; it is stuck inside and cannot turn on shower head.

### Upstairs Hall Bathroom

- The shower head is leaking and/or may be damaged; repair or replace as necessary.

### Basement Utility Sink

- The plumbing faucet has little to no water pressure, suggesting a possible blockage or obstruction may exist.

### Basement Bathroom

- The shower head is leaking and/or may be damaged; repair or replace as necessary.

### Wet Bar Sink

- One or more of the faucet handles were observed loose, damaged or missing.



**Water Supply**

- One or more of the water supply lines or pipe fittings were observed leaking or corroded from previous leaking in the basement small hidden room at the bottom of the stairs. The cause and remedy should be further evaluated and corrected as necessary.

**Exterior Faucets/Fixtures**

- The exterior water hose bibb (faucet) is leaking at the handle when operated on the back side of the structure.

## **DRAINS, WASTES, AND VENTS**

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- The PVC drain piping for the sump pump is exposed on the back side of the structure; and showing signs of deterioration. Also, the drain piping is not the correct type of material; appears that some is for electrical use. It is recommended to replace at least this section of exposed drain piping.
- It should be noted that it appears the sump pump is draining to the exterior or out gray water and not into the main sanitary sewer system. This is not considered acceptable practice any longer.

## **WATER HEATING EQUIPMENT**

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**Water Heater #2**

- There is no temperature and pressure relief valve (TPR) discharge pipe in place at the time of this inspection.
- There is no safety or emergency drain pan installed under the water heater. Current building standards require a drain pan under all water heaters. However, not all municipalities enforce this requirement for units installed in garages.

## **OTHER BUILT-IN APPLIANCES**

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**Ice Maker**

- This appliance appears to be inoperative at the time of the inspection. The cause and remedy should be further evaluated.

## TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

*Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.*

567 FM 1234

Inspected Address

Millsap

City

76000

Zip Code

### SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

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1A. **ALPINE INSPECTIONS, INC.**  
Name of Inspection Company

1B. **0691525**  
SPCS Business License Number

1C. **134 Antler Ridge Ct.** **Azle** **Texas** **76020** **817-368-4663**  
Address of Inspection Company City State Zip Telephone No.

1D. **Charles Tod Brooks** 1E. ☒ Certified Applicator (check one )  
Name of Inspector (Please Print) Technician ☐

1F. **Wednesday, February 2, 2022**  
Inspection Date

2. **Large 5000+ SF Home** Seller ☐ Agent ☐ Buyer ☒ Management Co. ☐ Other ☐  
Name of Person Purchasing Inspection

3. **Unknown**  
Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser of Service ☒ Seller ☐ Agent ☐ Buyer ☐  
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5A. **Primary Dwelling (only)**  
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:  
Foundation: Slab ☒ Pier and Beam ☐ Pier Type: \_\_\_\_\_ Basement ☒ Other: \_\_\_\_\_  
Siding: Wood ☐ Fiber Cement Board ☒ Brick ☐ Stone ☒ Stucco ☐ Other: \_\_\_\_\_  
Roof: Composition ☐ Wood Shingle ☐ Metal ☒ Tile ☐ Other \_\_\_\_\_

6A. This company has treated or is treating the structure for the following wood destroying insects: **N/A**  
If treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐  
If treating for drywood termites or related insets, the treatment was: Full ☐ Limited ☐

6B. **N/A** **N/A** **N/A**  
Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method  
This company has a contract or warranty in effect for control of the following wood destroying insects:  
Yes ☐ No ☒ List Insects: **Alpine Inspections, Inc. carries No Warranty on this property expressed or implied.**  
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase of sale of this property. I do further state that neither I nor the company for which I am acting is associate in any way with any party to this real estate transaction.  
Signatures:

7A. **Charles Tod Brooks** *Charles T. Brooks* **#0585057**  
Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

7B. **Charles T. Brooks** *Charles T. Brooks* **#0585057**  
Apprentices, Technicians, or Certified Applicators (Names) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box ☐ 8B. Date Posted: **Wednesday, February 2, 2022**  
Water Heater Closet ☐  
Beneath the Kitchen Sink ☒

9A. Were any areas of the property obstructed or inaccessible? Yes ☒ No ☐  
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following:  
Attic ☐ Insulated area of attic ☒ Plumbing Areas ☐ Planter box abutting structure ☐  
Deck ☐ Sub Floors ☐ Slab Joints ☐ Crawl Space ☐  
Soil Grade Too High ☐ Heavy Foliage ☐ Eaves ☒ Weepholes ☐  
Other ☐ Specify: \_\_\_\_\_

10A. Conditions conducive to wood destroying insect infestation? Yes ☐ No ☒  
(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to:  
Wood to Ground Contact (G) ☐ Formboards left in place (I) ☐ Excessive Moisture (J) ☐  
Debris under or around structure (K) ☐ Footing too low or soil line too high (L) ☐ Wood Rot (M) ☐ Heavy Foliage (N) ☐  
Planter box abutting structure (O) ☐ Wood Pile in Contact with Structure (Q) ☐ Wooden Fence in Contact with the Structure (R) ☐  
Insufficient ventilation (T) ☐ Other (C) ☐ Specify: \_\_\_\_\_

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11. Inspection Reveals Visible Evidence in or on the structure:

Active Infestation

Previous Infestation

Previous Treatment

11A. Subterranean Termites

Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒

11B. Drywood Termites

Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒

11C. Formosan Termites

Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒

11D. Carpenter Ants

Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒

11E. Other Wood Destroying Insects

Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒

Specify:

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

None found or observed at this time11G. Visible evidence of: None observed at this time

has been

observed in the following areas:

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment

as identified in Section 11. (Refer to Part G, H and I, Scope of Inspection)

Yes ☐No ☒

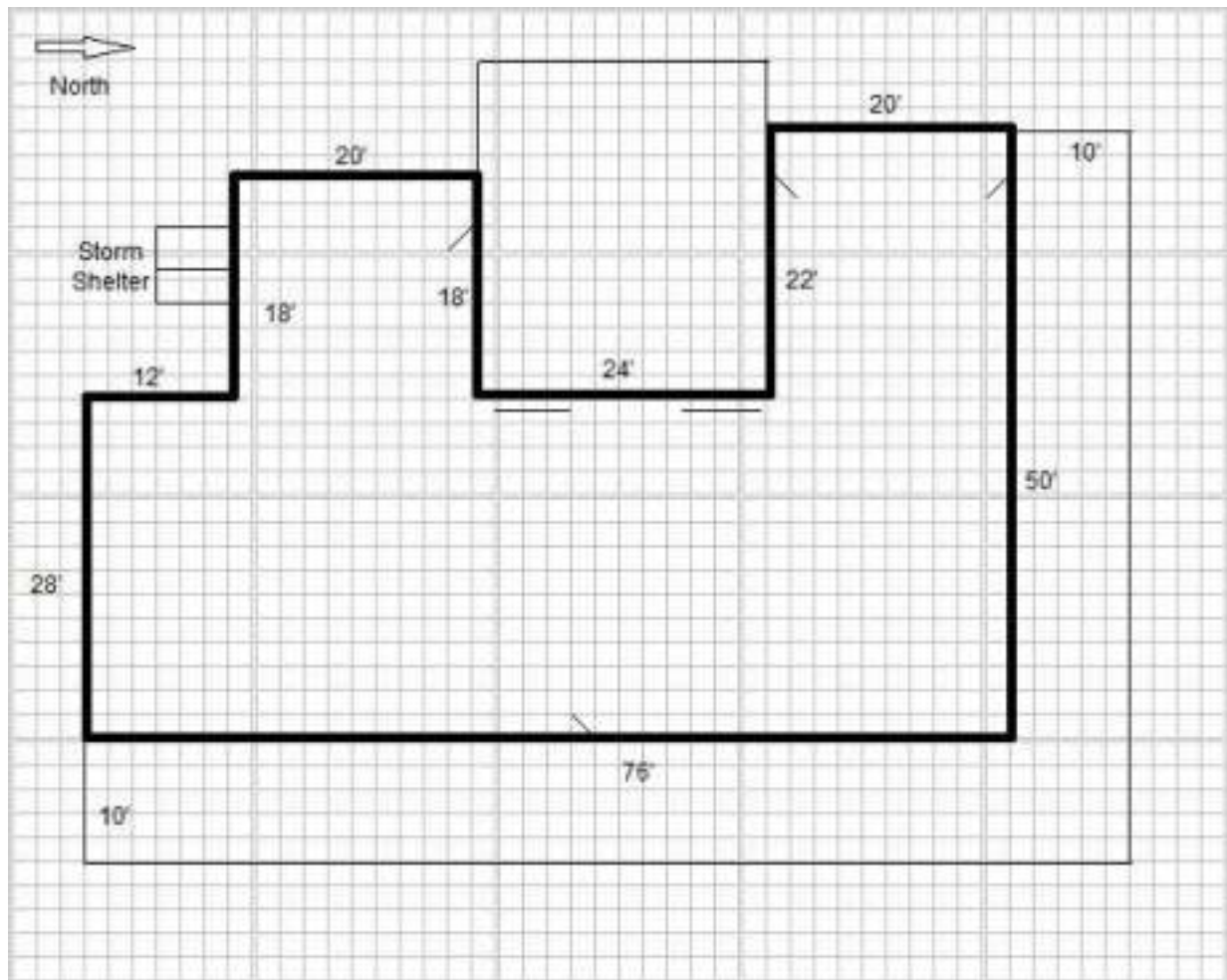
12B. A preventive treatment and/or correction of conducive conditions as identified in 10A &amp; 10B is recommended as follows:

Yes ☐No ☒Specify reason: N/A

Refer to Scope of Inspection Part J

**Diagram of Structure(s) Inspected**

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E- Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify \_\_\_\_\_



Additional Comments There is no visible evidence of wood destroying insects found at the time of this inspection. \_\_\_\_\_

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**Statement of Purchaser**

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: Texas Real Estate Inspection Report

Signature of Purchaser of Property or their Designee

Date

☐ Customer or Designee not Present

**Buyers Initials** \_\_\_\_\_



**INSPECTION AGREEMENT**  
**PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING**

**I. Scope of Services**

- A. In exchange for the Inspection Fee paid by the Client "Large 5000+ SF Home", the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.
- C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
  - 1. The item is performing its intended function at the time of the inspection;
  - 2. The item is in need of replacement or repair; or
  - 3. Further evaluation by an expert is recommended.

**II. Inspection Report**

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
- B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.
- C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report.

**III. Disclaimer of Warranties**

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

- 1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
- 2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
- 3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; an
- 4. That any of the items inspected are merchantable or fit for any particular purpose.

**IV. LIMITATION OF LIABILITY**

By signing this Agreement, Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. Client acknowledges being given the opportunity to have this Agreement reviewed by counsel of his or her own choosing and further acknowledges the opportunity of hiring a different Inspector to perform the Inspection. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

**V. Dispute Resolution**

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

**VI. Attorney's Fees**

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

**VII. Exclusivity**

The Inspection Report is to be prepared exclusively for the Large 5000+ SF Home and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.