



**Inspection Date :**  
December 20, 2024

**Report Prepared For :**  
Sample Report  
Sample Report  
Sample Report, TX Sample Rep

**Report Number :**  
2024011002

**Report Prepared By :**  
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# PROPERTY INSPECTION REPORT FORM

Sample Report <i>Name of Client</i>	01/10/2024 <i>Date of Inspection</i>
Sample Report, Sample Report, TX Sample Rep <i>Address of Inspected Property</i>	
Scott Leppin <i>Name of Inspector</i>	2825 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

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

## RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

## RESPONSIBILITY OF THE CLIENT

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

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

## REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

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

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

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

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

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

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

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

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**IMPORTANT NOTICE:** Prior to reading through your inspection report it is very important that you review the notices below so that you are fully aware of each of the notices prior to completing your negotiations and/or transaction on the property. If you have any questions whatsoever do not hesitate to contact me directly prior to proceeding.

**RESTRICTED USE OF THIS REPORT:** The use of this report is specifically restricted to the Client named within this report and is not transferable or usable by any other parties. This Copyrighted report is not valid without the signed inspection agreement.

**REPORT PHOTOGRAPHS:** Photographs inserted within this report are shown for the sole purpose of providing you a visual perspective on a particular concern. Photographs are selected at my discretion and do not represent the totality of repair needs.

**REPORT DEFICIENCY COMMENTS:** All bulleted comments within the report represent a deficiency. Please note that the deficiency comments listed within this report are not a certification that all deficiencies within a particular system and/or component have been fully diagnosed and/or reported and this inspection report does not provide or guarantee of future performance of any system or component within the house nor that errors of omission with the inspection and/or report do not exist.

**FURTHER EVALUATION BY SPECIALIST:** It is extremely important that you contact appropriate specialist where a system or component is noted to have a Deficiencies listed. Specialist will have the specific knowledge and certifications to perform a much deeper level of evaluation on a given system or component. Naturally you should anticipate that a specialist evaluation may determine additional and possibly significant repair needs exist that would not be observed and/or report in the course of a general real estate inspection. **It is your duty to seek these evaluations prior to completing your negotiations and/or transaction!**

**Acceptance of all conditions, advisories and terms listed above are made by you upon acceptance of and reliance upon this inspection report.**

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## Property Inspection Conditions

Inspection Time In: 9:00 am

Time Out: 4:15 pm

Property was: **Vacant, but staged with furniture.**

Weather Conditions During Inspection: **Sunny & Extremely Windy**

Outside temperature during inspection: **70's Degrees**

Parties present at inspection: **Buyer, Buyers Agent**

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

## I. STRUCTURAL SYSTEMS

### A. Foundations

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

*Comments:*

#### Foundation

**Note:** I did not observe any apparent evidence that would indicate the presence of significant deflections in the foundation and/or there were no notable functional problems resulting from foundation movement. This opinion is not applicable to future changing conditions. No accurate prediction can be made of future foundation movement. Opinions are based on observations made without the use of sophisticated testing procedures. Therefore, the opinion expressed is one of apparent condition and not absolute fact. This inspection report *is not* an engineering report, and should not be considered as one. If desired, a further in depth foundation evaluation can be performed by a Professional Engineer.

**Note:** *Very Important.* Expansive soils that are common to this region can adversely affect the performance of the foundation and/or may lead to foundation failure. Variation in the moisture content produces a disproportionate degree of swelling and shrinkage of the soil which can result in differential movement. Changes in the moisture content can be caused by any of the following: poor drainage away from the foundation, standing water at one or more points around the foundation, leaking plumbing lines, non-uniform watering of plants and lawns around the structure, excessive vegetation, plants and trees adjacent to the foundation as well as insufficient watering during dry weather conditions. It is important that you maintain proper drainage around the structure in such a way that water runs away from the building and off the site. When the foundation is located on expansive clay soils, watering of the soil \ landscape around the foundation can be an effective way of maintaining moisture stability and preventing volume changes. Proper drainage coupled with watering of the soil \ landscape around the foundation in a systematic and scheduled manner should aid in maintaining constant moisture content.

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**B. Grading and Drainage**  
Grading & Drainage

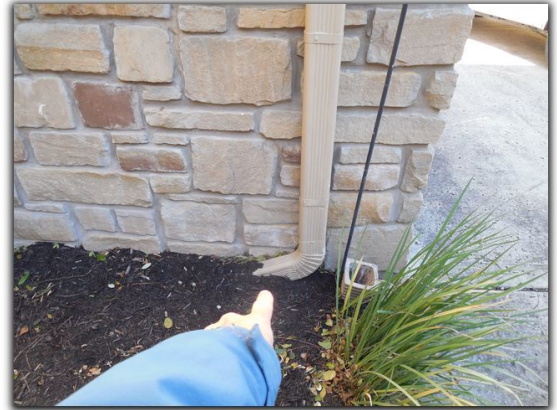
- The lot grade is too high at portions of all four elevations. Current standards require at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer. The grade away from the foundation wall should fall a minimum of six inches (6") within the first ten feet (10'). Improper grade is conducive to moisture intrusion, undesirable wet wall conditions as well as infestation of wood destroying insects and/or organisms. See examples.



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Gutter & Downspout System

**Note:** The performance of gutter down-spouts that terminate below grade were not verified. See example.



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**C. Roof Covering Materials**

*Type(s) of Roof Covering:* Composition

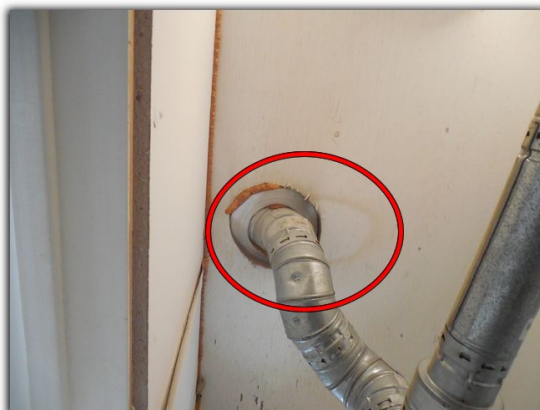
*Viewed From:* Walked on roof

*Comments:*

Roof Covering Material

**Note:** The roof observations were made from roof surface. Inspector does not remove or alter any shingles for inspection purposes as it may cause roofing material damage. Inspector does not check shingle fastener patterns, underlayments, etc. as it may also cause roofing material damage. The inspection was based on visual appearances, signs of leakage or wear, etc. This report makes no determinations or representations regarding the presence of any environmental pathogens that may be related to any moisture conditions identified in this report. Testing for such is beyond the scope of this inspection. Should you choose identification of such substances, services may be provided by other “Qualified Specialist”.

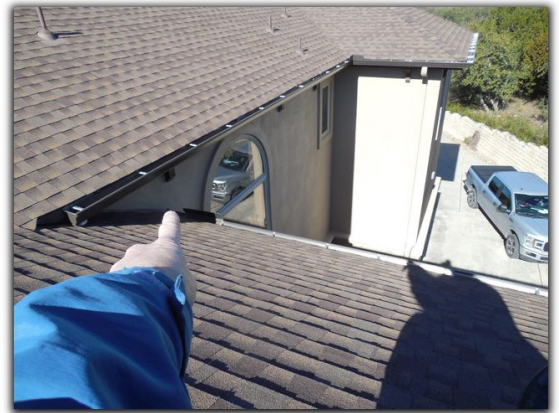
- Moisture stains, damage and what appears to be repairs to such were observed at various interior ceiling and attic locations. Some conditions are likely associated with roof leaks or other undetermined reasons. A roofing contractor should be retained for remedial action. See examples.





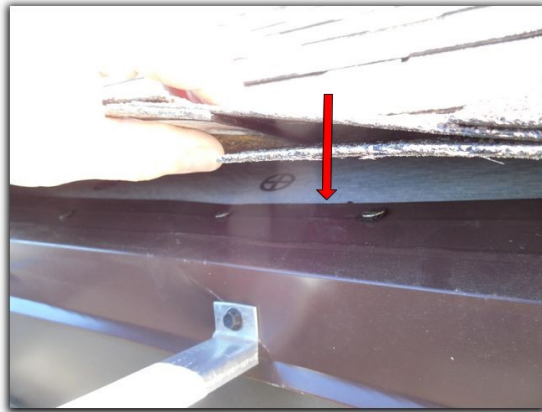
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- Kick-out flashing has not been installed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof at one or more. The lack of this kick-out flashing may allow water to penetrate at these points. A roofing contractor should be retained for remedial action. See example.



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- Random inspection for proper installation of moisture barrier below the shingles at the starter row revealed areas of inadequate coverage and/or improper placement under the metal drip edge flashing. The felt paper should be installed over the top of the metal drip edge flashing in shingle like fashion to help prevent potential water intrusion and/or damage to occur behind the fascia board and soffit areas. A roofing contractor should be retained for remedial action. See example.



- Missing ridge shingle was observed near the back left corner house roof, which is conducive to water intrusion. A roofing contractor should be retained for remedial action.



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- Both furnace rain caps are damaged and should be replaced.



**D. Roof Structures and Attics**

*Viewed From:* Decked Space Only

*Approximate Average Depth of Insulation:* 12"

*Approximate Average Thickness of Vertical Insulation:* 6" -8"

*Insulation Type:* Loose Filled, Batt or Blanket

*Description of Roof Structure:* Rafter Assembly

*Comments:*

Roof Structure & Attic

**Note:** The attic was inspected from floored surfaces or *safe footing only*. Insulation is not disturbed to find a walkway surface. Several situations limited the observations of the attic space including low clearances, insulation, stored items, mechanical systems, ducts, etc. For *safety* reasons some attic spaces were not viewed. This report makes no determinations or representations regarding the presence of any environmental pathogens that may be related to any moisture conditions identified in this report. Testing for such is beyond the scope of this inspection. Should you choose identification of such substances, services may be provided by other "Qualified Specialist".

- Moisture stains were observed on wall located at right side house 1st story attic. A roofing contractor should be retained for remedial action.



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Attic Ladder

- The attic access pull down ladder located in closet off master bath strikes chandelier.
- The attic access pull down ladder is not properly installed to the manufactures installation instructions. The manufacture requires the attic ladder to be installed with 16d nails or ¼” x 3” lag bolts in conjunction with listed fastener pattern locations and ladder properly shimmed to fit snug in opening. Current ladder installation is deficient in one or more of the above listed and should be corrected for safety reasons. Conditions should be self-evident to a qualified carpenter.
- The attic access pull down ladder hardware has some loose nuts & bolts. Repairs recommended for safety reasons.
- The pull down access ladder is not cut to fit properly from ceiling to floor, which puts undue stress on the ladder and/or causes the ladder to bend at the hinges making it unsafe to navigate, which may cause bodily injury.



- Metal hangers are not installed at the attic access pull down ladder framed opening. Metal hangers provide additional mounting support, which may help prevent potential bodily injury. Condition should be self-evident to a qualified carpenter.
- The insulation and weather strip should be improved at the attic access pull down ladder to prevent spillage of attic air into the interior home conditioned air spaces.

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Attic Insulation

- Portions of the 2nd story attic floor insulation is packed in traffic area's or has been moved. Energy efficiency is optimal when there is an evenly distributed insulation product to achieve an even R-30 to R-38 value. See examples.



- Draft-stop and/or insulation has not been provided between the 2<sup>nd</sup> story attic flooring and the HVAC equipment platform. This condition creates un-insulated space between interior conditioned spaces of home. See example.



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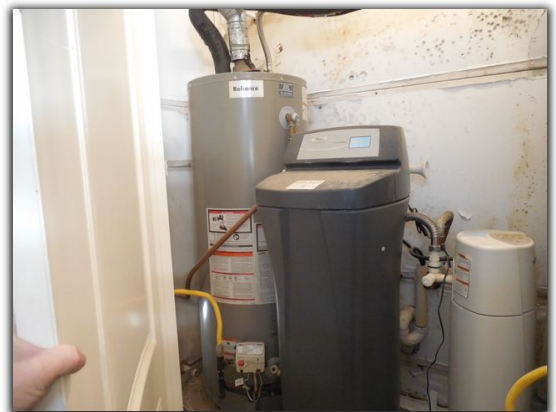
E. Walls (Interior and Exterior)

Interior Walls

**Note:** The interior portions of this house have been recently painted and other recent interior finishes were observed, which may cover historical evidence. Having many years of experience in my profession & given the current condition of this home, it should be fully anticipated that during the remodeling stage of this home or other, concealed areas may become very transparent and you should budget for those potentially significant issues.

**Note:** This report makes no determinations or representations regarding the presence of any environmental pathogens that may be related to any moisture conditions identified in this report. Testing for such is beyond the scope of this inspection. These services may be provided by other "Qualified Specialist".

- Walls in water heater closet are moisture stained and significantly damaged. The extent to such at concealed areas or near water heater closet is unknown. It should also be noted that a mold like substance was observed on water heater closet walls. I advise further investigation necessary repairs by qualified service specialist. See examples.



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- The lower walls and base-boards are moisture stained near shower located in guest bathroom. Cause and remedy should be further investigated and corrected as necessary. This report makes no determinations or representations regarding the presence of any environmental pathogens that may be related to any moisture conditions identified in this report. Testing for such is beyond the scope of this inspection. These services may be provided by other “Qualified Specialist”.



#### Cabinetry

- While no moisture was observed, lower portions of guest bathroom cabinets are moisture stained. Cause and remedy should be further investigated and corrected as necessary. This report makes no determinations or representations regarding the presence of any environmental pathogens that may be related to any moisture conditions identified in this report. Testing for such is beyond the scope of this inspection. These services may be provided by other “Qualified Specialist”..



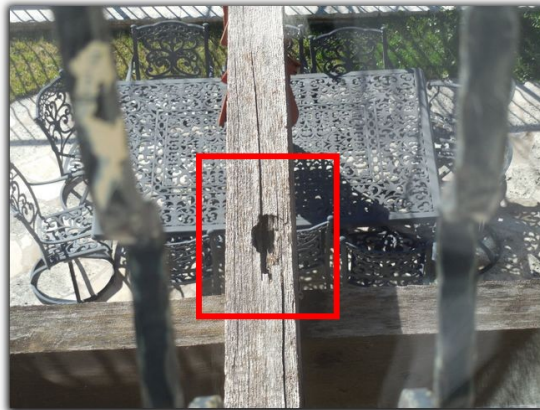
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I	NI	NP	D

Exterior Walls

**Note:** The exterior portions of this house have been recently painted, which may cover historical evidence. Having many years of experience in my profession & given the current condition of this home, it should be fully anticipated that during the remodeling stage of this home or other, concealed areas may become very transparent and you should budget for those potentially significant issues.

**Note:** The installation or mounting of trellis at various exterior stucco wall locations may be a likely source of water intrusion if the fasteners used have penetrated the trim bans. The exterior stucco wall cladding installation conceals these areas of attachment.

- Wood decay or rot were observed at various trellis locations. I advise necessary repairs. See example.



- Damaged and missing stucco creates open voids at the front elevation 2nd story wall near bottom left and right corners of master bedroom Juliet balcony doors. Conditions have likely allowed water intrusion into the wall leading to potential water damage. The extent of any potential water damage is unknown. I advise further investigation and repairs by stucco specialist.





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I	NI	NP	D				



- Exterior wall claddings are not properly sealed at multiple location. These can include caulking or sealing as well as maintaining *all* joints, seams, penetrations and attachments to prevent potential water intrusion and related damage as well as proving pest and rodents a point of entry. Conditions should be self-evident to a qualified carpenter. See some examples.



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

- Cracks in mortar including loose masonry pieces were observed at more than one wall location. This includes the house as well as masonry walls located at pool equipment and A/C condenser unit pads. I advise necessary repairs to restore masonry wall integrity as well as moisture intrusion at house wall locations. See examples.



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- The stucco wall planes lack a minimum clearance of 2” from abutting horizontal surfaces (i.e. drives, porches, patio's, balconies, ect.). This type of installation does not provide a proper means for drainage and may also allow moisture to be wicked into these areas. Find example at front balconyoff upstairs bonus room.



- The installation of "Z" flashing was not observed above window locations to help prevent the potential of water intrusion. Whether there will be any long-term risk of water intrusion is going to depend entirely on the quality and technique of the moisture barrier and flashing located behind the stucco. See example.



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- Expansion joints are not sealed at detached garage masonry walls, which may allow water intrusion. The joints should be sealed with a caulking agent that provides some elasticity to prevent cracks.



**F. Ceilings and Floors**

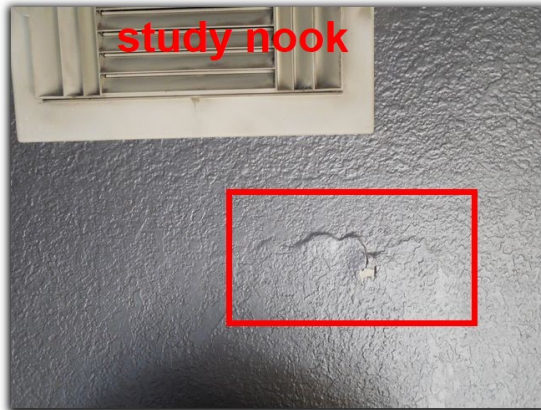
Ceilings

**Note:** This report makes no determinations or representations regarding the presence of any environmental pathogens that may be related to any moisture conditions identified in this report. Testing for such is beyond the scope of this inspection. Should you choose identification of such substances, services may be provided by other “Qualified Specialist”.

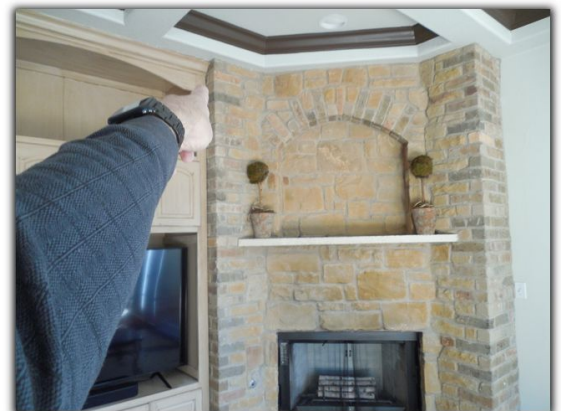
- Ceilings are moisture stained and damaged from undetermined reasons. Evidence of previous repairs and mismatched paint were also observed. These conditions can be found at various home locations, such as the upstairs hall, study nook and master bedroom. Cause and remedy should be further investigated and corrected as necessary. See examples.



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I	NI	NP	D	I	NI	NP	D



- Moisture related stains were observed on ceiling near top left corner of downstairs living room fireplace. Cause and remedy should be further investigated and corrected as necessary.



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I	NI	NP	D

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

Interior Doors

- Doors rub on carpet flooring at various upstairs locations, primarily at right side house bedroom areas. Repair as necessary.
- Door shuts when open at master closet entry located off master bathroom.
- Handle lock does not function at downstairs guest bedroom entry door.
- Doors do not latch when shut at upstairs bedroom #2 closet as well as bedroom #2/Jack& Jill bath entry.

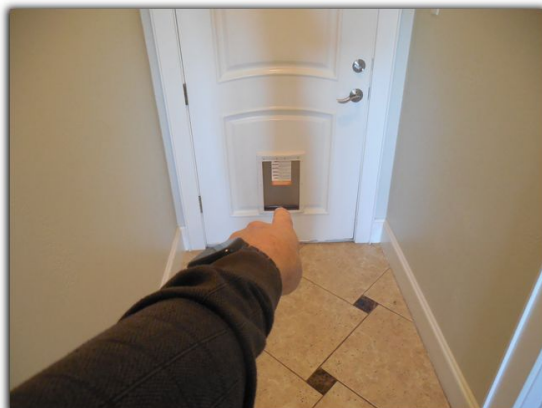
Exterior Doors

**Note:** Door glass is dirty. I recommend a thoroughly cleaning followed by inspection to determined the integrity of vacuum seals. This report makes no determinations or representations regarding the presence of any environmental pathogens that may be related to any moisture conditions identified in this report. Testing for such is beyond the scope of this inspection. Should you choose identification of such substances, services may be provided by other “Qualified Specialist”.

- For life/safety reasons, self-close hinges should be installed at the garage pedestrian entry door.

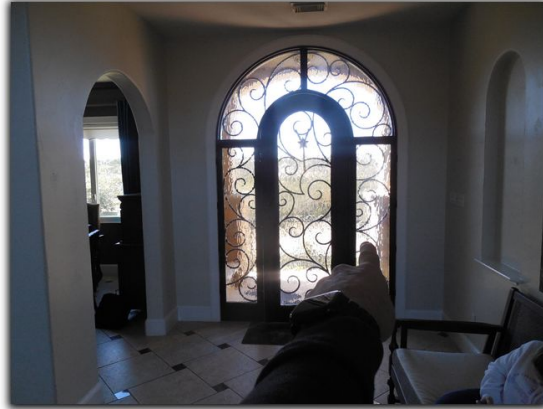


- Pet-door installation at door located between garage and home breaches door fire-separation. For life/safety reasons I advise door replacement.



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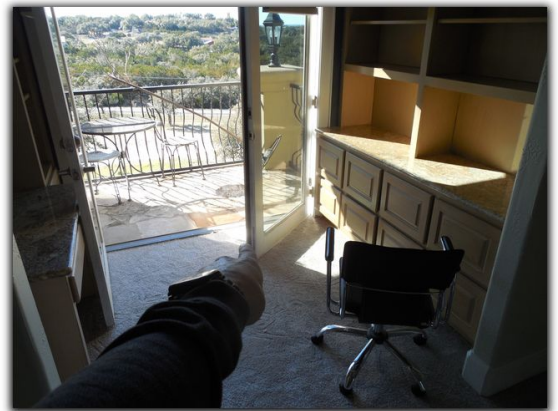
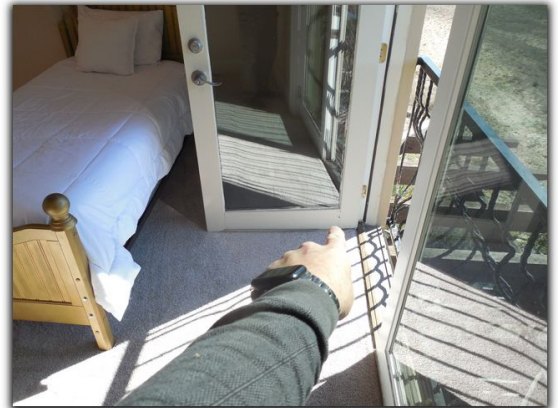
- Glass has bad vacuum seal at the left side panel of front porch entry door. I advise further evaluation by a glass specialist.



- Handle does not properly function at front right corner house porch/formal dining room entry.
- The garage pedestrian entry door does not properly seal at top of horizontal plane and handle is missing striker-plate installation.
- Wood doors and casings are rotted at most of the front elevation 1st story entry and 2nd story Juliet balcony doors. Evidence of water intrusion was also observed, primarily at the 2nd story Juliet balcony door locations. The extent of water damage related to leaks at doors could not be determined due to concealment. I advise further investigation and repairs by service specialist. See examples.

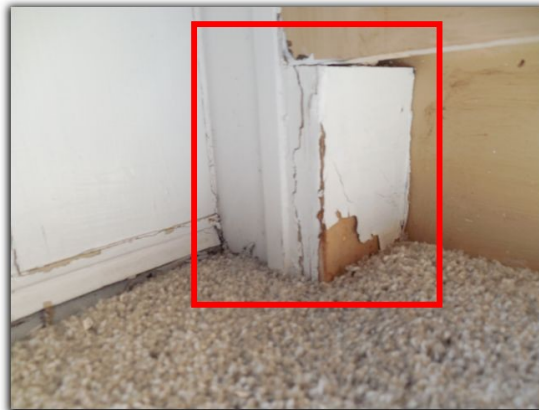
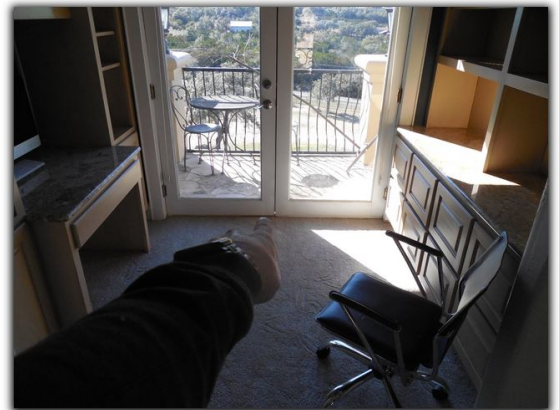


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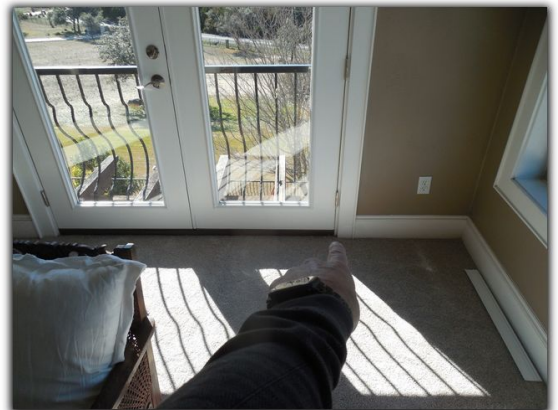
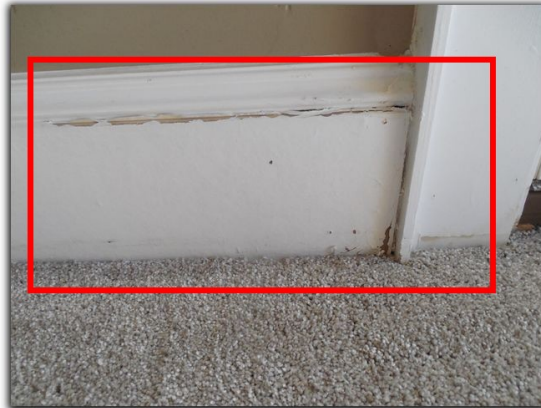




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I	NI	NP	D



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



- Weather stripping improvements should be performed at more than one door location. Find examples at most of the front elevation 1st and 2nd story doors. Doors must be weather-tight to prevent moisture, draft or insects from entering home. Evidence of water intrusion was observed at some of these door locations.
- Weather stripping has been pet damaged at the back garage drive area pedestrian entry door. Doors must be weather-tight to prevent moisture, draft or insects from entering home.
- Sweep strips are worn and damaged at the bottom of most of the home entry doors. Repair as necessary to prevent potential water intrusion.

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I	NI	NP	D

- Bottom slide lock does not function due to lack of drilled hole installation at threshold plate of the left side master bedroom Juliet balcony entry door. Repair as necessary.



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**H. Windows**

Windows

**Note:** Window glass is dirty. I recommend a thoroughly cleaning followed by inspection to determined the integrity of vacuum seals.

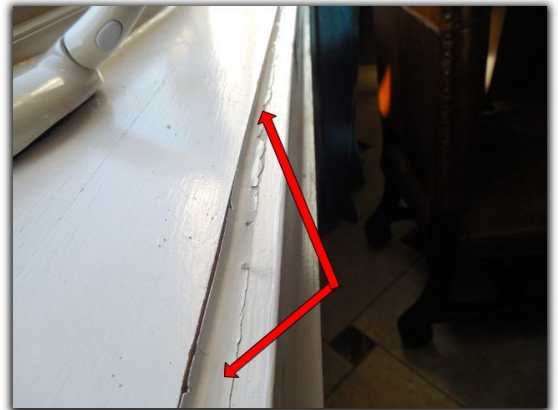
- The mechanical crank opening hardware is loose, missing or damaged at most if not all window locations. Window located at front elevation 2nd story bonus room literally fell out from window frame when opened. I advise you to contact a window specialist to perform a further evaluation of all windows and that they be repaired or replaced as necessary. See examples.



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



- There are gapped caulk joints, chipped and peeling paint located at front elevation formal dining room window, which is indicative of moisture. I advise further investigation by window specialist. See examples



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

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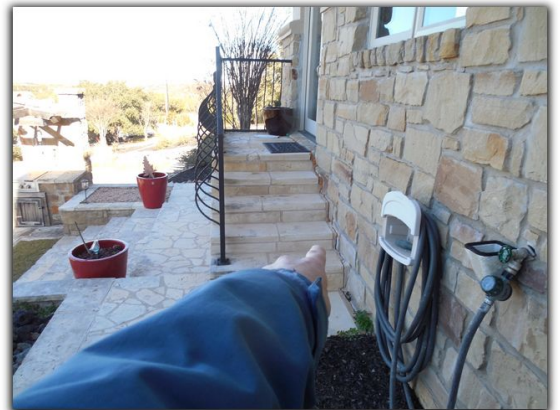
**I. Stairways (Interior and Exterior)**

Exterior Steps

- Steps located at various exterior locations have uneven dimensions of risers (risers greater than 7-3/4” or variations of greater than 3/8” in tread rise in a flight), which creates a potential trip hazard. Find some examples in yard near front right corner of house.



- Steps are settling and pulling away from home at one or more location. Find example at front elevation near the front left corner of house.



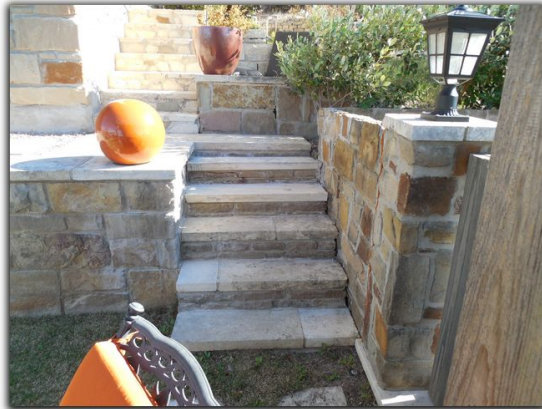
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D

Exterior Railing

- Lacking fall protection or guardrail at front elevation walk-way between the house and pool. For *safety* reasons, guardrails are required for any drop-off greater than 30”.



- Exterior yard steps lack handrails at more than one location, creating a potential trip hazard. Find some examples in yard near front right corner of house.



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

Landing

- Landing is cracked at the back garage drive pedestrian entry door.

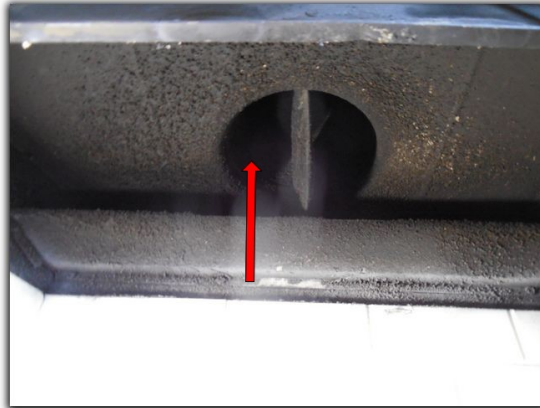


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**J. Fireplaces and Chimneys**

Fireplace / Chimney

- The chimney flue is dirty and needs to be cleaned by a Qualified Chimney Sweep. A creosote / soot build-up was observed in the visible flue area, which creates a potential fire hazard.



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

- The gas starter pipe is missing heat resistant caulk at left side firebox entry. This may allow embers to enter adjacent structure. Seal as necessary.



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

Porches

- Cracks in mortar including loose masonry pieces were observed at threshold plate area of front entry porch door.



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**L. Other**



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

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

#### Service Entrance / Main Panel

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

*Box Location: Utility Pole at back elevation yard*

*Cabinet Manufacturer: GE*



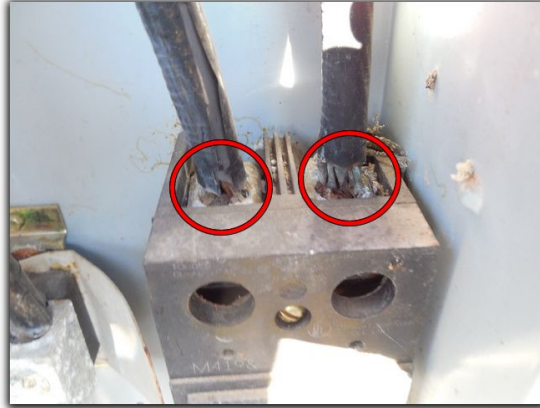
- The electrical meter and main panel are not secured to utility pole, which creates a hazardous condition. I advise necessary repairs by service specialist.



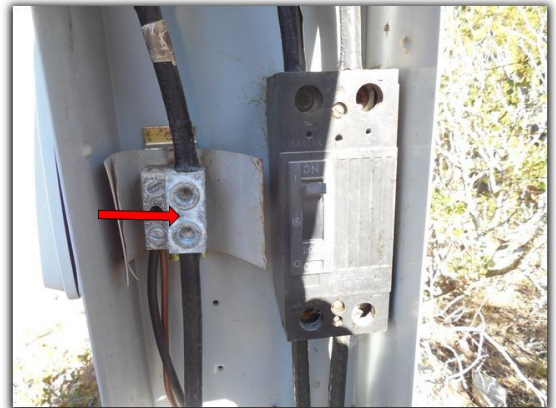
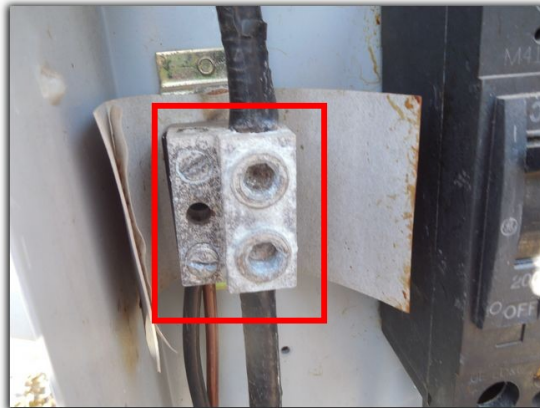
- The main panel door latch does not function. I advise necessary repairs.
- The main panel interior cover is loose due to missing screws.

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

- Electrical wires are corroded at top of main electrical panel disconnect. I advise necessary repairs by a qualified electrician for safety reasons.



- Wire connection terminal is corroded in the main electrical panel. I advise necessary repairs by service specialist for safety reasons.



- Electrical standards continue to evolve. Some of the more recent changes require installation of a surge protector in the main electrical panel.
- The main electrical panel lacks an "Inter-system Bonding" bridge as required by current industry standards.



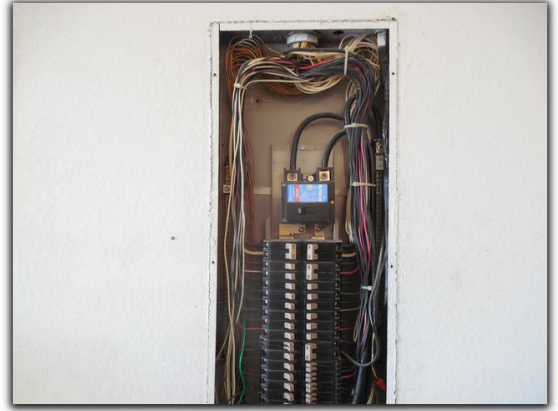
**See example of Inter-system bond**

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

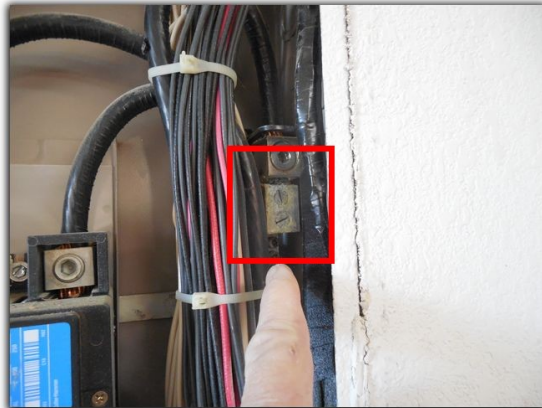
Sub Panel

*Box Location:* Garage

*Cabinet Manufacturer:* Cutler-Hammer

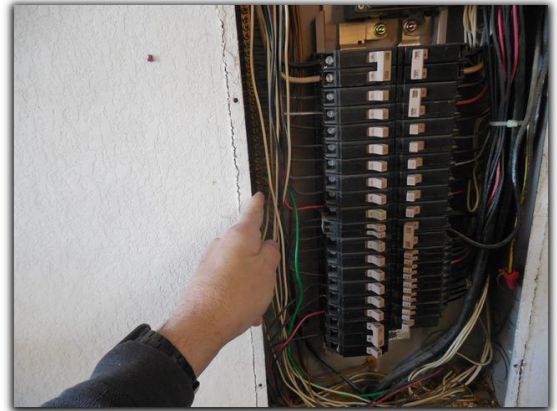
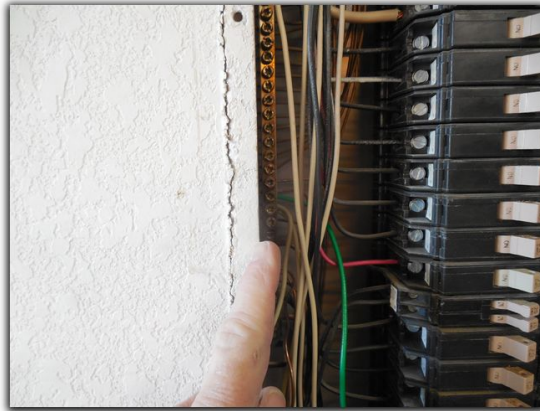


- Wire connection terminal is corroded in the electrical sub-panel. I advise necessary repairs by service specialist for safety reasons.



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

- Although commonly observed, bunched wires at the Sub-panel entry are not consistent with current installation practices.
- Multiple wires are installed under a single lug screw on the neutral bus in the electrical sub-panel. Electrical standards prohibit this practice and it should be corrected. This condition can lead to loose connections and overheating of electrical wires.



- Some breakers are not clearly and/or specifically labeled in the electrical Sub-panel.
- Knock-out is missing at the top of electrical sub-panel. I advise necessary repairs for life/safety reasons. In the event of electrical fire in panel, opening may allow the spread of fire into the wall cavity.
- More than one electrical conductor lacks proper color coding in the electrical sub-panel to help assist in determining conductor purpose and/or whether the conductor is used as a hot, neutral or ground. For life/safety reasons, I advise proper markings with colored tape.

Main Panel / Detached Garage

*Box Rating and/or Main Disconnect Rating:* 125 amps

*Box Location:* Exterior left wall

*Cabinet Manufacturer:* GE

- The labeling is not legible on breakers located in detached garage main electrical panel.

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

*Type of Wiring:* Copper

*Comments:*

Distribution Wiring

- Electrical standards continue to evolve. Some of the more recent changes require installation of a ground fault circuit interrupter (GFCI) device at all 110 volt outlets as well as the dryer 220 volt outlet in the laundry room.
- Electrical standards continue to evolve. Some of the more recent changes require installation of ground fault circuit interrupter (GFCI) devices at the dishwasher and disposal circuits.
- Electrical standards continue to evolve. Attic outlets are now required to have ground fault circuit interrupter (GFCI) device.

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

- Current standards require arc fault protection (AFCI) devices for electrical circuits in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas. This home lacks (AFCI) protection.
- Electrical extension cords should not be used for permanent wiring. Improper use of extension cord was observed in water heater closet.

Receptacle Outlets

**Note:** I was unable to inspect the operation of some of the electrical outlets due to one or more of the following (personal effects, large, heavy or fragile storage and/or furniture).

- Electrical outlets were observed to have an open ground connection at both interior and exterior locations. Find examples at exterior back elevation wall, front porches as well as in the upstairs media room. For life/safety reasons, I advise further investigation and necessary repairs to be performed at all required locations by a service specialist.
- Not all of the kitchen counter top outlets are connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards and for life/safety reasons all of the kitchen counter top outlets should have GFCI protection. I advise necessary repairs to be performed at all required locations by a service specialist.
- Not all of the garage outlets are connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards and for life/safety reasons, all of the garage outlets (including outlet for overhead garage door opener) should have GFCI protection.
- Not all of the exterior outlets appear to be connected to a ground fault circuit interrupter (GFCI) device or ground fault circuit interrupters do not properly operate. Under current electrical standards and for life/safety reasons, all of the exterior outlets should have GFCI protection. Repair as necessary.
- The ground fault circuit interrupter (GFCI) device and/or outlet located at right side of guest bathroom sink was found to be tripped and would not reset. Repair as necessary for life/safety reasons.
- Electrical outlets were observed to be loose at multiple home locations. Repair as necessary.
- Electrical outlet located at front entry porch wall is missing its cover plate.
- I did not locate the ground fault circuit interrupter (GFCI) device at the jetted tub located in master bathroom. For life/safety reasons, I advise further investigation and that necessary repairs be performed.
- As per current building standards, electrical outlets are required to be tamper resistant. These are intended to protect children from inserting objects into the receptacle outlet and receiving a shock or burn as a result.
- As per current building standards, electrical outlets located in damp and wet locations are required to be weather resistant or WR rated.
- As per current standards, electrical outlets at exterior wall locations should be fitted with weather-proof “bubble” covers.

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

Switches

- Dimmer switch is missing end cap on controller located in upstairs hall near media room entry.

Light Fixtures

- Light fixtures have inoperative or missing bulbs at various interior and exterior locations. Repair as necessary.
- Some exterior wall light fixtures are loose and/or are not securely mounted. Repair as necessary.
- Light fixtures are missing lens covers at various interior home locations.
- Most of the attic light fixtures are missing safety cages. Repair as necessary for safety reasons.

Ceiling Fans

- The ceiling fans located at more than one location are not balanced properly and wobble when operated. Find examples in guest bedroom, upstairs bedroom #2, upstairs bonus room as well as the master bedroom. Repair as necessary.

Carbon Monoxide Alarms

- I was unable to locate a carbon monoxide detector in the immediate vicinity of the bedrooms, which is a life / safety issue and required by current standards. I strongly advise carbon monoxide detector installation.

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

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

#### A. Heating Equipment

*Type of System(s):* 2 Central / Location Attic

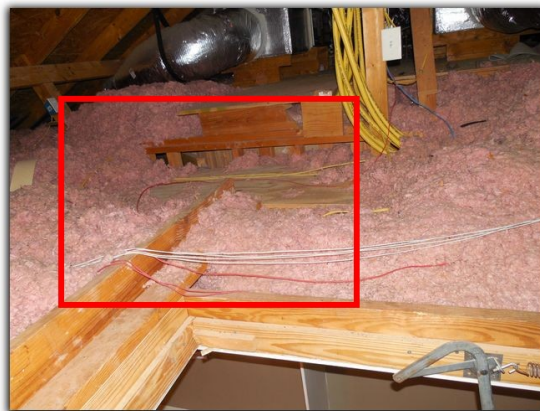
*Energy Source:* Gas

*Comments:*

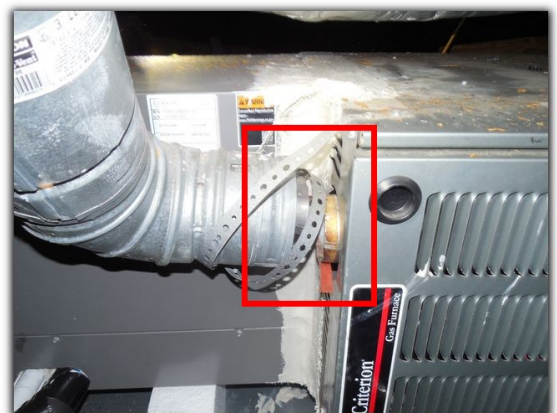
#### Heating Equipment

**Note:** Both indoor HVAC systems equipment located in attic is dated and/or appears to be the original equipment installed. Predicting the frequency or time frame for repair on any mechanical device is virtually impossible. Buyer should budget for potential repairs and/or replacement. The operation of both heating systems were verified.

- Portion of catwalk is missing at 2nd story attic entry. Catwalks should be provided in attics containing mechanical equipment to help provide safe access to the equipment. The catwalk passageway should be clear, unobstructed and large enough to allow removal of the equipment. The catwalk passageway shall have continuous solid flooring with a minimum thickness of 3/4" plywood or 1" OSB and not less than 24 inches wide.



- Both of the furnace flue pipes are damaged and detached at heating units located in 2nd story attic, which will allow Carbon Monoxide into the attic space. For life/safety reasons, I advise the necessary repairs to be performed by service specialist. See examples.



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

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**B. Cooling Equipment**

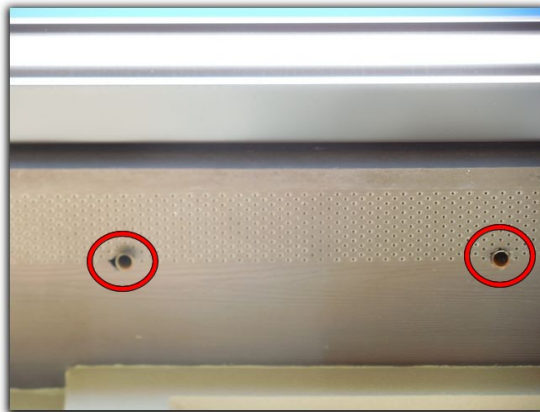
Type of System(s): 2 Central

Comments:

Cooling Equipment

**Note:** The cooling system condenser (1 of 2) is dated or appears to be one of the original units installed in 2004, which puts it at the end of its life cycle. Buyer should budget for repairs and/or replacement.

**Note:** The A/C system overflow pan drains terminates at right side elevation 2nd story soffit. In the event of water and/or condensate discharge from drain you are advised to contact an HVAC service specialist as this is an indication of blockage of the primary condensate drain line. Failure to do so may lead to moisture damage inside the home.



**Note:** The operation of the cooling equipment was not checked due to the outside ambient temperature being below 60 Degrees. Operating cooling systems in low ambient conditions has the potential to cause compressor damage. If any concerns exist about the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment.



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

- Moisture related rust stains were observed on the exterior right side elevation wall located beneath the overflow pan drain pipes. Condition is indicative of condensate problem with system (past or present current condition unknown). I advise further investigation by qualified service specialist.



- Moisture related rust stains or rust formation were observed in the overflow pan located beneath the downstairs HVAC unit located in attic. Condition may be indicative of condensate problem with system (past or present current condition unknown). I advise further investigation by qualified service specialist.

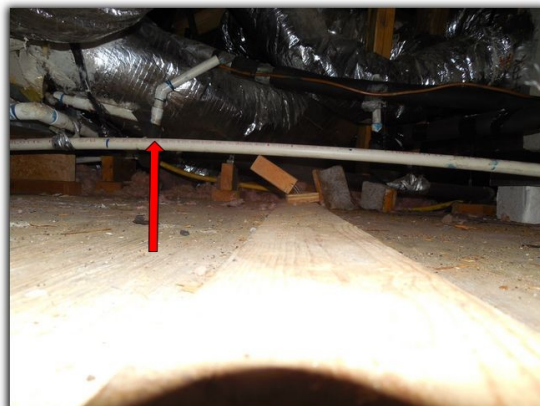


I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D

- Improvements to the insulation on both A/C system refrigerant and drains lines advised at outdoor as well as indoor locations in attic. Insulation helps prevent moisture formation and potential damage. I advise that necessary repairs be performed by service specialist. See examples.



- The upstairs A/C system overflow pan drain pipe lacks gravity flow and/or runs uphill, which will negate performance and may lead to water damage at area below. I advise necessary repairs to be performed by service specialist.



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

- The low voltage control wiring is not shielded from damage with conduit at both A/C condenser units. Notice that the exterior sheathing is weathered, worn and missing, which creates the potential of low voltage control wiring short. In the event of such, low voltage control components are likely to be damaged. I advise that necessary repairs be performed by service specialist. See example.



- The condenser unit service disconnects lack appropriate service accessibility. The clearance in front of disconnects should be 30" wide x 36" deep.
- Portion of catwalk is missing at 2nd story attic entry. Catwalks should be provided in attics containing mechanical equipment to help provide safe access to the equipment. The catwalk passageway should be clear, unobstructed and large enough to allow removal of the equipment. The catwalk passageway shall have continuous solid flooring with a minimum thickness of 3/4" plywood or 1" OSB and not less than 24 inches wide. See picture at the "Heating" section of report.

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

Duct / Chase / Plenums

- The majority of both HVAC system supply air discharge registers were closed for unknown reasons. I advise further investigation by a service specialist. See example.



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

- A mold like substance was observed on the HVAC system supply air discharge registers at more than one home location. I advise further investigation by a service specialist. See example.



- The HVAC system flex duct in attic is not properly supported based on current industry standards and/or flex duct should not rest on the insulation, ceiling joists and other building materials.

#### Return Air Filters

**Note:** The return air filters are located at various ceiling locations through-out the home.

- All of the HVAC system return air filters are dirty, which will negatively impact system performance. I advise filter replacement.



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

#### IV. PLUMBING SYSTEMS

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

*Location of water meter:* On Well so no water meter in place

*Location of main water supply valve:* Did not locate

*Static water pressure reading:* 42 psi

*Type of supply piping material:* PEX & Copper

*Comments:*

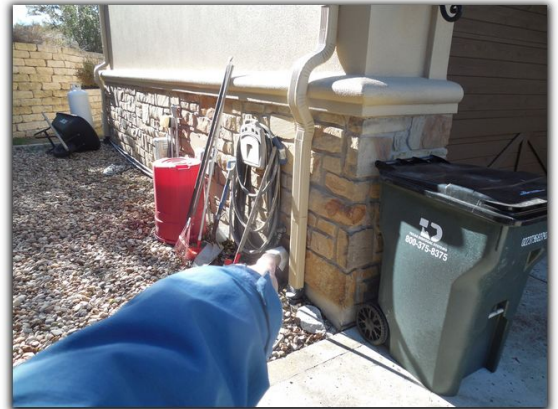
##### Water Supply System

**Note:** I do not inspect water wells or any of it's related components, which does include the electrical service to well equipment. I recommend well service specialist to perform such inspection. While well water pressure is usually set lower than public water supply pressure, current reading of 42 psi. is marginal at best. You may wish to adjust the water pressure higher at the well cut-in/cut-out switch.

- Due to lack of safe access, I did not verify that the water supply piping to master bath shower was insulated for freeze protection. I advise further investigation.

##### Exterior Faucets/Fixtures

- Water was observed to be leaking back through the vacuum breakers at all exterior wall hose bib locations. All hose bibs also leak at the handle stems when operated. I advise necessary repairs or valve replacements. See example.



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

Sinks

- Rust stains were observed on surfaces of both master bathroom sinks. It is suspected condition may be related to rusted hot water discharge from the water heaters. I advise further investigation by service specialist.



- Plumbing fixtures and/or handles are loose at various sink locations. Find examples in the guest and master bathrooms. Repair as necessary.
- Fixture aerator appears to be clogged with mineral deposits at kitchen sink. Repair as necessary.
- Water pressure is low at guest bathroom sink.

Bathtubs

- Bathtub tile enclosure grout is cracked and missing at upstairs Jack & Jill bath, which should be repaired to prevent potential water damage.
- Stopper is damaged at upstairs Jack & Jill bathroom bathtub.
- Hot water pressure is low at the master bathroom bathtub.
- Fixture and handles are loose at master bathroom bathtub.

Showers

- The shower head leaks at guest bathroom.
- The guest bathroom shower head does not properly perform and/or appears to be clogged by mineral deposits. Repair as necessary.

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

- The overhead shower head in located in master bath has a significant leak and sprays water upward onto the ceiling. I advise necessary repairs by service specialist.

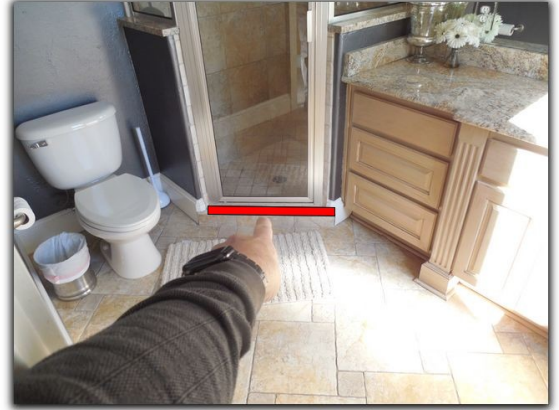


- Shower head and hose both leak in the master shower. I advise necessary repairs by service specialist.
- The plumbing fixture controls and wall jets do not properly perform in master shower. I advise necessary repairs by service specialist.
- The shower tile enclosure grout is cracked and missing at guest bathroom, which should be repaired to prevent potential water damage.



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

- Grout cracks and loose tile were observed beneath the shower door at guset bath shower entry. I advise necessary repairs by service specialist.



Commodes / Toilets

- Toilet tank mount bolts are rusted at most toilet locations, which are conducive to leaks. Find examples at half bath, guest bath as well as the upstairs Jack & Jill bath. Notice moisture related rust stains on tile floor at left side of downstairs half bathroom toilet. I advise necessary repairs by service specialist. See examples.





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

- Toilet tank fill valves leak at most locations. Find examples in half bath, guest bath as well as the upstairs Jack & Jill bath. I advise necessary repairs by service specialist.



- The mount bolt gaskets are worn inside master bathroom toilet tank, which is conducive to leaks. Repair as necessary.



- The toilet seat and lid are loose in half bath.

**B. Drains, Wastes, and Vents**

Type of drain piping material: PVC

Comments:

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

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**C. Water Heating Equipment**

*Energy Source: 2 Gas*

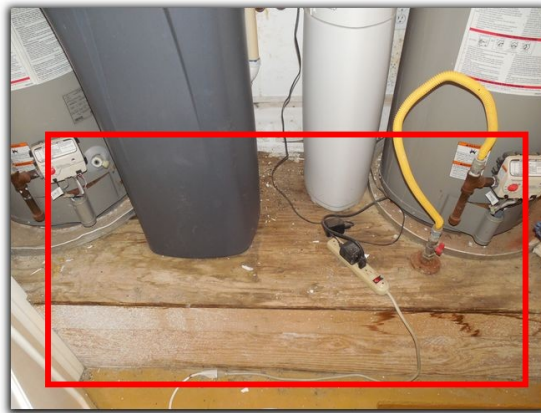
*Capacity: 50 Gallons Location: Attic Water Temperature: 111 Degrees*

*Comments:*

Water Heater

**Note:** This report makes no determinations or representations regarding the presence of any environmental pathogens that may be related to any moisture conditions identified in this report. Testing for such is beyond the scope of this inspection. Should you choose identification of such substances, services may be provided by other “Qualified Specialist”.

- While no moisture was observed, the platform located under the water heaters was observed to be water stained and damaged. The extent to such at concealed areas near water heater closet is unknown. I advise further investigation necessary repairs by qualified service specialist.



**Note:** Both water heaters are older units that may be approaching the end of its useful life. One cannot predict with certainty when replacement will become necessary. Buyer should budget for replacement. Water heaters were manufactured 2014 & 2016.

- Hot water discharge was rusted at various plumbing fixtures through-out the home, which may be indicative of water heater failure. I advise further investigation by service specialist. See examples.



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

- The water heater lacks expansion tank as required by *current* industry standards, when there is a closed loop system. This condition is created by the installation(s) of a pressure regulator valve, back-flow or check valve. An expansion tank helps to control over-pressure from thermal expansion due to the heating of the water. See example of correct installation below.



- The vent pipe is not properly positioned and mounted at the top of left side closet water heater, which will allow Carbon Monoxide into the water heater closet. For life/safety reasons. I advise necessary repairs by service specialist.

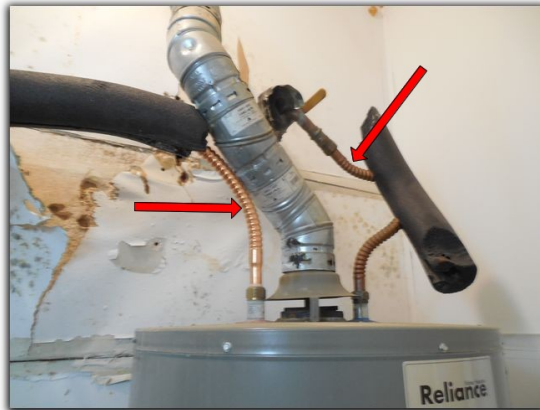


I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient
I	NI	NP	D

- What may be the temperature and pressure relief valve (TPR) and water heater leak pan drain pipes terminate below grade in yard at right side elevation, which will likely prevent drains from performing. Blockage of the temperature and pressure relief valve (TPR) also creates a hazardous condition and should be corrected for life/safety reasons.



- Exposed piping at both water heaters is not protected from freeze. I advise the installation of insulation.



- Rust formation was observed at top of right water heater housing. I advise further investigation.

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

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**D. Hydro-Massage Therapy Equipment**  
Jetted Tub

- Inadequate access to the master bath jetted tub enclosure is lacking, which does not provide service access to the mechanical equipment.



- The jetted tub air switch does not properly function. It did allow me to turn equipment on, however would not allow me to turn the equipment off after test operation. I had to shut the jetted tub system down at breaker located in garage electrical sub-panel. I advise necessary repairs by service specialist.



- I was unable to locate a ground fault circuit interrupter (GFCI) device for the jetted tub in master bathroom. For life/safety reasons, I advise further investigation by service specialist.

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

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

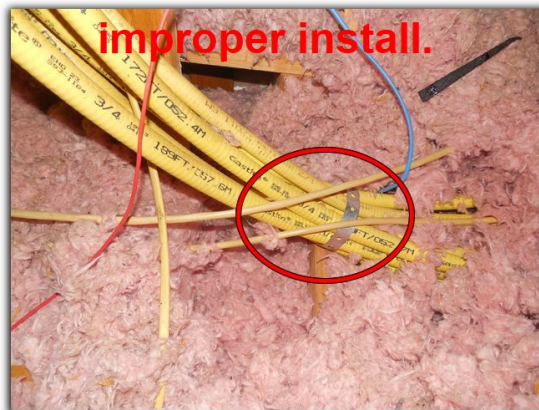
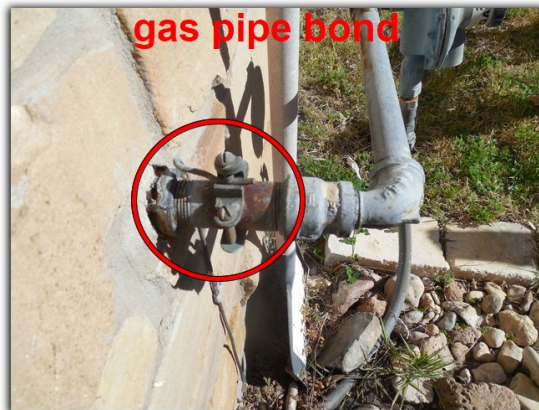
*Location of gas meter:* Right side yard

*Type of gas distribution piping material:* Black steel & Yellow CSST

*Comments:*

Gas Supply / Distribution Lines

- The gas piping in this house includes Yellow CSST (non-arc-resistant corrugated stainless steel tubing). Proper installation and bonding are required by (the manufacturer(s) / NFPA 54, the National Fuel Gas Code). The lack of proper installation & electrical bonding may increase the potential for lightning strikes to cause arcing at the CSST gas piping that may result in perforation of the piping, gas leaks and fires. Proper CSST piping installation & adherence to the manufacturers bonding instructions should lower the risk of electrical arcing and related damage. While gas pipe bond was observed at the gas regulator valve, it does appear that one or more improper CSST piping installation technique has been implemented and/or notice that CSST piping is in direct contact with electrical conductors or other metallic objects located in attic. For life/safety reasons, I advise you to have the CSST piping installation further evaluated by a Certified CSST Installer. All installation techniques that do not comply with the manufacturers installation instructions should be corrected as necessary. See example.



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

- Gas pipe and fittings are rusting at the gas supply regulator valve. I advise painting to help preserve the integrity of pipe and fittings.
- A strong gas odor was evident at the gas regulator valve. Condition may be related to regulator vent. I advise further investigation.

## V. APPLIANCES

### A. Dishwashers

#### Dishwasher

- The dishwasher drain did not have an anti-siphon device and/or sanitary loop installed, which prevents waste-water from the disposal being siphoned back into the dishwasher and contaminating its contents. See correct installation at example picture below.



- The dishwasher is loose at the cabinetry and should be better secured.
- Dishwasher upper spray bar did not properly function and/or rotate during run cycle.

### B. Food Waste Disposers

### C. Range Hood and Exhaust Systems

#### Range Exhaust Systems

- The range exhaust hood has mismatched light bulbs.

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

**D. Ranges, Cooktops, and Ovens**

Range

- More than one of the range control knobs are loose and/or will not stay secured to valve control valve stem.



- There was a peculiar odor evident in kitchen during operation of range/ovens. The smaller left side oven was making an unusual sound while burner was lit and/or after flame ignition. I advise further investigation by service specialist.
- Gasket is not secured at upper left corner of smaller range oven door.



- Handle is loose at right side larger range/oven door. Repair as necessary.
- The lights in both ovens were inoperative.

**E. Microwave Ovens**



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

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

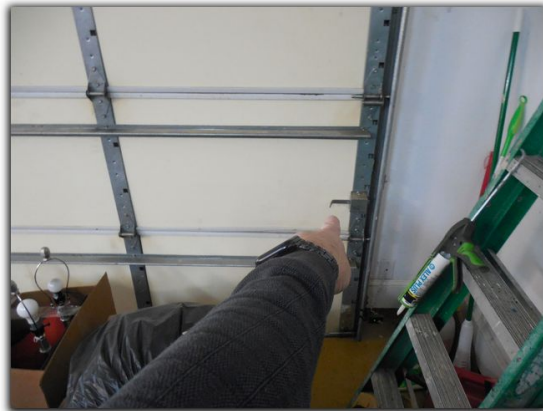
Exhaust Vent

- Mechanical exhaust vent cover located at back elevation lower 2nd story wall garage drive entry area has loose screws.
- The mechanical exhaust vent ducts were not sealed at the attic side of roof penetration. Repair and/or seal as necessary.

**G. Garage Door Operators**

Overhead Garage Door Openers

- For *safety* reasons, manual locking mechanisms should be removed or disabled on overhead garage doors that are equipped with an automatic garage door opener to prevent inadvertent actuation of the opener while lock is engaged and subsequent overhead garage door damage. See example.



- The left bay garage door opener light was inoperative.

**H. Dryer Exhaust Systems**

Dryer Exhaust System

**Note:** Annual cleaning of the dryer vent pipe should be performed, as a dirty vent pipe may create a potential fire hazard. I recommend consulting with the seller as a *preliminary* option to obtain service records if any. If service records can't be provided, I recommend that you contact a service provider that specializes in dryer vent pipe cleaning.

## REPORT SUMMARY

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

**YOU SHOULD READ AND UNDERSTAND THE ENTIRE PROPERTY INSPECTION REPORT PRIOR TO COMPLETING ANY REPAIR REQUEST.** This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector prior to the expiration of any time limitations such as option or warranty periods.

### GRADING AND DRAINAGE

- The lot grade is too high at portions of all four elevations. Current standards require at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer. The grade away from the foundation wall should fall a minimum of six inches (6”) within the first ten feet (10’). Improper grade is conducive to moisture intrusion, undesirable wet wall conditions as well as infestation of wood destroying insects and/or organisms.

### ROOF COVERING MATERIALS

- Moisture stains, damage and what appears to be repairs to such were observed at various interior ceiling and attic locations. Some conditions are likely associated with roof leaks or other undetermined reasons. A roofing contractor should be retained for remedial action.
- Kick-out flashing has not been installed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof at one or more. The lack of this kick-out flashing may allow water to penetrate at these points. A roofing contractor should be retained for remedial action.
- Random inspection for proper installation of moisture barrier below the shingles at the starter row revealed areas of inadequate coverage and/or improper placement under the metal drip edge flashing. The felt paper should be installed over the top of the metal drip edge flashing in shingle like fashion to help prevent potential water intrusion and/or damage to occur behind the fascia board and soffit areas. A roofing contractor should be retained for remedial action.
- Missing ridge shingle was observed near the back left corner house roof, which is conducive to water intrusion. A roofing contractor should be retained for remedial action.
- Both furnace rain caps are damaged and should be replaced.

### ROOF STRUCTURES AND ATTICS

- Moisture stains were observed on wall located at right side house 1st story attic. A roofing contractor should be retained for remedial action.
- The attic access pull down ladder located in closet off master bath strikes chandelier.
- The attic access pull down ladder is not properly installed to the manufactures installation instructions. The manufacture requires the attic ladder to be installed with 16d nails or ¼” x 3” lag bolts in conjunction with listed fastener pattern locations and ladder properly shimmed to fit snug in opening. Current ladder

installation is deficient in one or more of the above listed and should be corrected for safety reasons. Conditions should be self-evident to a qualified carpenter.

- The attic access pull down ladder hardware has some loose nuts & bolts. Repairs recommended for safety reasons.
- The pull down access ladder is not cut to fit properly from ceiling to floor, which puts undue stress on the ladder and/or causes the ladder to bend at the hinges making it unsafe to navigate, which may cause bodily injury.
- Metal hangers are not installed at the attic access pull down ladder framed opening. Metal hangers provide additional mounting support, which may help prevent potential bodily injury. Condition should be self-evident to a qualified carpenter.
- The insulation and weather strip should be improved at the attic access pull down ladder to prevent spillage of attic air into the interior home conditioned air spaces.
- Portions of the 2nd story attic floor insulation is packed in traffic area's or has been moved. Energy efficiency is optimal when there is an evenly distributed insulation product to achieve an even R-30 to R-38 value.
- Draft-stop and/or insulation has not been provided between the 2<sup>nd</sup> story attic flooring and the HVAC equipment platform. This condition creates un-insulated space between interior conditioned spaces of home.

## WALLS (INTERIOR AND EXTERIOR)

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- Walls in water heater closet are moisture stained and significantly damaged. The extent to such at concealed areas or near water heater closet is unknown. It should also be noted that a mold like substance was observed on water heater closet walls. I advise further investigation necessary repairs by qualified service specialist.
- The lower walls and base-boards are moisture stained near shower located in guest bathroom. Cause and remedy should be further investigated and corrected as necessary. This report makes no determinations or representations regarding the presence of any environmental pathogens that may be related to any moisture conditions identified in this report. Testing for such is beyond the scope of this inspection. These services may be provided by other "Qualified Specialist".
- While no moisture was observed, lower portions of guest bathroom cabinets are moisture stained. Cause and remedy should be further investigated and corrected as necessary. This report makes no determinations or representations regarding the presence of any environmental pathogens that may be related to any moisture conditions identified in this report. Testing for such is beyond the scope of this inspection. These services may be provided by other "Qualified Specialist".
- Wood decay or rot were observed at various trellis locations. I advise necessary repairs.
- Damaged and missing stucco creates open voids at the front elevation 2nd story wall near bottom left and right corners of master bedroom Juliet balcony doors. Conditions have likely allowed water intrusion into the wall leading to potential water damage. The extent of any potential water damage is unknown. I advise further investigation and repairs by stucco specialist.
- Exterior wall claddings are not properly sealed at multiple location. These can include caulking or sealing as well as maintaining all joints, seams, penetrations and attachments to prevent potential water intrusion and related damage as well as proving pest and rodents a point of entry. Conditions should be self-evident to a qualified carpenter.
- Cracks in mortar including loose masonry pieces were observed at more than one wall location. This includes the house as well as masonry walls located at pool equipment and A/C condenser unit pads. I advise necessary repairs to restore masonry wall integrity as well as moisture intrusion at house wall locations.
- The stucco wall planes lack a minimum clearance of 2" from abutting horizontal surfaces (i.e. drives, porches, patio's, balconies, ect.). This type of installation does not provide a proper means for drainage and may also allow moisture to be wicked into these areas. Find example at front balcony off upstairs bonus room.

- The installation of "Z" flashing was not observed above window locations to help prevent the potential of water intrusion. Whether there will be any long-term risk of water intrusion is going to depend entirely on the quality and technique of the moisture barrier and flashing located behind the stucco.
- Expansion joints are not sealed at detached garage masonry walls, which may allow water intrusion. The joints should be sealed with a caulking agent that provides some elasticity to prevent cracks.

## CEILINGS AND FLOORS

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- Ceilings are moisture stained and damaged from undetermined reasons. Evidence of previous repairs and mismatched paint were also observed. These conditions can be found at various home locations, such as the upstairs hall, study nook and master bedroom. Cause and remedy should be further investigated and corrected as necessary.
- Moisture related stains were observed on ceiling near top left corner of downstairs living room fireplace. Cause and remedy should be further investigated and corrected as necessary.

## DOORS (INTERIOR AND EXTERIOR)

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- Doors rub on carpet flooring at various upstairs locations, primarily at right side house bedroom areas. Repair as necessary.
- Door shuts when open at master closet entry located off master bathroom.
- Handle lock does not function at downstairs guest bedroom entry door.
- Doors do not latch when shut at upstairs bedroom #2 closet as well as bedroom #2/Jack& Jill bath entry.
- For life/safety reasons, self-close hinges should be installed at the garage pedestrian entry door.
- Pet-door installation at door located between garage and home breaches door fire-separation. For life/safety reasons I advise door replacement.
- Glass has bad vacuum seal at the left side panel of front porch entry door. I advise further evaluation by a glass specialist.
- Handle does not properly function at front right corner house porch/formal dining room entry.
- The garage pedestrian entry door does not properly seal at top of horizontal plane and handle is missing striker-plate installation.
- Wood doors and casings are rotted at most of the front elevation 1st story entry and 2nd story Juliet balcony doors. Evidence of water intrusion was also observed, primarily at the 2nd story Juliet balcony door locations. The extent of water damage related to leaks at doors could not be determined due to concealment. I advise further investigation and repairs by service specialist.
- Weather stripping improvements should be performed at more than one door location. Find examples at most of the front elevation 1st and 2nd story doors. Doors must be weather-tight to prevent moisture, draft or insects from entering home. Evidence of water intrusion was observed at some of these door locations.
- Weather stripping has been pet damaged at the back garage drive area pedestrian entry door. Doors must be weather-tight to prevent moisture, draft or insects from entering home.
- Sweep strips are worn and damaged at the bottom of most of the home entry doors. Repair as necessary to prevent potential water intrusion.
- Bottom slide lock does not function due to lack of drilled hole installation at threshold plate of the left side master bedroom Juliet balcony entry door. Repair as necessary.

## WINDOWS

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- The mechanical crank opening hardware is loose, missing or damaged at most if not all window locations. Window located at front elevation 2nd story bonus room literally fell out from window frame when opened. I advise you to contact a window specialist to perform a further evaluation of all windows and that they be repaired or replaced as necessary.
- There are gapped caulk joints, chipped and peeling paint located at front elevation formal dining room window, which is indicative of moisture. I advise further investigation by window specialist

## STAIRWAYS (INTERIOR AND EXTERIOR)

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- Steps located at various exterior locations have uneven dimensions of risers (risers greater than 7-3/4" or variations of greater than 3/8" in tread rise in a flight), which creates a potential trip hazard. Find some examples in yard near front right corner of house.
- Steps are settling and pulling away from home at one or more location. Find example at front elevation near the front left corner of house.
- Lacking fall protection or guardrail at front elevation walk-way between the house and pool. For safety reasons, guardrails are required for any drop-off greater than 30".
- Exterior yard steps lack handrails at more than one location, creating a potential trip hazard. Find some examples in yard near front right corner of house.
- Landing is cracked at the back garage drive pedestrian entry door.

## FIREPLACES AND CHIMNEYS

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- The chimney flue is dirty and needs to be cleaned by a Qualified Chimney Sweep. A creosote / soot build-up was observed in the visible flue area, which creates a potential fire hazard.
- The gas starter pipe is missing heat resistant caulk at left side firebox entry. This may allow embers to enter adjacent structure. Seal as necessary.

## PORCHES, BALCONIES, DECKS, AND CARPORTS

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- Cracks in mortar including loose masonry pieces were observed at threshold plate area of front entry porch door.

## SERVICE ENTRANCE AND PANELS

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- The electrical meter and main panel are not secured to utility pole, which creates a hazardous condition. I advise necessary repairs by service specialist.
- The main panel door latch does not function. I advise necessary repairs.
- The main panel interior cover is loose due to missing screws.
- Electrical wires are corroded at top of main electrical panel disconnect. I advise necessary repairs by a qualified electrician for safety reasons.
- Wire connection terminal is corroded in the main electrical panel. I advise necessary repairs by service specialist for safety reasons.
- Electrical standards continue to evolve. Some of the more recent changes require installation of a surge protector in the main electrical panel.

- The main electrical panel lacks an "Inter-system Bonding" bridge as required by current industry standards.
- Wire connection terminal is corroded in the electrical sub-panel. I advise necessary repairs by service specialist for safety reasons.
- Although commonly observed, bunched wires at the Sub-panel entry are not consistent with current installation practices.
- Multiple wires are installed under a single lug screw on the neutral bus in the electrical sub-panel. Electrical standards prohibit this practice and it should be corrected. This condition can lead to loose connections and overheating of electrical wires.
- Some breakers are not clearly and/or specifically labeled in the electrical Sub-panel.
- Knock-out is missing at the top of electrical sub-panel. I advise necessary repairs for life/safety reasons. In the event of electrical fire in panel, opening may allow the spread of fire into the wall cavity.
- More than one electrical conductor lacks proper color coding in the electrical sub-panel to help assist in determining conductor purpose and/or whether the conductor is used as a hot, neutral or ground. For life/safety reasons, I advise proper markings with colored tape.
- The labeling is not legible on breakers located in detached garage main electrical panel.

## BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

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- Electrical standards continue to evolve. Some of the more recent changes require installation of a ground fault circuit interrupter (GFCI) device at all 110 volt outlets as well as the dryer 220 volt outlet in the laundry room.
- Electrical standards continue to evolve. Some of the more recent changes require installation of ground fault circuit interrupter (GFCI) devices at the dishwasher and disposal circuits.
- Electrical standards continue to evolve. Attic outlets are now required to have ground fault circuit interrupter (GFCI) device.
- Current standards require arc fault protection (AFCI) devices for electrical circuits in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas. This home lacks (AFCI) protection.
- Electrical extension cords should not be used for permanent wiring. Improper use of extension cord was observed in water heater closet.
- Electrical outlets were observed to have an open ground connection at both interior and exterior locations. Find examples at exterior back elevation wall, front porches as well as in the upstairs media room. For life/safety reasons, I advise further investigation and necessary repairs to be performed at all required locations by a service specialist.
- Not all of the kitchen counter top outlets are connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards and for life/safety reasons all of the kitchen counter top outlets should have GFCI protection. I advise necessary repairs to be performed at all required locations by a service specialist.
- Not all of the garage outlets are connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards and for life/safety reasons, all of the garage outlets (including outlet for overhead garage door opener) should have GFCI protection.
- Not all of the exterior outlets appear to be connected to a ground fault circuit interrupter (GFCI) device or ground fault circuit interrupters do not properly operate. Under current electrical standards and for life/safety reasons, all of the exterior outlets should have GFCI protection. Repair as necessary.
- The ground fault circuit interrupter (GFCI) device and/or outlet located at right side of guest bathroom sink was found to be tripped and would not reset. Repair as necessary for life/safety reasons.
- Electrical outlets were observed to be loose at multiple home locations. Repair as necessary.
- Electrical outlet located at front entry porch wall is missing its cover plate.

- I did not locate the ground fault circuit interrupter (GFCI) device at the jetted tub located in master bathroom. For life/safety reasons, I advise further investigation and that necessary repairs be performed.
- As per current building standards, electrical outlets are required to be tamper resistant. These are intended to protect children from inserting objects into the receptacle outlet and receiving a shock or burn as a result.
- As per current building standards, electrical outlets located in damp and wet locations are required to be weather resistant or WR rated.
- As per current standards, electrical outlets at exterior wall locations should be fitted with weather-proof "bubble" covers.
- Dimmer switch is missing end cap on controller located in upstairs hall near media room entry.
- Light fixtures have inoperative or missing bulbs at various interior and exterior locations. Repair as necessary.
- Some exterior wall light fixtures are loose and/or are not securely mounted. Repair as necessary.
- Light fixtures are missing lens covers at various interior home locations.
- Most of the attic light fixtures are missing safety cages. Repair as necessary for safety reasons.
- The ceiling fans located at more than one location are not balanced properly and wobble when operated. Find examples in guest bedroom, upstairs bedroom #2, upstairs bonus room as well as the master bedroom. Repair as necessary.
- I was unable to locate a carbon monoxide detector in the immediate vicinity of the bedrooms, which is a life / safety issue and required by current standards. I strongly advise carbon monoxide detector installation.

## HEATING EQUIPMENT

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- Portion of catwalk is missing at 2nd story attic entry. Catwalks should be provided in attics containing mechanical equipment to help provide safe access to the equipment. The catwalk passageway should be clear, unobstructed and large enough to allow removal of the equipment. The catwalk passageway shall have continuous solid flooring with a minimum thickness of ¾" plywood or 1" OSB and not less than 24 inches wide.
- Both of the furnace flue pipes are damaged and detached at heating units located in 2nd story attic, which will allow Carbon Monoxide into the attic space. For life/safety reasons, I advise the necessary repairs to be performed by service specialist.

## COOLING EQUIPMENT

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- Moisture related rust stains were observed on the exterior right side elevation wall located beneath the overflow pan drain pipes. Condition is indicative of condensate problem with system (past or present current condition unknown). I advise further investigation by qualified service specialist.
- Moisture related rust stains or rust formation were observed in the overflow pan located beneath the downstairs HVAC unit located in attic. Condition may be indicative of condensate problem with system (past or present current condition unknown). I advise further investigation by qualified service specialist.
- Improvements to the insulation on both A/C system refrigerant and drains lines advised at outdoor as well as indoor locations in attic. Insulation helps prevent moisture formation and potential damage. I advise that necessary repairs be performed by service specialist.
- The upstairs A/C system overflow pan drain pipe lacks gravity flow and/or runs uphill, which will negate performance and may lead to water damage at area below. I advise necessary repairs to be performed by service specialist.
- The low voltage control wiring is not shielded from damage with conduit at both A/C condenser units. Notice that the exterior sheathing is weathered, worn and missing, which creates the potential of low voltage control

wiring short. In the event of such, low voltage control components are likely to be damaged. I advise that necessary repairs be performed by service specialist.

- The condenser unit service disconnects lack appropriate service accessibility. The clearance in front of disconnects should be 30" wide x 36" deep.
- Portion of catwalk is missing at 2nd story attic entry. Catwalks should be provided in attics containing mechanical equipment to help provide safe access to the equipment. The catwalk passageway should be clear, unobstructed and large enough to allow removal of the equipment. The catwalk passageway shall have continuous solid flooring with a minimum thickness of ¾" plywood or 1" OSB and not less than 24 inches wide.

## DUCT SYSTEMS, CHASES, AND VENTS

- The majority of both HVAC system supply air discharge registers were closed for unknown reasons. I advise further investigation by a service specialist.
- A mold like substance was observed on the HVAC system supply air discharge registers at more than one home location. I advise further investigation by a service specialist.
- The HVAC system flex duct in attic is not properly supported based on current industry standards and/or flex duct should not rest on the insulation, ceiling joists and other building materials.
- All of the HVAC system return air filters are dirty, which will negatively impact system performance. I advise filter replacement.

## PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- Due to lack of safe access, I did not verify that the water supply piping to master bath shower was insulated for freeze protection. I advise further investigation.
- Water was observed to be leaking back through the vacuum breakers at all exterior wall hose bib locations. All hose bibbs also leak at the handle stems when operated. I advise necessary repairs or valve replacements
- Rust stains were observed on surfaces of both master bathroom sinks. It is suspected condition may be related to rusted hot water discharge from the water heaters. I advise further investigation by service specialist.
- Plumbing fixtures and/or handles are loose at various sink locations. Find examples in the guest and master bathrooms. Repair as necessary.
- Fixture aerator appears to be clogged with mineral deposits at kitchen sink. Repair as necessary.
- Water pressure is low at guest bathroom sink.
- Bathtub tile enclosure grout is cracked and missing at upstairs Jack & Jill bath, which should be repaired to prevent potential water damage.
- Stopper is damaged at upstairs Jack & Jill bathroom bathtub.
- Hot water pressure is low at the master bathroom bathtub.
- Fixture and handles are loose at master bathroom bathtub.
- The shower head leaks at guest bathroom.
- The guest bathroom shower head does not properly perform and/or appears to be clogged by mineral deposits. Repair as necessary.
- The overhead shower head in located in master bath has a significant leak and sprays water upward onto the ceiling. I advise necessary repairs by service specialist.
- Shower head and hose both leak in the master shower. I advise necessary repairs by service specialist.
- The plumbing fixture controls and wall jets do not properly perform in master shower. I advise necessary repairs by service specialist.



- The shower tile enclosure grout is cracked and missing at guest bathroom, which should be repaired to prevent potential water damage.
- Grout cracks and loose tile were observed beneath the shower door at guset bath shower entry. I advise necessary repairs by service specialist.
- Toilet tank mount bolts are rusted at most toilet locations, which are conducive to leaks. Find examples at half bath, guest bath as well as the upstairs Jack & Jill bath. Notice moisture related rust stains on tile floor at left side of downstairs half bathroom toilet. I advise necessary repairs by service specialist.
- Toilet tank fill valves leak at most locations. Find examples in half bath, guest bath as well as the upstairs Jack & Jill bath. I advise necessary repairs by service specialist.
- The mount bolt gaskets are worn inside master bathroom toilet tank, which is conducive to leaks. Repair as necessary.
- The toilet seat and lid are loose in half bath.

## WATER HEATING EQUIPMENT

- While no moisture was observed, the platform located under the water heaters was observed to be water stained and damaged. The extent to such at concealed areas near water heater closet is unknown. I advise further investigation necessary repairs by qualified service specialist.
- Hot water discharge was rusted at various plumbing fixtures through-out the home, which may be indicative of water heater failure. I advise further investigation by service specialist.
- The water heater lacks expansion tank as required by *current* industry standards, when there is a closed loop system. This condition is created by the installation(s) of a pressure regulator valve, back-flow or check valve. An expansion tank helps to control over-pressure from thermal expansion due to the heating of the water.
- The vent pipe is not properly positioned and mounted at the top of left side closet water heater, which will allow Carbon Monoxide into the water heater closet. For life/safety reasons. I advise necessary repairs by service specialist.
- What may be the temperature and pressure relief valve (TPR) and water heater leak pan drain pipes terminate below grade in yard at right side elevation, which will likely prevent drains from performing. Blockage of the temperature and pressure relief valve (TPR) also creates a hazardous condition and should be corrected for life/safety reasons.
- Exposed piping at both water heaters is not protected from freeze. I advise the installation of insulation.
- Rust formation was observed at top of right water heater housing. I advise further investigation.

## HYDRO-MASSAGE THERAPY EQUIPMENT

- Inadequate access to the master bath jetted tub enclosure is lacking, which does not provide service access to the mechanical equipment.
- The jetted tub air switch does not properly function. It did allow me to turn equipment on, however would not allow me to turn the equipment off after test operation. I had to shut the jetted tub system down at breaker located in garage electrical sub-panel. I advise necessary repairs by service specialist.
- I was unable to locate a ground fault circuit interrupter (GFCI) device for the jetted tub in master bathroom. For life/safety reasons, I advise further investigation by service specialist.

## GAS DISTRIBUTION SYSTEMS AND GAS APPLIANCES

- The gas piping in this house includes Yellow CSST (non-arc-resistant corrugated stainless steel tubing). Proper installation and bonding are required by (the manufacturer(s) / NFPA 54, the National Fuel Gas Code). The lack of proper installation & electrical bonding may increase the potential for lighting strikes to cause arcing at the CSST gas piping that may result in perforation of the piping, gas leaks and fires. Proper CSST piping installation & adherence to the manufacturers bonding instructions should lower the risk of electrical arcing and related damage. While gas pipe bond was observed at the gas regulator valve, it does appear that one or more improper CSST piping installation technique has been implemented and/or notice that CSST piping is in direct contact with electrical conductors or other metallic objects located in attic. For life/safety reasons, I advise you to have the CSST piping installation further evaluated by a Certified CSST Installer. All installation techniques that do not comply with the manufacturers installation instructions should be corrected as necessary.
- Gas pipe and fittings are rusting at the gas supply regulator valve. I advise painting to help preserve the integrity of pipe and fittings.
- A strong gas odor was evident at the gas regulator valve. Condition may be related to regulator vent. I advise further investigation.

## DISHWASHERS

- The dishwasher drain did not have an anti-siphon device and/or sanitary loop installed, which prevents wastewater from the disposal being siphoned back into the dishwasher and contaminating its contents. See correct installation at example picture below.
- The dishwasher is loose at the cabinetry and should be better secured.
- Dishwasher upper spray bar did not properly function and/or rotate during run cycle.

## RANGE HOOD AND EXHAUST SYSTEMS

- The range exhaust hood has mismatched light bulbs.

## RANGES, COOKTOPS, AND OVENS

- More than one of the range control knobs are loose and/or will not stay secured to valve control valve stem.
- There was a peculiar odor evident in kitchen during operation of range/ovens. The smaller left side oven was making an unusual sound while burner was lit and/or after flame ignition. I advise further investigation by service specialist.
- Gasket is not secured at upper left corner of smaller range oven door.
- Handle is loose at right side larger range/oven door. Repair as necessary.
- The lights in both ovens were inoperative.

## MECHANICAL EXHAUST VENTS AND BATHROOM HEATERS

- Mechanical exhaust vent cover located at back elevation lower 2nd story wall garage drive entry area has loose screws.
- The mechanical exhaust vent ducts were not sealed at the attic side of roof penetration. Repair and/or seal as necessary.

- The mechanical exhaust vent ducts were not sealed at the attic side of roof penetration. Repair and/or seal as necessary.

## GARAGE DOOR OPERATORS

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- For *safety* reasons, manual locking mechanisms should be removed or disabled on overhead garage doors that are equipped with an automatic garage door opener to prevent inadvertent actuation of the opener while lock is engaged and subsequent overhead garage door damage.
- The left bay garage door opener light was inoperative.

## TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

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

Sample Report \_\_\_\_\_

Inspected Address

Sample Report \_\_\_\_\_

City

Sample Rep \_\_\_\_\_

Zip Code

### SCOPE OF INSPECTION

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

Sample Report

Sample Report

Sample Rep

Inspected Address

City

Zip Code

1A. Scott Leppin Real Estate Inspections Inc.

1B. 9437 TDA 0568990

Name of Inspection Company

SPCS Business License Number

1C. 12411 Painted Bunting Dr. Austin TX

78726 (512) 658-7989

Address of Inspection Company

City

State

Zip

Telephone No.

1D. Scott Leppin

1E.

Certified Applicator

(check one)

Name of Inspector (Please Print)

Technician

1F. Wednesday, January 10, 2024

Inspection Date

2. Sample Report

Seller  Agent  Buyer  Management Co.  Other

Name of Person Purchasing Inspection

3. Unknown

Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee  Purchaser of Service  Seller  Agent  Buyer

(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

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

5A. Main Residence only

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

5B. Type of Construction:

Foundation: Slab  Pier and Beam  Pier Type: \_\_\_\_\_ Basement  Other: \_\_\_\_\_

Siding: Wood  Fiber Cement Board  Brick  Stone  Stucco  Other: \_\_\_\_\_

Roof: Composition  Wood Shingle  Metal  Tile  Other \_\_\_\_\_

6A. This company has treated or is treating the structure for the following wood destroying insects: No

If treating for subterranean termites, the treatment was: Partial  Spot  Bait  Other

If treating for drywood termites or related insets, the treatment was: Full  Limited

6B. Date of Treatment by Inspecting Company \_\_\_\_\_ Common Name of Insect \_\_\_\_\_ Name of Pesticide, Bait or Other Method \_\_\_\_\_

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes  No  List Insects: \_\_\_\_\_

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

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

Signatures:

7A. Scott Leppin 0560547

Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

7B. Apprentices, Technicians, or Certified Applicators (Names) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box  8B. Date Posted: 01/10/2024

Water Heater Closet

Beneath the Kitchen Sink

9A. Were any areas of the property obstructed or inaccessible? Yes  No

(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following:

Attic  Insulated area of attic  Plumbing Areas  Planter box abutting structure

Deck  Sub Floors  Slab Joints  Craw Space

Soil Grade Too High  Heavy Foliage  Eaves  Weepholes

Other  Specify: Cold joints - Foundation corner pops - Loose underpinning - In addition to areas indicated at the check boxes above, also refer to the diagram for additional areas that may be listed as obstructed, inaccessible and/or concealed conditions.

10A. Conditions conducive to wood destroying insect infestation? Yes  No

(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to:

Debris under or around structure (K)  Wood to Ground Contact (G)  Formboards left in place (I)  Excessive Moisture (J)

Planter box abutting structure (O)  Footing too low or soil line too high (L)  Wood Rot (M)  Heavy Foliage (N)

Insufficient ventilation (T)  Wood Pile in Contact with Structure (Q)  Wooden Fence in Contact with the Structure (R)

Other (C)  Specify: See Diagram Legend page 3 of 4

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Sample Report

Inspected Address

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

- 11A. Subterranean Termites
- 11B. Drywood Termites
- 11C. Formosan Termites
- 11D. Carpenter Ants
- 11E. Other Wood Destroying Insects

Sample Report

City

Active Infestation		Previous Infestation	
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Sample Rep

Zip Code

Previous Treatment	
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Specify: \_\_\_\_\_

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

None found

11G. Visible evidence of: None found has been observed in the following areas: NA

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

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

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

Yes  No

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

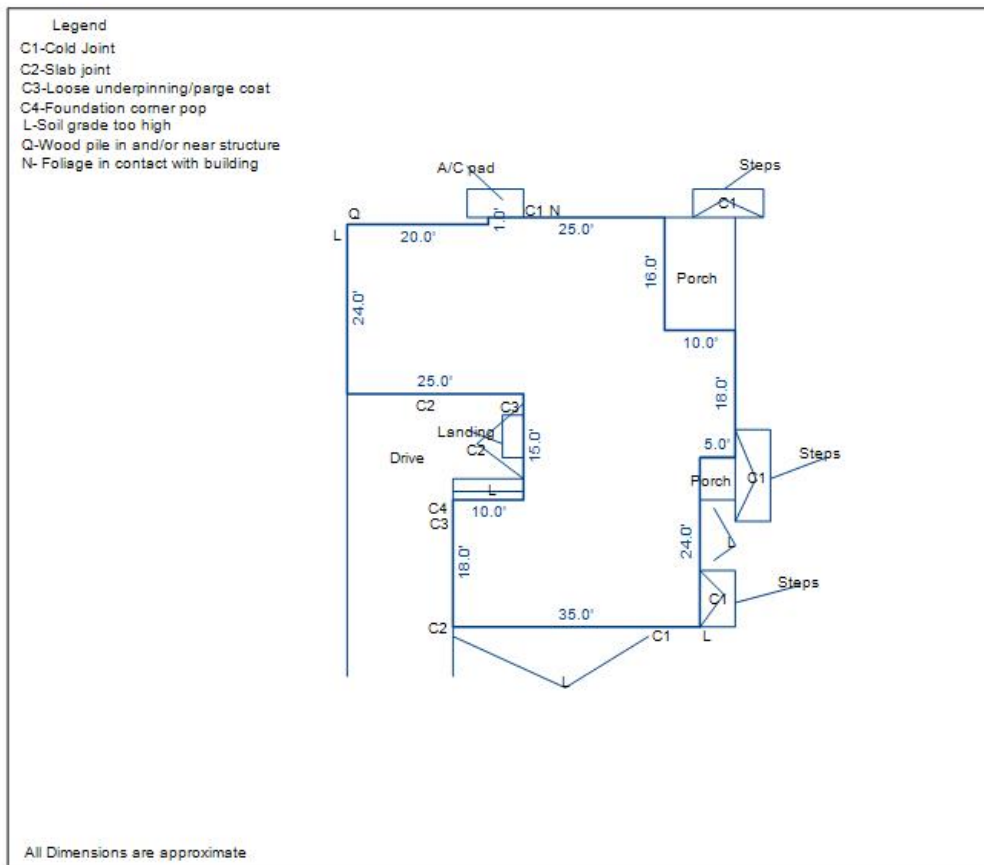
Yes  No

Specify reason: Mechanically correct (remove, trim back etc.) each listed conducive condition illustrated on diagram. Preventative treatment is needed for all areas listed as inaccessible or areas that are not mechanically corrected or correctable. Contact a licensed pest control operator for specific guidance and options on treatments available PRIOR TO CLOSING.

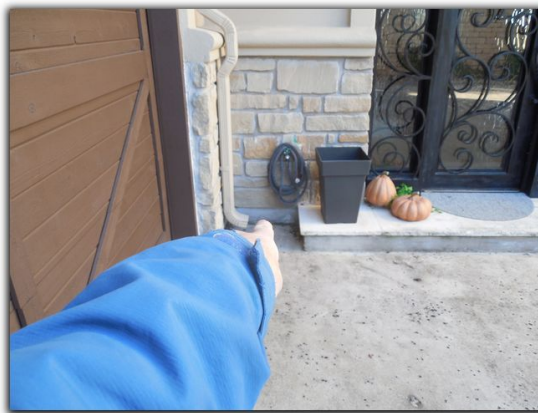
Refer to Scope of Inspection Part J

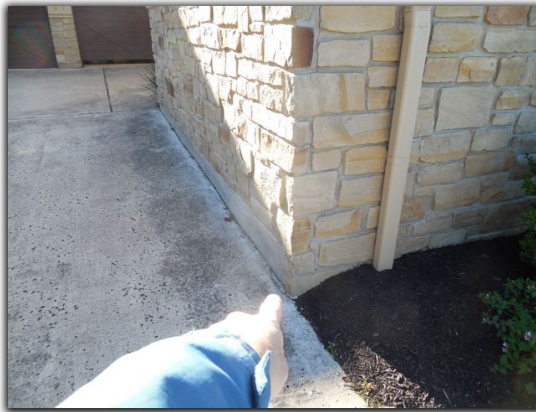
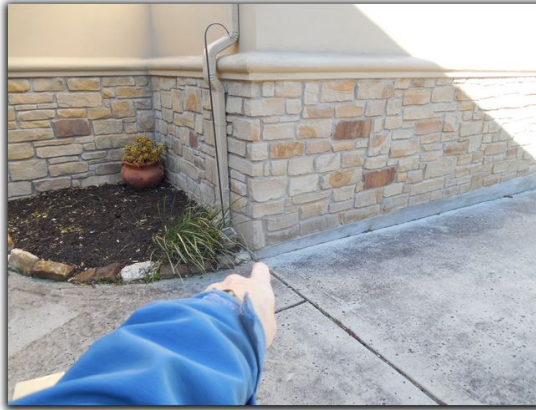
**Diagram of Structure(s) Inspected**

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

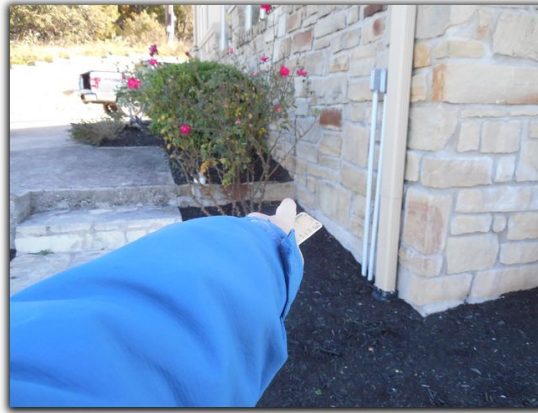


Additional Comments I am advising you to contact a licensed pest control Applicator prior to closing to secure an estimate for corrective and/or preventative repair needs listed within this WDI report.











Sample Report \_\_\_\_\_

Inspected Address

Sample Report \_\_\_\_\_

City

Sample Rep \_\_\_\_\_

Zip Code

**Statement of Purchaser**

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

If additional information is attached, list number of pages: \_\_\_\_\_

Signature of Purchaser of Property or their Designee

Date

\_\_\_\_\_

\_\_\_\_\_

Customer or Designee not Present

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