Inspection Report

John Smith

Property Address:
123 Sunbelt Rd
Katy TX 77493

Sunbelt Inspections

Chris Staudt TREC #20775 TPCL# 781701
11391 S. Kolbe Circle
Cypress, Texas. 77429

PROPERTY INSPECTION REPORT FORM

John Smith	1/18/2023
Name of Client	*Date of Inspection*
123 Sunbelt Rd, Katy, TX 77493	
Address of Inspected Property	
Chris Staudt TREC #20775	TPCL# 781701
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.

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

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

The inspector IS NOT required to:
- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

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

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

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

In Attendance:	Type of building:	Approximate age of building:
Customer	Single Family (2 story)	Over 20 Years
Temperature:	**Weather:**	**Ground/Soil surface condition:**
Over 65	Cloudy	Damp
Rain in last 3 days:		
Yes		

Sq Ft: 3735
Year Built: 2002
Foundation: Slab on grade
Occupied: yes
Utilities On: yes

Who is ordering this inspection? : Buyer's Agent

Ratified contract? : Yes

Utilities On : Yes

Occupied : Yes

City Water : Well

City Sewer : Septic
Attending : Buyer

Access options : SUPRA

Contact Buyer's Agent for Access : 1

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s):: Poured Concrete

Comments:

(1) Elevation readings of the slab, with a zip level do not indicate evidence of excessive movement or un-levelness of the slab.

The visible portions of the foundation and slab appear to be functioning as intended. No signs of significant movement such as excessive brick veneer and drywall cracking, abnormal door operation, unleveled soffits or severely sloped floors. Therefore, it is my opinion that the foundation is adequately performing its intended function.

(2) Typical corner "pops" observed at foundation corners. This condition is cosmetic in nature and not structurally significant.

A. Photo 1(Picture)

(3) There is some slab edge cracking. There is little to no deflection across the crack. This type of flexural crack is generally the result of seasonal variations in soil moisture causing the soils to shrink and/or swell exerting pressure on the foundation.

This type of crack is not structurally significant.

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A. Photo 2(Picture)

A. Photo 3(Picture)

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

(1) No gutters observed at sides and front of the structure. Gutters are recommended at all appropriate roof slopes to channel and direct rain water away from the structure and to promote foundation health.
(2) High soil conditions observed at garage and the back of the home. High soil conditions are conducive to wood destroying insects and should be avoided. I recommend a minimum six inch foundation side wall exposure around the entire perimeter of the foundation. High soil levels prevent a quality Termite inspection. Recommend correction.

B. Photo 1(Picture)

B. Photo 2(Picture)

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Type(s) of Roof Covering: Architectural Asphalt Shingles
Viewed From: Walked roof
Roof Ventilation: Ridge vents, Soffit Vents

Comments:

(1) The roof covering, is not new and shows signs of wear consistent with its age. The overall condition of the roof covering appears to be acceptable and no signs of any current moisture penetration into the structure were observed. This roof covering is probably around XX years old. This type of architectural style composition shingles typically lasts about 20 years in this climate.

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I NI NP D

A general seal up of roof penetrations, exposed nail heads and flashings is recommended as routine maintenance.

C. Photo 1(Picture)

C. Photo 2(Picture)

(2) Exposed nails penetrating flashings, shingles, shingle top caps, underlayment and roof sheathing need to be sealed with an approved roof sealant. Recommend correction.

It is advised that a roof be properly sealed by a qualified roofing professional periodically.

C. Photo 3(Picture)

C. Photo 4(Picture)

(3) The satellite dish was observed mounted on the roof covering. The securing screws penetrate the roof covering, underlayment and sheathing. Over time, this installation will most likely leak water into the structure causing water damage. A better installation might be to bolt the dish to a vertical structural

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element and seal the bolts/screws to insure that water does not penetrate the building envelope. If you choose to remove the dish from its current location, immediate repair to the roof covering is recommended.

C. Photo 5(Picture)

(4) Excessive granules coming off of shingles. This is usually from age, inadequate attic ventilation or possibly a manufacturer defect.

C. Photo 6(Picture)

C. Photo 7(Picture)

(5) An exhaust vent in contact with the dormer on the left side was observed.

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C. Photo 8(Picture)

(6) Damaged and/or missing shingles were observed on the roof surface. Recommend correction Front right dormer. Front right corner.

C. Photo 9(Picture)

C. Photo 10(Picture)

☑ ☐ ☐ ☑ **D. Roof Structures and Attic**

Roof Structure:

Attic Viewed From:

Attic Insulation:

Approximate Average Depth of Insulation:

Comments:

The garage attic was not accessible.

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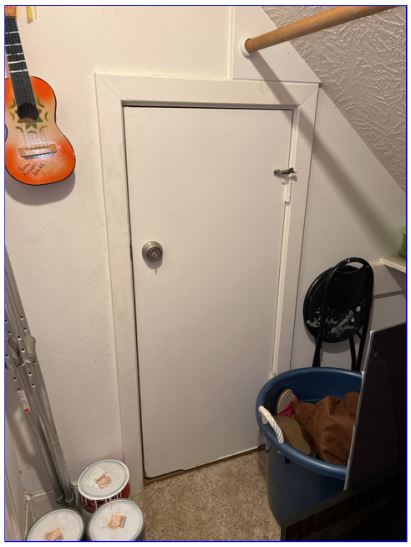
I	NI	NP	D

D. Photo 1(Picture)



D. Photo 2(Picture)

D. Photo 3(Picture)

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

Comments:

(1) Areas were observed, where the brick, siding, and/or trim needs to be resealed.

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

I	NI	NP	D

E. Photo 1(Picture)

E. Photo 2(Picture)

E. Photo 3(Picture)

E. Photo 4(Picture)

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I	NI	NP	D

E. Photo 5(Picture)

(2) Wood rot was observed on the garage door trimmers.

E. Photo 6(Picture)

E. Photo 7(Picture)

(3) In the primary bedroom, and area of previous moisture damage, was observed on one of the windowsills.

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I	NI	NP	D

E. Photo 8(Picture)

(4) In the primary bathroom, the Undermount vanity sinks need to be resealed at the countertop.

E. Photo 9(Picture)

E. Photo 10(Picture)

(5) On the right side of the garage, a piece of damaged siding was observed.

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I	NI	NP	D

E. Photo 11(Picture)

(6) Areas of damaged siding and trim were observed on the garage.

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I	NI	NP	D

E. Photo 12(Picture)

E. Photo 13(Picture)

E. Photo 14(Picture)

(7) Wood rot was observed at the laundry room/back door trim.

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I	NI	NP	D

E. Photo 15(Picture)

E. Photo 16(Picture)

(8) Exterior electrical panels, outlets, and all fixtures need to be sealed at the wall.

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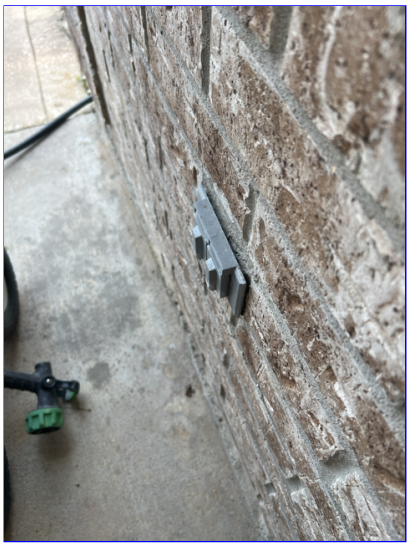
I	NI	NP	D

E. Photo 17(Picture)

E. Photo 18(Picture)



E. Photo 19(Picture)

(9) Rust was observed on the steel support above the windows. I recommend they be sanded, primed, and repainted.

E. Photo 20(Picture)

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(10) The A/C condenser line penetration into structure, should be sealed to prevent unwanted intrusion by pests and to reduce noise reverberation into structure.

E. Photo 21(Picture)

(11) All exterior wall penetrations need to be sealed at the wall.

E. Photo 22(Picture)

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

Comments:

Areas of worn/damaged Flooring were observed.

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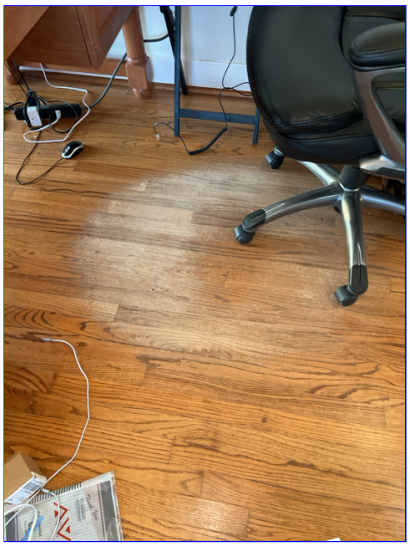

F. Photo 1(Picture)

F. Photo 2(Picture)

F. Photo 3(Picture)

F. Photo 4(Picture)

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I	NI	NP	D	

F. Photo 5(Picture)

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

Comments:

(1) One of the primary bathroom doors is missing the upper ball latches.

G. Photo 1(Picture)

(2) Damage was observed on the back door weatherstripping.

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I	NI	NP	D

G. Photo 2(Picture)

(3) Damage was observed on the garage door bottom seals.

G. Photo 3(Picture)

G. Photo 4(Picture)

(4) Damage was observed on the garage entry door weatherstripping.

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I	NI	NP	D

G. Photo 5(Picture)

(5) The garage entry door frame needs to be repainted.

G. Photo 6(Picture)

(6) And the upstairs, jack and Jill bathroom, the door into the toilet, and bathtub room does not latch.
(7) The upstairs front left bedroom door is dragging the frame. And the strike plate is not installed.

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I	NI	NP	D

G. Photo 7(Picture)

☑ ☐ ☐ ☑ **H. Windows**

Comments:

(1) The perimeter sealant, has failed on some windows.

H. Photo 1(Picture)

H. Photo 2(Picture)

(2) Most of the windows throughout the home, will not stay in the open position.

(3) Pet scratch marks were observed on the living room windows, and the back storm door.

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I	NI	NP	D

H. Photo 3(Picture)

H. Photo 4(Picture)

(4) There are missing/damaged screens.
(5) Window seals appear to be compromised, as suggested by condensate and mineral deposits built up between the double panes of glass.

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I	NI	NP	D

H. Photo 5(Picture)

H. Photo 6(Picture)

H. Photo 7(Picture)

H. Photo 8(Picture)

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

I	NI	NP	D

H. Photo 9(Picture)

H. Photo 10(Picture)

H. Photo 11(Picture)

H. Photo 12(Picture)

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

Comments:

☑ ☐ ☐ ☐ **J. Fireplaces and Chimneys**

Operable Fireplaces: One

Chimney (exterior):

Types of Fireplaces:

Comments:

(1) The fireplace tested okay.

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I	NI	NP	D	

J. Photo 1(Picture)

(2) Small cracks were observed in the back wall of the firebox.

J. Photo 2(Picture)

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

Comments:

☑ ☐ ☐ ☑ **L. Other**

Comments:

Note: Most areas of the garage could not be viewed.

L. Photo 1(Picture)

L. Photo 2(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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II. ELECTRICAL SYSTEMS

Smoke alarms and carbon monoxide (CO) monitors are not operated and are only checked for installation at proper locations. The installation of interconnected (sound or visibly alert at all locations) combination type ionization/photoelectric smoke detectors/alarms is now required in new construction and upgrading of older homes is advised.

These smoke detectors/alarms are required on each level including the basement, crawl space, and attic, where applicable, inside of all bedrooms or any rooms designated for the purpose of sleeping and outside within the near proximity of the doors to these rooms.

Test all alarms and detectors by both the test button and smoke per the manufactures instructions. Replace batteries at a minimum of every year or as required.

The smoke detectors and CO monitors are are not tested to avoid nuisance alarms, consult your security monitor company for further details and too assure proper function and application. All units should be fully evaluated and tested per the manufacture's instructions and replaced at least every 10 years.

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

Electrical Service Conductors: Underground Service, Aluminum feed from meter, 220 volts
Panel Capacity: 200 AMP
Electric Panel Manufacturer: SIEMENS
Panel Type: Circuit breakers
Comments:
(1) The main electrical service panel, shown with dead front cover removed for inspection purposes. The panel inspected okay.
(2) The main electrical service panel, is located inside a clothes closet. Clothes closet are no longer considered a suitable location for electrical service panels and are considered a potential fire hazard.

☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

Branch wire 15 and 20 AMP: Copper
Comments:
(1) The pantry light did not turn on with the switch.
(2) Three of the front porch lights on the left side did not turn on with the switch.

B. Photo 1(Picture)

(3) The back porch ceiling fans were inoperable.
(4) In the upstairs, back right bedroom closet, the light fixture is missing the bulb and globe.

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I	NI	NP	D

B. Photo 2(Picture)

☐ ☑ ☑ ☐ **C. Other**

Comments:

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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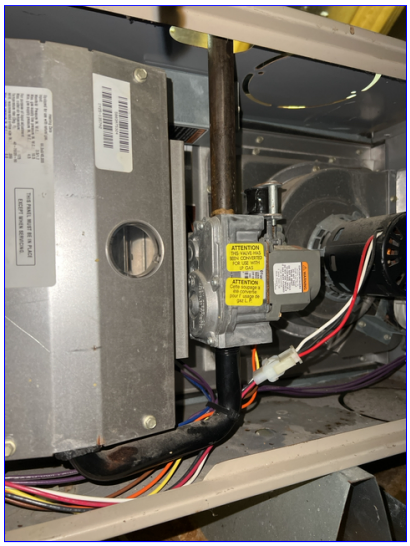
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

NOTE: HVAC units should be serviced annually. If the date of the last service receipt is more than one year old, you should consider having the unit(s) serviced for preventative maintenance even if operation of the unit(s) is currently normal. Air filters should be changed as needed.

Checking Humidifiers, electric air filters, ultra-violet lights and air flow balance is not included in the scope of this inspection. Accuracy and complete functionality of thermostats is not included in the scope of this inspection. Evaporator coils and heat exchangers are usually not accessible without dismantling some system components. Dismantling A/C system components to check evaporator coils and heat exchangers is outside of the scope of a standard home inspection.

☑ ☐ ☐ ☐ **A. Heating Equipment**

Heat System Brand: LENNOX
Type of Systems: Forced Air
Energy Source:
Number of Heat Systems (excluding wood): Two
Comments:
(1) The unit appeared to operate normally using the standard controls. I could not determine if the heat exchanger is cracked or not without dismantling the furnace. Dismantling of components is outside of the scope of a standard home inspection.



A. Photo 1(Picture)

(2) Furnace service tag(s). Manufacture date

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of Systems: Air conditioner unit
Central Air Manufacturer: LENNOX
A/C Tonnage: 3 Ton, 2 Ton, 2 Ton, 3 UNITS
A/C Amperage: 35 AMPS, 25 AMPS, 25 AMPS
Comments:
(1) Ambient air test was performed by using laser thermometer readings to determine if the difference in temperatures of the supply and return air is between 14 degrees and 22 degrees indicating that the unit(s) is(are) cooling as intended. The air temperature on the system(s) read:

Downstairs supply = 54 degrees, and the return air temperature was 71 degrees. Difference = 17 degrees.

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

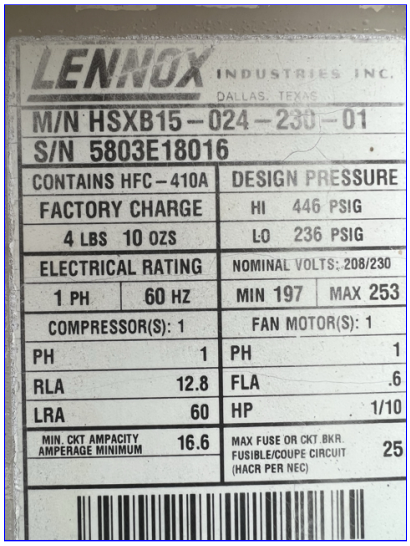
I	NI	NP	D	

The low pressure line was cold to the touch at the condenser unit.

Upstairs supply = 52 degrees, and the return air temperature was 68 degrees. Difference = 16 degrees. The low pressure line was cold to the touch at the condenser unit.

These conditions indicate that both systems are currently cooling normally. MS 73/58 DS 73/54
(2) Air Conditioning service tag(s). Manufacture dates 2002, 2003 & 2003

The compressor(s) (outside AC unit) appears to be the original unit(s) installed when the house was built. With proper annual maintenance, modern compressor units can last 15+ years. I cannot determine how long your AC will last before a replacement is necessary.



B. Photo 1(Picture)

B. Photo 2(Picture)

B. Photo 3(Picture)

(3) Rust and corrosion was observed on the outside AC unit, housings and cooling fins.

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I	NI	NP	D

B. Photo 4(Picture)

B. Photo 5(Picture)

B. Photo 6(Picture)

B. Photo 7(Picture)

(4) The insulation, on the refrigeration line(s) is deteriorated. I recommend it be repaired or replaced.

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I	NI	NP	D

B. Photo 8(Picture)

(5) One of the air conditioner, drain pans was holding water, and one was heavily rusted.

B. Photo 9(Picture)

B. Photo 10(Picture)

☑ ☐ ☐ ☑ **C. Duct System, Chases, and Vents**

Ductwork: Silverflex-round

Filter Type: Disposable

Comments:

(1) A leak was observed in the air Plenum.

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I	NI	NP	D

C. Photo 1(Picture)

(2) The filter location is in the attic.

C. Photo 2(Picture)

C. Photo 3(Picture)

☐ ☑ ☑ ☐ **D. Other**

Comments:

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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IV. PLUMBING SYSTEM

While water was run down the drains, this alone cannot simulate the waste flows characteristic of full occupancy. Underground sanitary drain lines are not visible during the course of a standard home inspection and are not inspected. Complete examination of sanitary drain lines requires equipment and time beyond the scope of a standard home inspection. Comprehensive sanitary drain line testing is available from certain licensed plumbers with specialized equipment. Water softening/filtration systems are not included in the inspection.

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

Water Source: Well
Location of water meter: None
Plumbing Water Supply (into home): Not visible
Plumbing Water Distribution (inside home):
Location of main water supply valve:
Static water pressure reading: 50 pounds/square inch

Comments:

(1) In the upstairs hall bathroom, the water valves to the vanity faucet were turned off. The vanity faucet could not be tested.

A. Photo 1(Picture)

(2) In the upstairs hall, bathroom, a leak was observed at the showerhead.

☑ ☐ ☐ ☑ **B. Drains, Waste, and Vents**

Washer Drain Size: 2" Diameter
Plumbing Waste: PVC

Comments:

P in the upstairs, Jack and Jill bathroom, the vanity sinks were slow to drain.

☑ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Source:
Capacity:
Water Heater Manufacturer:
Water Heater Location:

Comments:

Water heater service tag. Manufacture date

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I	NI	NP	D	
☑	☐	☐	☑	**D. Hydro-Massage Therapy Equipment**

Comments:

The tub operated normally and the motor circuit is GFCI protected.

D. Photo 1(Picture)

☐	☑	☑	☐	**E. Other**

Comments:

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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V. APPLIANCES

Special precautions for dryer ducts and vents

Clean the lint screen/filter before or after drying each load of clothes. If clothing is still damp at the end of a typical drying cycle or drying requires longer times than normal, this may be a sign that the lint screen or the exhaust duct is blocked.

Clean the dryer vent and exhaust duct periodically. Check the outside dryer vent while the dryer is operating to make sure exhaust air is escaping. If it is not, the vent or the exhaust duct may be blocked. To remove a blockage in the exhaust path, it may be necessary to disconnect the exhaust duct from the dryer. Remember to reconnect the ducting to the dryer and outside vent before using the dryer again.

Clean behind the dryer, where lint can build up. Have a qualified service person clean the interior of the dryer chassis periodically to minimize the amount of lint accumulation. Keep the area around the dryer clean and free of clutter.

Replace plastic or foil, accordion-type ducting material with rigid or corrugated semi-rigid metal duct. Most manufacturers specify the use of a rigid or corrugated semi-rigid metal duct, which provides maximum airflow. The flexible plastic or foil type duct can more easily trap lint and is more susceptible to kinks or crushing, which can greatly reduce the airflow.

Take special care when drying clothes that have been soiled with volatile chemicals such as gasoline, cooking oils, cleaning agents, or finishing oils and stains. If possible, wash the clothing more than once to minimize the amount of volatile chemicals on the clothes and, preferably, hang the clothes to dry. If using a dryer, use the lowest heat setting and a drying cycle that has a cool-down period at the end of the cycle. To prevent clothes from igniting after drying, do not leave the dried clothes in the dryer or piled in a laundry basket.

☑ ☐ ☐ ☑ **A. Dishwasher**

Dishwasher Brand: FRIGIDAIRE

Comments:

The dishwasher door is not closing properly. The lower cabinet is interfering with the door.

A. Photo 1(Picture)

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Disposer Brand: BADGER

Comments:

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Exhaust/Range Hood: VENTED, MAYTAG

Comments:

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

I	NI	NP	D	
☑	☐	☐	☐	**D. Ranges, Cooktops and Ovens**

Range/Oven: JENN AIR
Range/Cooktop/Oven Connections: 220 Volt Only
Comments:

I	NI	NP	D	
☑	☐	☐	☐	**E. Microwave Ovens**

Built in Microwave: JENN AIR
Comments:

I	NI	NP	D	
☑	☐	☐	☑	**F. Mechanical Exhaust Vents and Bathroom Heaters**

Mechanical Exhaust Vents and Bathroom Heaters: Fan only
Comments:
The exhaust vents are venting into the attic. Recommend correction.

I	NI	NP	D	
☑	☐	☐	☑	**G. Garage Door Operators**

Garage Door Operator: TWO UNITS, LIFTMASTER
Comments:
The garage door operator for the double car, garage was in operable.

I	NI	NP	D	
☑	☐	☐	☐	**H. Dryer Exhaust Systems**

Dryer Vent: Smooth Metal
Dryer Connections: Both Gas and 220 Volt AC
Comments:

I	NI	NP	D	
☑	☐	☐	☐	**I. Doorbell and Chimes**

Comments:

I	NI	NP	D	
☐	☑	☑	☐	**J. Other**

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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I	NI	NP	D	
				VI. LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS
☑	☐	☐	☐	**A. Controller**
				Comments:
☑	☐	☐	☐	**B. Vacuum Breaker**
				Comments:
☑	☐	☐	☐	**C. Zone 1**
				Comments:
☑	☐	☐	☑	**D. Zone 2**
				Comments:
				A leak was observed in zone two.

D. Photo 1(Picture)

☑	☐	☐	☑	**E. Zone 3**
				Comments:
				A damaged spray head was observed in zone three.

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

I	NI	NP	D	

E. Photo 1(Picture)

E. Photo 2(Picture)

☑ ☐ ☐ ☐ **F. Zone 4**

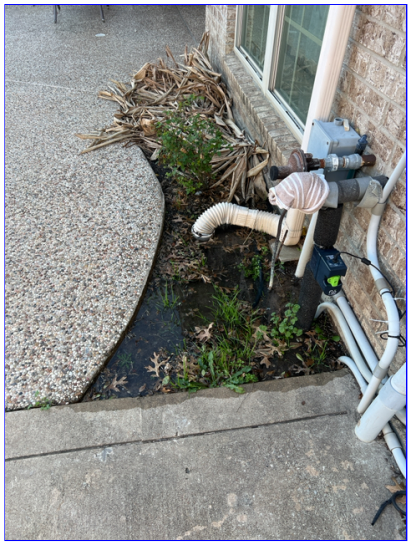
Comments:

☑ ☐ ☐ ☑ **G. Zone 5**

Comments:

In zone five, no sprinkler heads, turned on, but water was observed coming up around the back of the home.

G. Photo 1(Picture)



G. Photo 2(Picture)

☑ ☐ ☐ ☑ **H. Zone 6**

Comments:

No sprayheads turned on in zone six.

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

I	NI	NP	D	
☑	☐	☐	☐	**J. Zone 8**

Comments:

The sprayheads in zone eight are buried. Only one spray head partially popped up.

J. Photo 1(Picture)

☑	☐	☐	☐	**K. Zone 9**

Comments:

☑	☐	☐	☑	**Q. Other**

Comments:

In most of the zones, there were buried sprayheads, that could not pop up.

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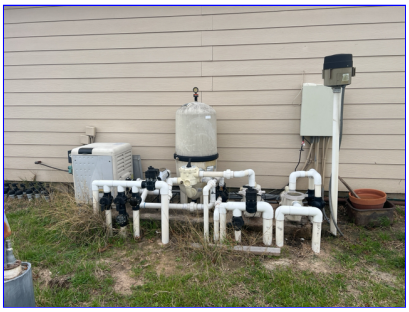
I	NI	NP	D

VII. SWIMMING POOLS, SPAS, HOT TUBS, and EQUIPMENT

☑ ☐ ☐ ☑ **A. System Controller**

Comments:

(1) View of the installed pool equipment



A. Photo 1(Picture)

(2) One of the automatic valves has a broken handle.

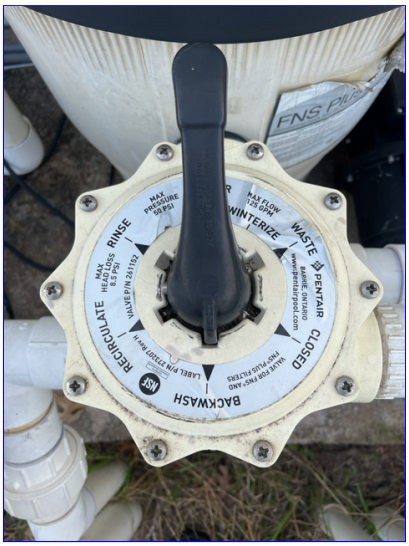
A. Photo 2(Picture)

(3) When switched from pool mode to spa mode, the automatic valves did not function.

(4) At the time of inspection, the main pool manifold valve was set in the backwash position.

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

I	NI	NP	D	



A. Photo 3(Picture)

☑ ☐ ☐ ☑ **B. Motors, Pumps and Impellors**

Comments:

(1) Motor Housings not bonded to ground. Recommend correction.

B. Photo 1(Picture)

(2) Open conduit and exposed wiring were observed at the pool equipment.

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

I	NI	NP	D

B. Photo 2(Picture)

B. Photo 3(Picture)

B. Photo 4(Picture)

B. Photo 5(Picture)

(3) The water feature pump is unusually loud.

☑ ☐ ☐ ☐ **C. Filter Housing**

Comments:

The pressure gauge window is cloudy and hard to read. Recommend repair or replace as needed.

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

I	NI	NP	D	

C. Photo 1(Picture)

☑ ☐ ☐ ☐ **D. Return Jets**

Comments:

☑ ☐ ☐ ☑ **E. Tile, Decking and Coping**

Comments:

(1) Coping tiles are loose at various locations. Recommend repair or replace as needed.

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

I	NI	NP	D

E. Photo 1(Picture)

E. Photo 2(Picture)

E. Photo 3(Picture)

(2) The sealant between the coping and the pool deck has failed.

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

I	NI	NP	D

E. Photo 4(Picture)

E. Photo 5(Picture)

E. Photo 6(Picture)

E. Photo 7(Picture)

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

I	NI	NP	D

E. Photo 8(Picture)

(3) Mortar joint reserved between the flatwork steps and the pool and the spa.

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

I	NI	NP	D

E. Photo 9(Picture)

E. Photo 10(Picture)

E. Photo 11(Picture)

(4) Several flatwork concrete cracks were observed around the pool.

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

I	NI	NP	D

E. Photo 12(Picture)

E. Photo 13(Picture)

E. Photo 14(Picture)

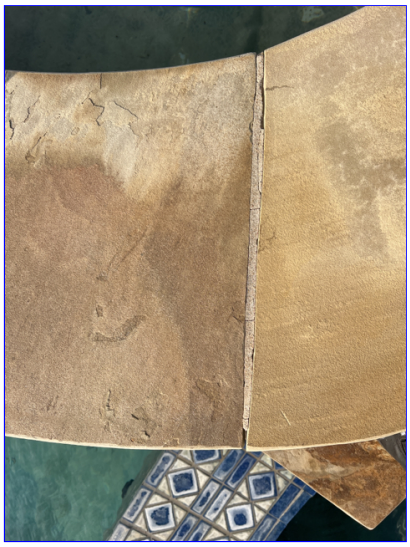
E. Photo 15(Picture)

(5) Several mortar joint cracks were observed in the perimeter coping stones.

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

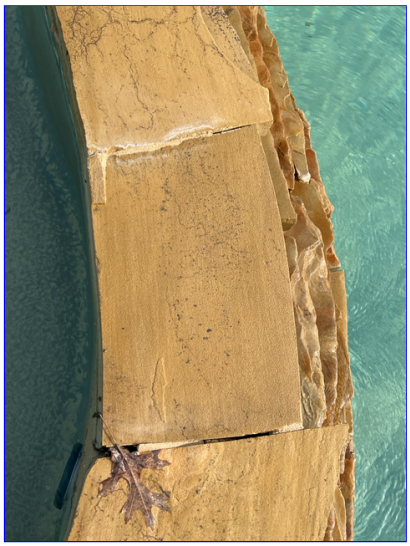
I	NI	NP	D

E. Photo 16(Picture)



E. Photo 17(Picture)

E. Photo 18(Picture)



E. Photo 19(Picture)

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

I	NI	NP	D	

E. Photo 20(Picture)

E. Photo 21(Picture)

☑ ☐ ☐ ☑ **F. Pool Shell and Plaster**

Comments:

(1) Overall view of the pool.

F. Photo 1(Picture)

(2) The spa, pool and water feature was full of debris at the time of inspection.

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

I	NI	NP	D

F. Photo 2(Picture)

F. Photo 3(Picture)

F. Photo 4(Picture)

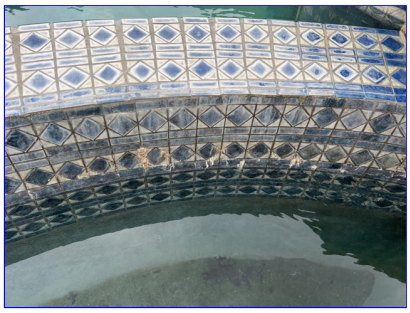
F. Photo 5(Picture)

(3) Heavy calcium deposits were observed on the outer, spa wall, and the water feature wall.

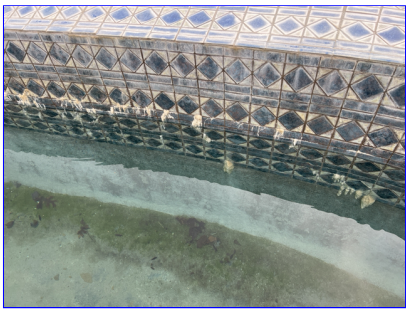
I = Inspected NI = Not Inspected NP = Not Present D = Deficiency

I	NI	NP	D

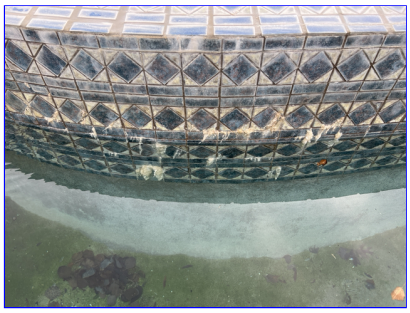
F. Photo 6(Picture)



F. Photo 7(Picture)



F. Photo 8(Picture)



F. Photo 9(Picture)

(4) The plaster finish appears discolored, old and worn. Recommend cosmetic correction as needed.

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

I	NI	NP	D

F. Photo 10(Picture)

F. Photo 11(Picture)

F. Photo 12(Picture)

(5) Crack observed in plaster finish. Recommend correction.

F. Photo 13(Picture)

(6) A grout joint crack was observed in the wall coping tile on the front and right side of the pool between the poor entry and skimmer.

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

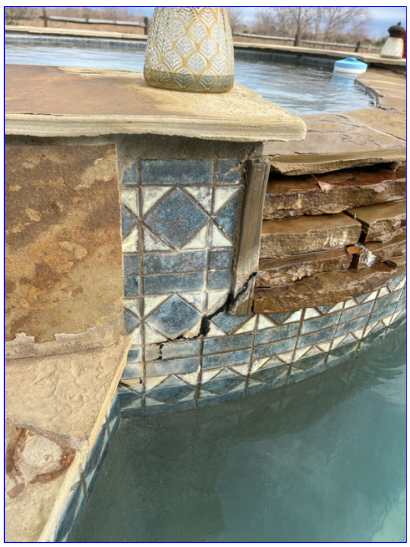
I	NI	NP	D	


F. Photo 14(Picture)


F. Photo 15(Picture)

(7) Previous pool repairs were observed on the plaster finish.


F. Photo 16(Picture)


F. Photo 17(Picture)

☑ ☐ ☐ ☐ **G. Drain Covers**

Comments:

☑ ☐ ☐ ☐ **H. Pool Fill Line**

Comments:

☑ ☐ ☐ ☐ **I. Overflow Drain**

Comments:

☑ ☐ ☐ ☑ **J. Lights**

Comments:

The pool and spa lights turned on however, when the water feature light was turned on, it tripped the GFCI outlet.

☑ ☐ ☐ ☐ **K. Ground Fault Circuit Interupter Protection**

Comments:

☑ ☐ ☐ ☑ **L. Fence Gates and Other**

Comments:

(1) The potential for drowning exists, I recommend that you consult with a professional pool company to

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I	NI	NP	D	

discuss such precautions as alarms for pool access doors, childproof barriers and water disturbance alarms.
(2) The crack was observed in the skimmer box on the right side of the pool.

L. Photo 1(Picture)

(3) On the back right side of the pool, a Damaged spray nozzle was observed.

L. Photo 2(Picture)

☑ ☐ ☐ ☑ **M. Pool heater**

Comments:
Due to the fact that the main pool manifold valve appears to be working improperly, the heater could not be safely tested.

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I	NI	NP	D	

VIII. OPTIONAL SYSTEMS

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

Comments:

☑ ☐ ☐ ☐ **B. Private Sewage Disposal (Septic) System**

Comments:

(1) There is an aerobic septic, Photos 1 & 2(Picture) system in place. The inspection/service tag indicates service performed by XXXXXXXXXXXXX (XXX) XXX-XXX.

XXXXXXXXX county requires aerobic septic systems to be under a maintenance contract for quarterly inspection and service. The inspection reports are to be reported to the county health department. I recommend you request inspection reports for the last twelve (12) months from the Sellers.

B. Photo 1(Picture)

B. Photo 2(Picture)

(2) The visual alarm was inoperable.

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

I	NI	NP	D

B. Photo 3(Picture)

(3) The septic inspection tag was not legible.

B. Photo 4(Picture)

(4) The Singulair, Norwenco aerator system is not functioning.

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

I	NI	NP	D

B. Photo 5(Picture)

B. Photo 6(Picture)

B. Photo 7(Picture)

(5) Location of the spray field. Two spray heads were observed.

B. Photo 8(Picture)