



# Inspection Report

John Doe

**Property Address:**  
1234 Masters Cir  
Baytown TX 77523



Front of home, street view

**Master Home Inspectors of Texas, LLC**

**Amber Diehl TREC # 26115 TREC 26115**

# PROPERTY INSPECTION REPORT FORM

John Doe	11/15/2025
Name of Client	Date of Inspection
1234 Masters Clr, Baytown, TX 77523	
Address of Inspected Property	
Amber Diehl TREC # 26115	TREC 26115
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:**

<b>In Attendance:</b> Customer and Inspector	<b>Type of building:</b> Single Family (1 story)	<b>Approximate age of building:</b> About 47 Years
<b>Temperature:</b> Bewteen 75 (F) - 80 (F)	<b>Weather:</b> Sunny, Clear	<b>Ground/Soil surface condition:</b> Damp
<b>Rain in last 3 days:</b> No		

Year Built: 1978  
Square Footage: 1360  
Rooms: 3 Bedrooms, 2 Bathrooms  
Property is Vacant  
Utilities On: Water, Electricity  
People Present at Inspection: Buyer

## I. Structural Systems

All terms used to describe direction/ location (right, left, front, and back) are used in reference from the view point of looking at the home from the street. For example, when stated " The right side of the home" it is referring to if you were looking at the front of the house from the end of the driveway.

This home is approaching 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

The buyers informed the client that the home had recently been completely remodeled and was just put on the market. The inspector did notice a strong paint smell lingered throughout the home at the time of the inspection. In the inspectors opinion, there was evidence indicating the home had recently finished being remodeled. As a result, some defects of previous underlining issues may appear after a few months post remodel completion that were not visible at the time of the inspection. This is for your information.

### A. Foundations

**Type of Foundation(s):** Slab on grade

**Comments:**

(1) In the inspectors opinion, the slab foundation performed adequately at the time of the inspection. However, with the age of the home and the recent complete remodel, the inspector recommends further evaluation by a licensed structural engineer to determine if there has been previous or if there is current foundation movement. This is for your information.

The following list includes some examples of additional ways of how the foundations performance is indicated:

- open and close all accessible interior/exterior doors and windows to determine if they sit square in their frame and/or are difficult to operate
- look for cracks in exterior/ interior walls, ceilings, floors, etc.
- feel and look for any areas that are not level, are bowing, sagging, sinking, etc.

(2) Evidence of separate concrete slabs were observed on the back side of the home at the time of the inspection. The buyer did inform the inspector that a new concrete slab had been poured for the addition to the remodel. This is for your information.



A. Item 1 (Picture) Back of home, foundation, evidence of separate concrete slabs



A. Item 2 (Picture) Back of home, foundation, evidence of separate concrete slabs



A. Item 3 (Picture) Back of home, foundation, evidence of separate concrete slabs



A. Item 4 (Picture) Back of home, foundation, evidence of separate concrete slabs

B. Grading and Drainage

Comments:

(1) Flat and negative grading was observed at the time of the inspection. The grading should slope away from the home or there should be another system used to properly drain water away from the foundation to protect from puddles of water forming near the foundation.



B. Item 1 (Picture) Left of home, flat grading



B. Item 2 (Picture) Front of home, flat grading

(2) High soil/ mulch levels were observed in multiple locations around the homes foundation, at the time of the inspection. There should be a minimum 6- 8inches of clearance between the bottom of the exterior siding and the ground. In the inspectors opinion, these areas may be more prone to moisture intrusion and/ or retaining moisture against the foundation wall. The inspector recommends further evaluation by a qualified professional.



B. Item 3 (Picture) Right of home, high soil/ mulch levels



B. Item 4 (Picture) Right of home, high soil/ mulch levels



B. Item 5 (Picture) Right of home, high soil/ mulch levels

(3) No kick-out flashing was observed at the roof to wall connection at the time of the inspection. The inspector recommends a professional roofer install kick out flashing to protect the siding from potential early deterioration and moisture intrusion.



B. Item 6 (Picture) Back of home, roof to wall connection, no kick out flashing

**C. Roof Covering Materials**

**Types of Roof Covering:** Architectural shingle

**Viewed roof covering from:** Walked roof

Comments:

**COSMETIC/ MAINTENANCE ITEMS:**

Multiple cosmetic/ maintenance defects were observed on the roof covering at the time of the inspection. Those defects are listed below:

- Tree branches were observed overhanging the roof in the back left corner.
- No sealant/ caulk was observed on multiple nail and screw heads. No nail or screw heads should be exposed. Sealant/ caulk is a temporary fix. This is for your information. The inspector recommends a professional contractor or sealant applicator apply new sealant at each expansion joint as part of routine maintenance.



C. Item 1 (Picture) Roof, through roof flashing, exposed nails

D. Roof Structures and Attics

**Roof Structure Type:** Dimensional lumber

**Method used to observe attic:** Viewed from access

**Attic info:** Pull Down stairs

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

**Comments:**

**DEFECTS:**

Multiple defects were observed on multiple exterior walls at the time of the inspection. The inspector recommends further evaluation by a qualified specialist to determine if attention is required. The defects observed are listed below:

- Soft spots were observed in multiple locations while walking on the roof of the garage at the time of the inspection. The inspector recommends further evaluation to determine if the roof decking is damaged.
- The inspector had very limited access into the attic space at the time of the inspection. As a result the inspector could not properly inspect the attic space and any equipment or components in the attic space. This is for your information.
- Separation at multiple roof rafter to ridge connections were observed at the time of the inspection. The inspector recommends further evaluation by a structural engineer to determine the severity.
- No visible rafter ties were observed.
- What appear to be cut structural members were observed in the attic at the time of the inspection. The

inspector recommends further evaluation by a structural engineer to determine if the roof structural load capacity is compromised.



D. Item 1 (Picture) Garage, roof decking, soft spots



D. Item 2 (Picture) Attic, rafters connection to ridge board, separated



D. Item 3 (Picture) Attic, rafters connection to ridge board, separated



D. Item 4 (Picture) Attic, rafters connection to ridge board, separated



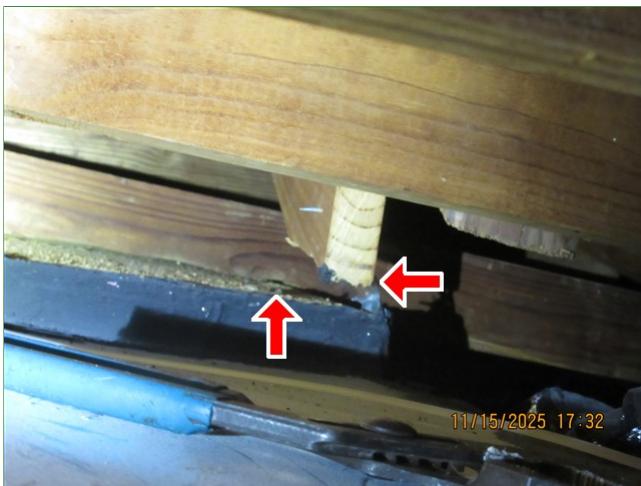
D. Item 5 (Picture) Attic, rafters connection to ridge board, separated



D. Item 6 (Picture) Attic, access, very limited



D. Item 7 (Picture) Attic, structural load bearing members, cut



D. Item 8 (Picture) Attic, structural load bearing members, cut

E. Walls (Interior and Exterior)

**Wall Structure:** Not visible

**Siding Material:** Composite board

Comments:

(1) **COSMETIC/ MAINTENANCE ITEMS:**

Multiple cosmetic/ maintenance defects were observed on the exterior wall at the time of the inspection. Those defects are listed below:

- Vegetation was observed in direct contact with the exterior siding on multiple sides of the home and attached garage at the time of the inspection. Vegetation against exterior siding is more prone to accumulating moisture and may decrease the service life of the siding materials. This is for your information.
- Separation in sealant was observed in multiple locations of the exterior fascia boards, soffit boards, and wall butt joints at the time of the inspection. The inspector recommends a professional contractor or sealant applicator apply new sealant at each expansion joint as part of routine maintenance to protect from

moisture intrusion. If you notice the separation growing in width, the inspector recommends further evaluation by a qualified specialist.

- In the inspectors opinion, poor sealant/ caulk work was done in many locations throughout the interior walls, base boards, and trim boards at the time of the inspection. This is for your information.



E. Item 1 (Picture) Front and right sides of home, vegetation in direct contact with siding



E. Item 2 (Picture) Right of home, roof to wall boards connections, separated caulk/ sealant



E. Item 3 (Picture) Damaged/ deteriorated sealant was observed in multiple locations of the exterior fascia and soffit board joints at the time of the inspection. The inspector recommends a professional contractor or sealant applicator apply new sealant at each expansion joint as part of routine maintenance.



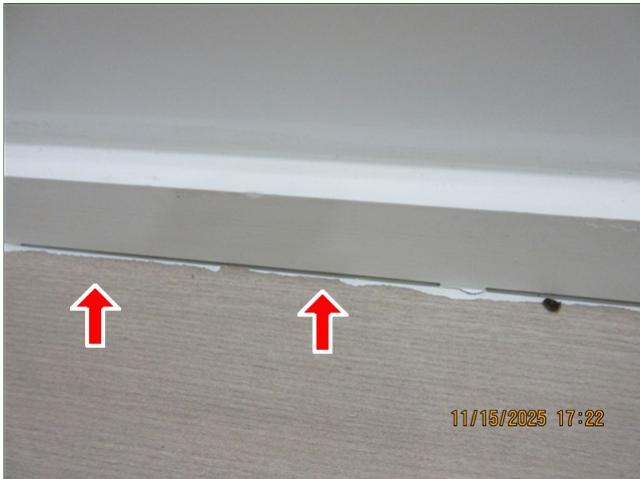
E. Item 4 (Picture) Damaged/ deteriorated sealant was observed in multiple locations of the exterior fascia and soffit board joints at the time of the inspection. The inspector recommends a professional contractor or sealant applicator apply new sealant at each expansion joint as part of routine maintenance.



E. Item 5 (Picture) Damaged/ deteriorated sealant was observed in multiple locations of the exterior fascia and soffit board joints at the time of the inspection. The inspector recommends a professional contractor or sealant applicator apply new sealant at each expansion joint as part of routine maintenance.



E. Item 6 (Picture) Guest bathroom, base board, no sealant



E. Item 7 (Picture) Guest bathroom, base board, no sealant



E. Item 8 (Picture) Guest bathroom, tile wall, poor caulk/ sealant work



E. Item 9 (Picture) Guest bathroom, tile wall, poor caulk/ sealant work



E. Item 10 (Picture) Guest bathroom, tile wall, poor caulk/ sealant work

**(2) EXTERIOR DEFECTS:**

Multiple defects were observed on multiple exterior walls at the time of the inspection. The inspector recommends further evaluation by a qualified specialist to determine if attention is required. The defects observed are listed below:

- No flashing was observed at any of the exterior cement fiber siding and window frame butt joints. The inspector recommends further evaluation by a qualified specialist to determine if the siding is properly installed according to manufacturers installation requirements.
- The cement fiber board was observed in direct contact with concrete and the ground at the time of the inspection. This may result in the siding being more prone to accumulate moisture and may decrease the service life of the siding materials.
- Damaged cement fiber siding was observed on the left side of the garage.
- Separation in sealant was observed in multiple locations of the exterior fascia boards, soffit boards, and wall butt joints at the time of the inspection. The inspector recommends a professional contractor or sealant applicator apply new sealant at each expansion joint as part of routine maintenance to protect from moisture intrusion. If you notice the separation growing in width, the inspector recommends further

evaluation by a qualified specialist.

- What appears to be an old or first layer of exterior siding was observed under the new exterior siding at the time of the inspection. Due to the age of the home, the inspector recommends having the possible under layer of siding tested for asbestos. Although it was prohibited from still being manufactured in the late 1900's; asbestos siding is still around and being used. This is for your information.

- No through wall termination flashing or boxes were observed at any of the through wall terminations at the time of the inspection.



E. Item 11 (Picture) Front of home, cement fiber siding & window butt joints, no flashing



E. Item 12 (Picture) Front of home, cement fiber siding & window butt joints, no flashing



E. Item 13 (Picture) Front of home, cement fiber siding, in direct contact with concrete



E. Item 14 (Picture) Front of home, cement fiber siding, in direct contact with concrete



E. Item 15 (Picture) Back of home, siding, damaged



E. Item 16 (Picture) Back of home, siding, damaged



E. Item 17 (Picture) Back of home, siding butt joint, separated



E. Item 18 (Picture) Back of home, siding butt joint, separated



E. Item 19 (Picture) Back of home, through wall termination, no flashing



E. Item 20 (Picture) Back of home, through wall termination, no flashing



E. Item 21 (Picture) Back of home, siding, damaged



E. Item 22 (Picture) Back of home, siding, damaged



E. Item 23 (Picture) Front of home, cement fiber siding, in direct contact with ground



E. Item 24 (Picture) Back of home, through wall termination, no flashing, possible 2 layers of exterior siding



E. Item 25 (Picture) Back of home, through wall termination, no flashing, possible 2 layers of exterior siding

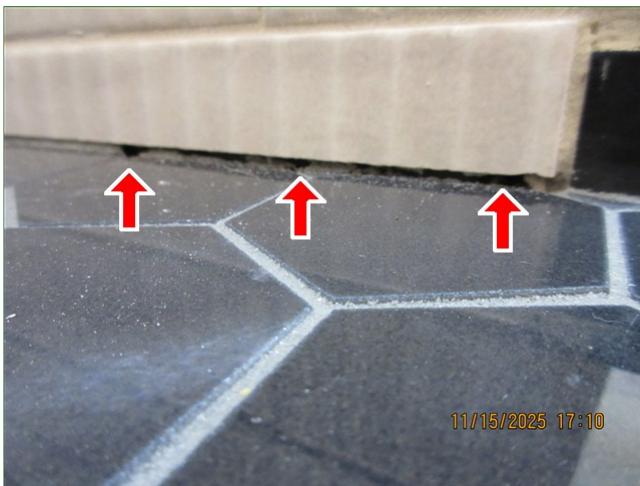
### (3) INTERIOR DEFECTS:

Multiple defects were observed on multiple interior walls at the time of the inspection. The inspector recommends further evaluation and correction by a qualified specialist. The defects observed are listed below:

- Missing/ deteriorated grout/ mortar was observed in the master and guest bathroom shower's tile wall to floor connection at the time of the inspection. The inspector recommends correction to protect from moisture intrusion.
- Small leaks were observed at the master bathroom's shower glass wall connection at the time of the inspection.
- No sealant was observed at both the bathroom's shower plumbing fixtures.



E. Item 26 (Picture) Master bathroom, shower tile wall to floor connection, missing grout



E. Item 27 (Picture) Master bathroom, shower tile wall to floor connection, missing grout



E. Item 28 (Picture) Master bathroom, shower, fixture connections, no sealant



E. Item 29 (Picture) Master bathroom, glass shower wall, missing sealant



E. Item 30 (Picture) Master bathroom, glass shower wall, missing sealant



E. Item 31 (Picture) Guest bathroom, tile wall, grout cracked



E. Item 32 (Picture) Guest bathroom, tile wall, grout cracked



E. Item 33 (Picture) Guest bathroom, tile wall, grout cracked

F. Ceilings and Floors

**Ceiling Structure:** Dimensional lumber

**Floor Structure:** Not visible

Comments:

**EXTERIOR DEFECTS:**

Multiple defects were observed on multiple exterior walls at the time of the inspection. The inspector recommends further evaluation by a qualified specialist to determine if attention is required. The defects observed are listed below:

- Minor hairline cracks were observed on the ceiling in multiple locations at the time of the inspection. The clients informed the inspector that the owners recently remodeled. In the inspectors opinion, the cracks appear to be a minor concern at the time of the inspection, however, since they may have reappeared since remodeling and painting, the inspector recommends further evaluation by a structural engineer if you are concerned.

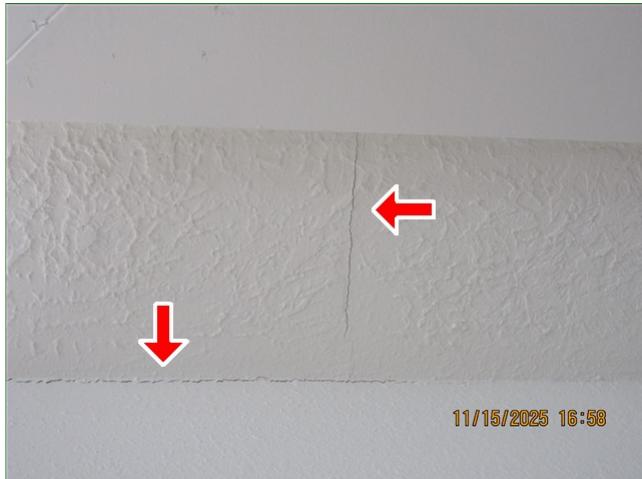
- Uneven floors were felt in multiple rooms at the time of the inspection. If you are concerned the inspector recommends further evaluation by a structural engineer.



F. Item 1 (Picture) Hallway, ceiling near attic pull down stairs, ceiling, cracked



F. Item 2 (Picture) Hallway, ceiling near attic pull down stairs, ceiling, cracked



F. Item 3 (Picture) Hallway, ceiling near attic pull down stairs, ceiling, cracked



F. Item 4 (Picture) Hallway, ceiling near attic pull down stairs, ceiling, cracked



F. Item 5 (Picture) Hallway, ceiling near attic pull down stairs, ceiling, cracked

G. Doors (Interior and Exterior)

## Comments:

**COSMETIC/ MAINTENANCE ITEMS:**

Multiple cosmetic/ maintenance defects were observed at multiple doors at the time of the inspection.

Those defects are listed below:

- No door stopper was observed at multiple doors and cabinet doors throughout the home at the time of the inspection. This is for your information.

- The garage man door to the interior was not self closing or self latching at the time of the inspection.

This is a safety hazard and the inspector recommends having a professional contractor install a self closing and self latching mechanism. This door was also difficult to open at the time of the inspection.



G. Item 1 (Picture) Master bedroom, no door stopper

    H. Windows**Window Types:** Double pane

## Comments:

**COSMETIC/ MAINTENANCE ITEMS:**

Multiple cosmetic/ maintenance defects were observed on the exterior wall at the time of the inspection.

Those defects are listed below:

- A minor hairline crack was observed in the window frame/ sill corner joint in the back left guest bedroom at the time of the inspection. The inspector recommends checking this crack for signs of worsening (growing in width) or new cracks. If the crack becomes wide enough to fit a pencil tip in, the inspector recommends further evaluation by a structural engineer to determine if structural movement is the cause.

- Missing/ separated caulk/ sealant was observed at multiple window frames casings at the time of the inspection. This is for your information.



H. Item 1 (Picture) Front of home, window, sealant missing/ separated



H. Item 2 (Picture) Front of home, window, sealant missing/ separated



H. Item 3 (Picture) Front of home, window, sealant missing/ separated

I NI NP D

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

Comments:

**J. Fireplaces and Chimneys**

**Chimney (exterior):** N/A

**Types of Fireplaces:** None

**Operable Fireplaces:** None

**Number of Woodstoves:** None

Comments:

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

Comments:

**L. Other**

Comments:

Multiple plank boards were loose on multiple sides of the fence at the time of the inspection. The inspector also noticed the fence felt loose at the time of the inspection. The inspector recommends properly securing the fences wood planks and ensuring sufficient amount of posts have been installed to properly support the fences length span.



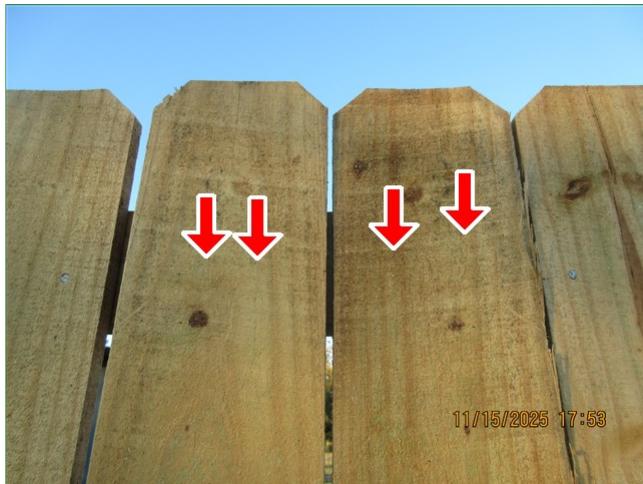
L. Item 1 (Picture) Back of home, fence plank boards, loose



L. Item 2 (Picture) Back of home, fence plank boards, loose



L. Item 3 (Picture) Back of home, fence plank boards, loose



L. Item 4 (Picture) Back of home, fence plank boards, loose

## II. Electrical Systems

### A. Service Entrance and Panels

**Electrical Service Conductors:** Overhead service

**Panel Capacity:** 200 AMP

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** GENERAL ELECTRIC

Comments:

(1) Only 3 circuit breakers were labeled at the main electrical panelboard at the time of the inspection. This is a safety hazard. All circuit breakers should be labeled to assist in safe and proper circuit breaker shut offs.



A. Item 1 (Picture) Left of home, panel board, not labeled

(2) An insufficient drip loop was observed at the main electrical service cable's service mast entrance at the time of the inspection. The inspector recommends speaking to the electric or utility company for further evaluation and correction to protect from moisture intrusion.



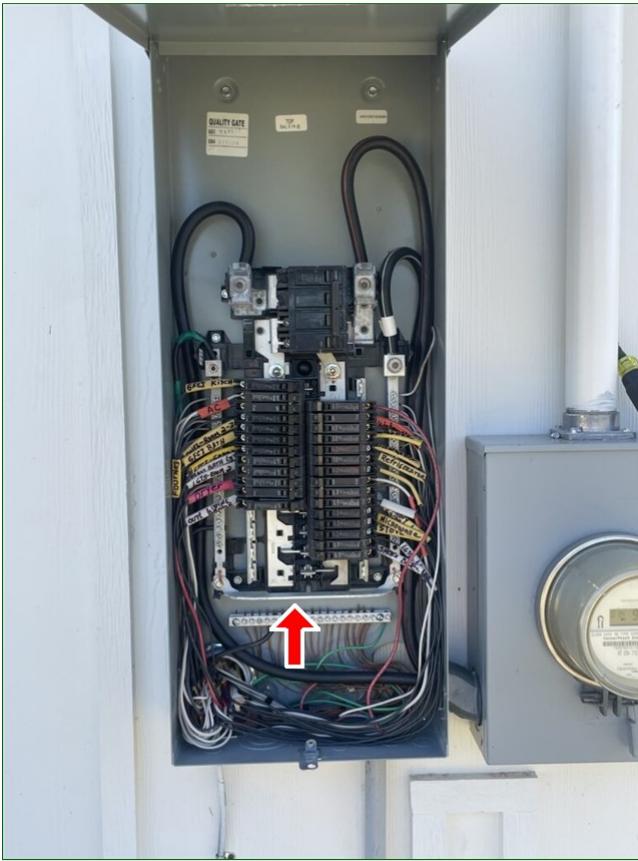
A. Item 2 (Picture) Front left of home, main electric service mast, insufficient drip loop



A. Item 3 (Picture) Front left of home, main electric service mast, insufficient drip loop

(3) Multiple defects were observed at the main service panelboard at the time of the inspection. The inspector recommends further evaluation and correction by a licensed electrician. The defects observed are listed below:

- No Main Bonding Jumper was observed in the main service panelboard at the time of the inspection.
- In the inspectors opinion, improper placement of the crossover tie bar was observed.



A. Item 4 (Picture) Left of home, main service panelboard, crossover tie bar, improper location

B. Branch Circuits, Connected Devices and Fixtures

**Type of wiring:** Solid Aluminum

**Wiring Methods:** Romex

Comments:

- (1) The inspector recommends all smoke detectors be tested upon moving in to home.
- (2) A loose exterior electrical outlet box was observed on the back side of the home at the time of the inspection. The inspector recommends correction by a qualified specialist to protect from moisture intrusion.



B. Item 1 (Picture) Back of home, electrical outlet box, loose

(3) No light bulbs were observed in multiple bathroom light fixtures at the time of the inspection. This is for your information.



B. Item 2 (Picture) Hallway, guest bathroom, no light bulbs



B. Item 3 (Picture) Master bathroom, missing light bulb

(4) No GFCI protected outlets were observed at the kitchen refrigerator outlet and the outlet located in the utility/ laundry room. This is a safety hazard. Outlets located within 6 feet of "wet" locations should be GFCI protected.

C. Other

Comments:

### III. Heating, Ventilation and Air Conditioning Systems

A. Heating Equipment

**Type of Systems (Heating):** Central

**Energy Sources:** Gas

**Number of Heat Systems (excluding wood):** One

**Heat System Brand:** Not visible

**Comments:**

Due to the outside temperature being above 75 degrees, the inspector did not operate/ test the heater, at the time of the inspection to protect from causing potential damage to the unit or its components. Due to limited access to the attic, the inspector was unable to properly inspect the heating equipment located in the attic at the time of the inspection. This is for your information.

B. Cooling Equipment

**Type of Systems (Cooling):** Forced Air Split System, Central

**Cooling Equipment Energy Source:** Electricity

**Number of AC Only Units:** One

**Central Air Brand:** GOODMAN

**Comments:**

The A/C supply and return vents were tested with a thermo- gun to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees fahrenheit, which indicates that the unit is cooling as intended. The A/C temperature reading taken at the time of the inspection indicated a sufficient temperature difference at the time of the inspection. However, there were a few supply vents that did not seem to blow as cool at the time of the inspection. This is for your information.



B. Item 1 (Picture) Hallway, HVAC return vent, temp. reading



B. Item 2 (Picture) Master bedroom, HVAC supply vent, A/C supply temp. reading

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

**Ductwork:** Insulated

**Filter Type:** Located at return vent

Comments:

Due to limited access to the attic, the inspector was unable to properly inspect the HVAC equipment located in the attic at the time of the inspection. This is for your information.

**D. Other**

Comments:

(1) The condensate drain like was observed in an inconspicuous location at the time of the inspection. The condensate drain line should terminate to the outdoors in a readily visible location. This is for your information.



D. Item 1 (Picture) Back of home, condensate drain termination, not in conspicuous location

(2) In the inspectors opinion, an insufficient size drip pan was observed underneath the attic HVAC unit at the time of the inspection. There should be a drip pan large enough to catch any condensation or moisture dripping from the unit to protect from moisture damage. The inspector recommends installing a larger drip pan.



D. Item 2 (Picture) Attic, HVAC unit, insufficient drip pan

## IV. Plumbing System

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

**Water Source:** Well

**Plumbing Water Supply (into home):** Not visible

**Plumbing Water Distribution (inside home):** PEX

**Location of main water supply valve:** Back side of garage

**Static water pressure reading:** No exterior hose spigots

**Type of supply piping material:** PEX

**Type of drain piping material:** PVC

**Comments:**

Exposed plumbing supply lines were observed in the attic at the time of the inspection. The inspector recommends speaking to the builder to have the supply pipes properly insulating to protect them from freezing/ bursting during the winter season.



A. Item 1 (Picture) Attic, plumbing supply pipes, exposed

### B. Drains, Waste and Vents

**Plumbing Waste:** PVC

**Comments:**

(1) Missing sealant/ caulk was observed at both of the bathroom toilet's floor connection at the time of the inspection. This is for your information.



B. Item 1 (Picture) Master bathroom, toilet floor connection, missing sealant



B. Item 2 (Picture) Master bathroom, toilet floor connection, missing sealant



B. Item 3 (Picture) bathroom, toilet floor connection, missing sealant



B. Item 4 (Picture) bathroom, toilet floor connection, missing sealant

(2) Moisture stains were observed in the under sink cabinets at the time of the inspection. No active leaks were observed at the time of the inspection. This is for your information.

C. Water Heating Equipment

**Water Heater energy sources:** Electric

**Water Heater Capacity:** 50 Gallons

**Water Heater Location:** Utility Room

**WH Manufacturer:** RHEEM

**Comments:**

Multiple defects were observed at the water heater at the time of the inspection. The inspector recommends correction by a qualified specialist. The defects are listed below:

- No auxiliary drain pan was observed beneath the water heater tank. There should be a drain pan installed beneath the water heater where water damage can occur to the interior of the home if the tank were to leak. This is for your information.

- No overflow drain pipe was installed at the water heater tank at the time of the inspection. The water heater should have an auxiliary drain pipe that terminated to the outdoors.



C. Item 1 (Picture) Utility/ laundry room, water heater tank, no auxiliary drain pan or pipe terminating to outdoors

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

**Location of gas meter:** Back side of home

**Type of gas distribution piping material:** Galvanized

Comments:

No electrical bonding wiring was observed at the gas meter/ supply pipe at the time of the inspection. The inspector recommends further evaluation by a licensed plumber to verify proper electrical bonding and grounding wires are installed.



E. Item 1 (Picture) Back of home, gas meter, no electrical bonding wired connection clamp



E. Item 2 (Picture) Back of home, gas meter, no electrical bonding wired connection clamp

## V. Appliances

A. Dishwasher

**Dishwasher Brand:** FRIGIDAIRE

Comments:

B. Food Waste Disposers

**Disposer Brand:** NONE

Comments:

C. Range Hood and Exhaust System

**Exhaust/Range hood:** FRIGIDAIRE

Comments:

No range hood exhaust vent was observed as the gas fueled oven/ stove top at the time of the inspection.

Although this may not be required, the inspector recommends a mechanical exhaust vent be installed above the oven to promote ventilation of combustion byproducts.



C. Item 1 (Picture) Kitchen, gas fueled oven/ stove, no exhaust vent to outdoors

D. Ranges, Cooktops and Ovens

**Range/Oven:** FRIGIDAIRE

Comments:

Multiple defects were observed at the water heater at the time of the inspection. The inspector recommends correction by a qualified specialist. The defects are listed below:

- No anti-tip bracket was observed at the kitchen oven at the time of the inspection. This is a safety hazard; especially for smaller people and children, and is for your information. The inspector recommends installing an anti-tip bracket as soon as possible.
- No emergency shut off valve was observed within 6 feet of the gas fueled oven/ stove at the time of the inspection. This is a safety hazard.

E. Microwave Ovens

**Built in Microwave:** FRIGIDAIRE

Comments:

**F. Mechanical Exhaust Vents and bathroom Heaters**

Comments:

**G. Garage Door Operator(s)**

**Auto-opener Manufacturer:** CHAMBERLAIN

**Garage Door Type:** One automatic

**Garage Door Material:** Metal

Comments:

The manual lock was not permanently disengaged at the time of the inspection. This is a safety hazard and the inspector recommends disengaging the manual lock.

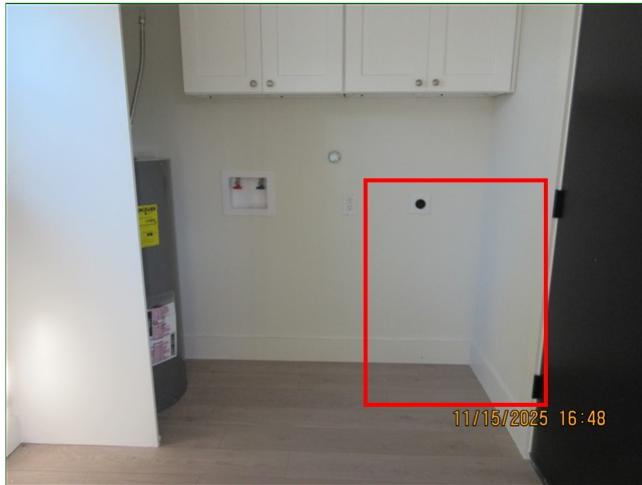


G. Item 1 (Picture) Garage door, manual lock, not disengaged

**H. Dryer Exhaust System**

Comments:

No dryer vent termination was observed in the laundry/ utility room at the time of the inspection. This is for your information.



H. Item 1 (Picture) Utility/ laundry room, no dryer vent termination

