

# HOMEBASE INSPECTIONS

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TREC REI 7-6

1234 Sample St. Sample, TX 12345



Inspector

Matthew Owen

TREC # 26467

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# PROPERTY INSPECTION REPORT FORM

Name of Client	09/19/2024 2:00 pm  Date of Inspection
1234 Sample St., Sample, TX 12345	
Address of Inspected Property	
Matthew Owen	TREC # 26467
Name of Inspector	TREC License #
Name of Sponsor (if applicable)	TREC License #

### PURPOSE OF INSPECTION

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

### RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

# RESPONSIBILTY OF THE CLIENT

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

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

#### REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

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

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

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

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

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

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

#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Owner

Occupancy: Furnished, Occupied

Temperature (approximate): 80 Fahrenheit (F)

Type of Building: Single Family Weather Conditions: Clear



Inspection Limited Due to Homeowner Belongings:

The inspection will be limited due to the personal belongings of the home owner. The inspector is not allowed to move furniture or large objects in the home.





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

NI NP D

# I. STRUCTURAL SYSTEMS

### ☑ □ ☑ A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

**Foundation is Satisfactory:** The foundation appears to be providing adequate support for the structure at the time of this inspection. No evidence was observed of the presence of adverse performance or significant deficiencies in the foundation.

**Maintenance & Care Tips:** Due to the expansive nature of the soil in our region, a foundation-watering program is recommended. Consistent watering at the entire perimeter of the slab can help prevent further and/or future settlement and damage. Drainage must be directed away from all sides of the foundation with with proper slope.

Limitations: The foundation performance opinion provided in no way addresses future foundation movement or settlement, nor does it certify that all portions of the floor are completely level. Weather conditions, drainage, leakage, and other adverse factors can affect structures, and floor coverings and/or stored articles can conceal cracking and other adverse effects. The inspector's opinion is based on visual observations of accessible and visible areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted. Should you have any concerns at any time regarding the foundation's condition, you are advised to consult with a licensed professional engineer for further evaluation.

# 1: Corner Cracks on Discovered in the Foundation

Recommendation

Corner cracks in foundations are not a structural issue. However, corner cracks are an entry point for wood destroying insects and other pests. It's recommended that the cracks be sealed.

Recommendation: Contact a qualified professional.



Front-Right

# **☒** □ □ B. Grading and Drainage

Comments:

The grading and drainage around the property were inspected to assess their effectiveness in directing water away from the foundation and preventing water intrusion into the home. Proper grading and drainage are essential to maintain the structural integrity of the property and prevent potential water damage.

All areas assessed around the home indicate there is proper sloping which would direct water away from the foundation

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**Limitations:** The inspection was limited to visible and accessible areas. No invasive testing or excavation was performed. The inspection does not include an assessment of underground drainage systems or the condition of buried pipes. Weather conditions at the time of the inspection may affect the visibility of drainage issues. For example, dry conditions may not reveal areas prone to water pooling during heavy rains. The inspection does not cover potential future changes in grading or drainage due to landscaping or construction activities.

# ☑ □ □ □ C. Roof Covering Materials

Types of Roof Covering: Asphalt Viewed From: Ground, Drone

Comments:

The roof covering is performing its intended function at the time of the inspection. No signs of active roof-related water penetrations were observed within the dwelling during the inspection. It appears to be in good condition with no visible signs of significant damage or wear. Shingles are intact and properly aligned, with no missing or broken shingles observed. Flashing around chimney and vents appears to be properly installed and in good condition, with nail heads properly sealed. Gutters and downspouts are securely attached and free of debris.

**Maintenance & Care Tips:** Roof maintenance is an ongoing process and includes keeping the roof free of tree debris, replacing any loose, damaged, or missing shingles, and sealing any gaps at flashing materials.

Limitations: Roof inspections are limited to visual observations of accessible surfaces and components. The roof is inspected from the ground as well as by drone. At times the inspector can walk on a roof during an inspection, but only if it can be done safely and without damaging the roof. Certain types of damage or defects may not be apparent during a visual inspection. As such, the inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering. This report does not address future roof leaks. If defects are reported and/or you have concerns about remaining life expectancy, insurability or potential for future problems, we recommend consulting with a qualified roofing specialist.







Flashing Not Visible in One or More Areas:

Inspector was unable to determine the presense of flashing in some areas due to trim boards in place that completely cover the flashing area.







Upper Left Rear

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# ☑ □ ☑ D. Roof Structures and Attics

Viewed From: Attic
Attic Insulation Depth::

Attic insulation depth approximately 12 inches.

#### Comments:

The roof structure and attic were inspected to assess their condition and identify any potential issues that could affect the integrity of the home. This includes a checking visible and accessible areas of the roof framing, attic insulation, ventilation, and any signs of water intrusion or structural damage.

The roof framing appears to be in good condition with no visible signs of sagging or damage. There are no signs of water damage or staining on the roof sheathing or rafters that were visible. The roof structure is adequately ventilated with soffit and ridge vents, which helps to prevent moisture buildup and prolong the life of the roofing materials. The attic insulation is evenly distributed and appears to be sufficient in contributing to the energy efficiency of the home. There are no signs of pest infestation or rodent activity in the attic space.

**Limitations:** The inspector will not enter an attic where he reasonably determines that conditions or materials to be unsafe. No invasive testing or removal of insulation was performed. Many attic components, which include some structural members, plumbing, mechanical and electrical components, are covered with insulation and therefore cannot be seen by the inspector. Some areas of the attic are not accessible or visible due to the size of the crawl space and other obstructions (stored items, structural members, ducts, insulation, etc.).

## 1: Insufficient Attic Stair Support

Recommendation

The pull-down attic stair unit has an insufficient number or nails or lag bolts for proper support. It's recommended that a qualified professional assess the unit to determine adequate support.

Recommendation: Contact a qualified professional.





# 2: Missing Palm Supports

Recommendation

In order to properly support the roof framing, it's recommended that a structural engineer assess the areas for adequate repairs.

Recommendation: Contact a qualified structural engineer.

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Attic

# ☑ □ □ ☑ E. Walls (Interior and Exterior)

Comments:

The interior and exterior walls of the property were inspected to assess their condition and identify any potential issues that could affect the structural integrity of the home. The inspector checks visible and exposed areas of the walls for signs of damage, moisture intrusion, and other defects.

The interior walls are generally in good condition with no significant cracks or structural damage observed. No signs of moisture intrusion or mold were detected on the interior walls, indicating that the home is effectively protected from water damage.

The exterior walls are in good condition overall with no significant cracks or structural damage observed. The brick veneer and wood siding components are intact, but isolated damage / deterioration was seen. There are no visible signs of moisture intrusion or water damage on the exterior walls.

**Limitations:** The inspector cannot determine the condition of wood or structural components behind the wall coverings. The condition of these components (structural members, vapor barriers, insulation) is not provided nor implied in this report. This report does not address environmental hazards of any kind such as mold, lead based paint, asbestos, etc. If the client has concerns about these issues, a qualified licensed tradesman should be consulted to perform these inspections. Stored items, wall coverings, furniture will limit the ability to inspect some of the wall components.

### 1: Cracks - Minor

Recommendation

Minor cracking was observed where separation / deterioration of caulking and sealant has occurred, presenting risk for moisture and pest intrusion. It's recommended that a qualified professional assess and repair.

Recommendation: Recommended DIY Project



Exterior Rear

# 2: Damaged Wood Siding

Recommendation

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NI NP D

The wood siding is damaged or deteriorating in one or more areas which can present risk for moisture and pest intrusion. It's recommended that a qualified professional assess and repair.

Recommendation: Contact a qualified professional.





Exterior Rear

Exterior Rear

# 3: Missing Soffit

Recommendation

A section of soffit is missing. This leaves an opening for potential moisture and pest intrusion. It's recommended that a qualified professional assess the area and repair accordingly.

Recommendation: Contact a qualified professional.



Rear-left

# ☑ □ □ F. Ceilings and Floors

Comments:

The ceilings and floors were inspected for any potential issues that could affect the structural integrity of the home. This inspection includes a visual examination of the floors and ceilings for signs of damage, moisture intrusion, and other defects.

The ceilings are generally in good condition with no significant cracks or structural damage observed. There are no apparent signs of moisture instrusion and the finishes are uniform with no major warping or other defects.

Limitations: The inspection was limited to visible and accessible areas only. No invasive testing or removal of floor coverings or wall coverings was performed. The inspection does not include an assessment of the subflooring or ceiling structure, nor surrounding concealed components such as electrical, plumbing, mechanical, insulation, etc. The inspection does not cover potential future changes in the condition of the ceilings and floors due to weather events, aging materials, or other factors. No comments or representation is made on the condition of thin sets, mortars, or tile grouts. Hollow spots or voids are not always detectable while doing a general inspection. If the clients have any flooring concerns at any time, flooring specialists should be consulted to further evaluate.

Report Identification: 1234 Sample St., Sample, TX 12345 - September 19, 2024 I=Inspected NI=Not Inspected NP=Not Present **D=Deficient** NI NP D  $\mathsf{X}$ G. Doors (Interior and Exterior) Comments: The interior and exterior doors of the property were inspected to assess their condition and functionality. This inspection includes checking doors for signs of damage, proper operation, and any potential security concerns. The interior doors are generally in good condition with no significant damage observed. Checked doors open and close smoothly, and the latches and locks are functioning properly. No signs of moisture damage or warping were detected on the interior doors. The exterior doors are in good condition with no significant damage observed. All exterior doors open and close smoothly, and the locks and deadbolts are functioning properly, providing adequate security. The weatherstripping around the exterior doors is intact and effective in preventing drafts and moisture intrusion. There are no signs of moisture damage or warping on the exterior doors. X H. Windows Comments: The windows were inspected to assess for condition and functionality. This includes checking all accessible windows for signs of damage, proper operation, and any potential security concerns. The windows checked are generally in fair condition. No signs of moisture damage or warping were detected on the window frames or sashes. All windows checked open and close smoothly, but one or more latches are broken or non-functioning, posing a security risk. The window panes are clear and free of cracks or significant scratches. **Limitations:** The inspector does not inspect or comment on the condition of storm windows, awnings, shutters, or other security devices or decorative systems. Failed thermal seals in insulated windows are not always detectable, depending atmospheric conditions or if they are particularly dirty. Furniture and stored items can also restrict the inspection of some windows. Water testing or other invasive test are not performed during our inspection. Window leaks are not always visible or detectable during our limited inspection. 1: Broken or Inoperable Latches Recommendation One or more window latches were broken or inoperable. Recommendation: Contact a qualified professional. Kitchen Garage

🛛 🗆 🗆 I. Stairways (Interior and Exterior)

Comments:

The stairway was assessed for safety and condition.

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

I NI NP D

☑ □ □ ☑ J. Fireplaces and Chimneys

Comments:

The inspection was limited to visible and accessible areas. No invasive testing or disassembly of fireplace or chimney components was performed. The inspection does not include a detailed assessment of the interior condition of the flue, which typically requires a specialized chimney sweep inspection. Weather conditions at the time of the inspection may affect the visibility of certain issues, such as active leaks or moisture intrusion. The inspection does not cover potential future changes in the condition of the fireplaces and chimneys due to use, weather events, or aging materials.

### 1: Creosote Seen in Firebox

Recommendation

A layer of creosote was seen in visible portion of fireplace box. Recommend assessment and cleaning by a qualified professional.

Recommendation: Contact a qualified professional.



□ □ ■ C. Porches, Balconies, Decks, and Carports

\*\*Comments:\*

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NI NP D

# II. ELECTRICAL SYSTEMS

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

Comments:

The electrical service entrances and panels were inspected for condition and safety. The inspector visually assessed components of the main service entrance, electrical panels, breakers, and associated wiring, where visible and accessible.

The main electrical service entrance is properly secured and grounded. The service entrance cables are in good condition with no visible signs of damage or wear. The meter box is securely mounted and shows no signs of tampering or damage.

The main electrical panel and any subpanels are properly labeled, making it easy to identify circuits. The panel covers are securely fastened, and there are no missing or loose breakers. The breakers are in good condition with no signs of overheating or corrosion. The wiring inside the panels is neatly arranged and shows no signs of damage or improper connections. The grounding and bonding are properly installed, ensuring the safety of the electrical system.

**Limitations:** The inspection was limited to visible and accessible areas. No invasive testing or removal of protective covers was performed. The inspection does not include a detailed assessment of the condition of the wiring within walls or other concealed areas. The inspection does not cover the operation of individual electrical devices or appliances that are not permanantly installed / built-in and connected to the system. The inspection does not include testing of the electrical system under load conditions.





# 1: Frayed Sheathing

Recommendation

Wire sheathing on service entrance conductors are damaged / frayed. Recommend contacting your electric utility company or a qualified electrician to evaluate and repair.

Recommendation: Contact a qualified electrical contractor.



■ □ ■ B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

I=Inspected NI=Not Inspected NI

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D=Deficient

NI NP D

#### Comments:

The branch circuits, connected devices, and fixtures of the property were inspected to assess their condition, functionality, and safety. The inspector visually assessed the electrical wiring, outlets, switches, light fixtures, and other connected devices that were visible and accessible.

The branch circuit wiring is in good condition with no visible signs of damage or wear. The wiring is properly secured and supported, reducing the risk of electrical hazards. There are no signs of overheating or arcing at the connections.

All accessible electrical outlets and switches tested are functioning properly, however one or more plugs have been painted or have damThe outlets are properly grounded, and GFCI (Ground Fault Circuit Interrupter) outlets are installed in required areas, such as kitchens, bathrooms, and outdoor locations.

All light fixtures are securely mounted and functioning properly. There are no signs of damage or wear on the fixtures.

**Limitations:** The inspection was limited to visible and accessible areas. No invasive testing or removal of electrical components was performed. The inspection does not include a detailed assessment of the condition of the wiring within walls or other concealed areas. The inspection does not cover the operation of individual electrical devices or appliances which are not permanently installed / built-in and connected to the system. The inspection does not include testing of the electrical system under load conditions.

# 1: Damaged / Painted Receptacles

### Recommendation

One or more plugs have been painted and / or are damaged. It's recommended that an electrical contractor assess issues and repair accordingly.

Recommendation: Contact a qualified electrical contractor.



Office





□ □ **⊠** □ **C. Other**Comments:

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

NI NP D

# III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

□ 🛛 □ □ A. Heating Equipment

Type of Systems: Forced Air Energy Sources: Gas

Hot Weather:

Heating system could not be tested due to risk of damage in hot weather.

🛛 🗆 🗗 🗷 B. Cooling Equipment

Type of Systems: Central Air Conditioner

Comments:

The inspector assessed the visible and accessible air conditioning system components.

The condenser unit is in good condition and provided adequate cooling throughout the home at time of inspection. The area around the condenser unit is clear of debris and vegetation, allowing for proper airflow.

The thermostat is functioning properly under normal operating mode. The thermostat is conveniently located and easy to operate.

Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. If the system does not have a documented history of regular cleaning and maintenance, cleaning and service by a licensed HVAC technician is required. Recommend annual cleaning and servicing by a licensed HVAC technician.

**Limitations:** The inspection was limited to visible and accessible areas. No invasive testing or disassembly of cooling equipment components was performed. The inspection does not include a detailed assessment of the internal components of the cooling unit, which typically requires a specialized HVAC technician. The inspection does not include testing for refrigerant levels, which requires specialized equipment.

# **Model And Serial:**

Model and serial number listed in the image. This information can be used to register your appliances/units for warranty or to look up possible recalls on the units.



# 1: Unit Not Level Recommendation

Concrete pad supporting the outdoor condensing unit is not level. This can cause accelerated deterioration of components. Recommend licensed HVAC contractor level the unit.

Recommendation: Contact a qualified HVAC professional.

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NI NP D



Condenser / pad are not level.

$\mathbf{X}$				C. Duct Systems,	Chases, and	Vent
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Comments:

The inspector assessed visible and accessible ductwork and vents.

The ductwork is properly secured and shows no signs of leaks or damage. The ducts are clean and free of obstructions, allowing for efficient airflow. The insulation around the ductwork is intact and in good condition.

A media filter has been installed at the a/c systems. When this type of filter is installed, the typical return air filters are not installed at the return air registers; rather a central filter is installed at the system in the attic. Typically these filter require changing less frequently (often annually). The manufacturer installation guidelines should be consulted to determine how and when to change these filters.

Limitations: The inspector will not determine the efficiency, adequacy, or capacity of the systems. Nor will the inspector determine the uniformity of the supply ducts or determine types of materials contained in insulation, wrapping of pipes and ducts, jackets, boilers, and wiring. Ductwork, chases, and other components associated with ducts and vents that are concealed and/or not visible were not inspected. In addition, electronic air filters, humidifiers, and germ-killing equipment were not inspected. If dirt, debris, discoloration, microbial growth, or others problems are noted on the inspection report that could be related to mold problems the client is advised to contact a mold inspector to have these problems further evaluated. A mold inspection was not performed and all environmental concerns are specifically excluded from this report, i.e. mold in ducts, mold on registers, microbial growth at any location, etc..

Electronic devices, baffles, sensors and other items installed within the ducts are beyond the scope of the inspection and were not inspected.





	$\mathbf{X}$	D. Other
		Comments:

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NI NP D

# IV. PLUMBING SYSTEMS

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

Location of Water Meter: Street

Location of Main Water Supply Valve: None Found

Static Water Pressure Reading: 61
Type of Supply Piping Material: Copper

Comments:

The inspector observed visible and accessible plumbing components which includes the condition and functionality of faucets & fixtures, water supply & distribution pipes, drains, vents, water heater. All sink, tub, and shower locations were checked for hot water.

No deficiencies were detected with the operation of faucets, toilets, tubs & showers.

I was unable to determine the location of the main water shut-off valve.

Limitations: The inspector will not operate any main, branch, or shut-off valves; inspect the quality or the volume of the water; determine the portability of any water system; inspect water conditioning equipment, water filtration systems and/or softeners; determine the effectiveness of anti-siphon device, operate free-standing appliances; inspect the gas supply system for leaks. Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected. The washing machine valves are sometimes concealed or blocked and cannot be seen, and the washer is not operated; inspect any system that has been shut down. The inspection does not include an assessment of the condition of plumbing pipes and components within walls or other concealed areas. The inspector is not a plumbing specialist. If any concerns arise, it is recommended to consult with a licensed plumbing contractor for a more detailed evaluation.

### 1: Broken Kitchen Faucet Handle

Recommendation

Kitchen faucet handle is broken / missing. Recommend repair.

Recommendation: Contact a qualified professional.



Kitchen

# **☒** □ □ **☒** B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments

The inspector assessed visible and accessible drain, waste, and vent pipes for proper drainage, leaks, and other possible defects. A slow drain was detected in the master bathroom. All other drainage areas appeared to function normally.

**Limitations:** Water was drained from all sink, shower, and tub locations, but this cannot simulate the wasteflow characteristics of full occupancy. If drain stoppages occur, you should consult a licensed plumber

I=Inspected NI=Not Inspected NP=

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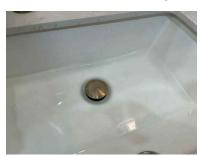
immediately. Portions of the plumbing system concealed by finishes, below the structure, and beneath the yard were not inspected. A limited visual test was performed on the shower pan(s). This means that we ran the shower and installed a stopper in the shower allowing several inches (2-4") of water to build up on the shower floor. The areas adjacent to the shower were visually inspected for water penetrations.

# 1: Poor/Slow Drainage

Recommendation

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation: Contact a qualified plumbing contractor.



Master Bathroom

# **☒** □ □ □ C. Water Heating Equipment

Energy Sources: Gas -

Model and serial number listed in the image. This information can be used to register your appliances/units for warranty or to look up possible recalls on the units.

Model And Serial:

Capacity: 40 Capacity:

Comments:

The hot water heater was functional at the time of inspection. The unit should be drained and flushed periodically to eliminate chemical deposit buildup. Adjust temperature to a maximum of 120 degrees to prevent scalding. It is recommended that water heater tanks be drained and flushed yearly to reduce mineral deposits and extend the life of the unit. Homes left vacant for extended periods of time may have a buildup of hydrogen sulfide gas inside the water heater tank. This gas causes an unpleasant "rotten eggs" odor. Generally, flushing the unit a few times will alleviate this problem. If the problem persists, contact a licensed plumber for further evaluation of the water heater.

**Limitations:** Temperature & Pressure Relief valves are not operated due to the likelihood of leaks at this valve after testing and the potential to cause damage on the interior of the residence during testing. While we will inspect the visible portions of the emergency drain and T & P drain lines installed at the water heater(s) / drain pan(s). It is impossible for us to visually evaluate lines that are buried or concealed within insulation, wall spaces, etc. Furthermore, we do not perform functional testing of these lines.



Report Identification: 1234 Sample St., Sample, TX 12345 - September 19, 2024 I=Inspected NI=Not Inspected NP=Not Present **D=Deficient** NI NP D  $\mathbf{X}$ D. Hydro-Massage Therapy Equipment Comments:  $\mathsf{X}$ E. Gas Distribution Systems and Gas Appliances Location of Gas Meter: Back Yard Type of Gas Distribution Piping Material: Steel Comments: The inspector assessed visible gas distribution components at the gas meter and entry location into home, water heater, furnace, and other locations where gas distribution lines are present and visible. Corrugated Stainless Steel Tubing (CSST) is being utilized as the gas supply system at this property. Recent events have led the state fire marshal's office to make certain recommendations in regards to the bonding of the type of gas supply line. Information regarding installation and safety of this material may be referenced at http://www.csstsafety.com . All modifications and / or repairs of this system should be conducted by an approved / licensed / qualified tradesman. **Limitations:** Only readily accessible and visible gas connections at the point of use are inspected. If you wish to have a more exhaustive test performed, i.e pressure test contact a licensed plumbed or other

**Limitations:** Only readily accessible and visible gas connections at the point of use are inspected. If you wish to have a more exhaustive test performed, i.e pressure test contact a licensed plumbed or other specialized gas professionals for a more exhaustive check of the gas line connections inside walls and at other inaccessible areas. As a general recommendation pressure testing is recommended to be performed on older properties.

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NI NP D

V. APPLIANCES

# ☑ □ □ ■ A. Dishwashers

Comments:

The home inspector shall observe and operate the basic functions of the following kitchen appliances: permanently installed dishwasher, through its normal cycle; range, cook top, and permanently installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; and permanently installed microwave oven. The inspection of these items are non-exhaustive and operated under normal controls. The home inspector is not required to observe: non built-in appliances, refrigeration units. clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation. The home inspector is not required to operate: Appliances in use; or any appliance that is shut down or otherwise inoperable. 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.

### 1: High Loop For Dishwasher Unit Drain Missing

Recommendation

In order to prevent back flow of dirty water back into the dishwasher tub, it's recommended that a high loop be installed at the dishwasher drain.

Recommendation: Contact a qualified professional.



Dishwasher Drain

×		B. Food Waste Disposers Comments:
×		C. Range Hood and Exhaust Systems  Comments:  Vent hood was operated with normal controls and appears to function as designed.  Limitations: The vent pipe was concealed behind a decorative component of the vent hood and was not visible. The inspector was unable to verify the condition of the vent pipe connection.
×		D. Ranges, Cooktops, and Ovens  Comments:  The oven / range unit was operated under normal controls. The electric oven and burners appeared to function properly.
		1: Range Not Fastened  □Recommendation

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

NI NP D

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation: Contact a qualified handyman.



		×	E. Microwave Ovens  Comments:  Model and serial number listed in the image. This information can be used to register your appliances/units for warranty or to look up possible recalls on the units.
			Model And Serial:
×			F. Mechanical Exhaust Vents and Bathroom Heaters  Comments:  Bathroom exhaust fans were switched on and appeared to be functioning properly.
×			G. Garage Door Operators  Comments:  Due to the likelihood of causing damage to the garage door or door operator, the auto reverse mechanisms are not tested. As a general rule, the garage door operator pressure switch and / or auto reverse mechanism should be adjusted prior to moving in. These safety devices should be routinely adjusted. In addition, the garage door operator remotes are not tested.
	×		H. Dryer Exhaust Systems  Comments:  Note: Dryer vent not inspected. Washer and dryer installed at the time of the inspection, making the dryer vent inaccessible. It's recommended that the dryer vent be cleaned every 6 months to ensure efficient drying of clothes and to prevent the chance of fire.