

MY INSPECTION COMPANY

5853552021

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RESIDENTIAL INSPECTION

1206 Canyon Edge Dr
Austin, TX 78733

Inspector

Matthew Phillips

InterNACHI Certified Professional Inspector

lokey1000.mp@gmail.com



PROPERTY INSPECTION REPORT FORM

SITA Stankus

Name of Client

1206 Canyon Edge Dr, Austin, TX 78733

Address of Inspected Property

Matthew Phillips

Name of Inspector

Name of Sponsor (if applicable)

12/13/2024 9:00 am

Date of Inspection

InterNACHI Certified Professional Inspector

TREC License #

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Occupancy: Vacant

In Attendance: None

Temperature : 60 to 70

Type of Building: Single Family

Weather Conditions: Clear

The direction the building faces for orientation purposes.: East

Vacant home limitations:

This house was vacant / unoccupied at the time of inspection. Vacant and unoccupied houses present unique challenges for home inspection, especially the piping and wiring systems which have not be subject to regular use prior to the inspection. While these systems can be tested during inspection, this one-time test is quite different than regular use and it is difficult to know how these systems will respond to regular use after the inspection. For example, septic systems may initially function and then fail under regular daily use. Plumbing traps may operate with no signs of leaks and then let go when being actively used for a few days. Shower pans may only leak when someone is standing in the shower and taking a shower. Seals for plumbing fixtures can dry up and leak when not is use. Sewer lines with roots may allow water flow, but then fail when waste and tissue are flushed; it can take a few days for that to backup. Please understand we are trying our best to look for clues of past or existing problems to paint a realistic best-guess as to the reliability of these systems during inspection, our testing procedures are as comprehensive as possible but cannot predict the future performance of a fully occupied home.

Important Scope And Limitations:

Scope and Limitations of the Inspection Super Inspector TREC Residential Inspection



This document is to ensure that we educate our clients on the scope and depth of the inspection.

1. **Not a PASS-FAIL Inspection** - We are not grading your home on a scale. The report reflects our professional opinion based on the facts we were able to gather on the day of the inspection. Our goal is to assist you in making an educated decision regarding the purchase of the home. You, the buyer, ultimately decides if the house passes or fails your own expectations.
2. **Limited-Scope** - This inspection is limited in scope by the condition of the home and accessible components on the day of the inspection (i.e., it is a snapshot in time). Changes related to occupancy, continued wear and tear, as well as weather conditions can affect the future performance of components or installed systems. For example, an AC system that works well when it is 80-90 degrees outside may not perform as intended when temperature exceed 100 degrees. Please be aware that mechanical equipment and fixtures can fail at any time, particularly components that have been sitting idle in vacant homes.
3. **Non-Invasive** - This is a non-invasive, visual inspection. We do inspect the home from accessible and safe locations. We do not disassemble components, cut or manipulate sealed finishes, or move stored items such as furnishings, decorative pieces or floor coverings. Therefore, access to certain areas or components might be limited (i.e., we do not walk through deep insulation to access the far reaches of an attic space).
4. **Not a Code-Compliance Inspection** - While we do reference code pertinent to this particular inspection in the report, the house may predate these standards and the homeowner is under no obligation to bring deficiencies related to the original construction of the house into compliance.
5. **Further Evaluation** - Recommendations for further evaluation by a qualified contractor of a system or component should be taken seriously and performed (if possible) during the option period, or at the very least prior to closing. Home inspectors are generalists. There are certain deficiencies for which we recommend further evaluation by specialized contractors, such as HVAC technicians or licensed electricians and plumbers. It is not uncommon for further evaluations to uncover problems that may be costly to repair.
6. **Read the Entire Report** - The client is highly encouraged to read the report in its entirety. Click on and review all TABs of the online version of the report.
 - The **Informational** TAB describes pertinent information about the construction of the home and its installed components. It is educational in nature.
 - The **Limitations** TAB informs you of things that could not be inspected for a variety of reasons.
 - The **Standards** TAB contains information on what TREC requires inspectors to report on and what they are not required to report on.The verbal report is a summary of the defects found, as the inspector finishes the report, things will be added to the report that may not have been discussed in the verbal presentation. **READ THE REPORT.**
7. **Not a Warranty** - This home inspection is not a warranty. While Super Inspector strives to go above and beyond the Standards of Practice set forth by The Texas Real Estate Commission (TREC) to insure our clients are as well informed as possible, we cannot guarantee the future performance of major mechanical systems or that every minor defect has been noted. An inspection with a warranty would take an excessive amount of time to complete, be cost prohibitive, and include its own exclusions pertinent to any warranty or insurance policy.

As always, your Super Inspector, his or her lead inspector are available to discuss or clarify your report findings.

Repair Cost Guide:

A **Repair Cost Guide** is provided as a courtesy to our clients and their real estate agents at www.yoursuperinspector.com. The dollar values reflect our partner contractor recommendations and/or national averages for the region.

Estimating repair costs are often limited by the non-invasive scope of the inspection itself as outlined by the standards of practice and your inspection agreement. Purchasers of real property are encouraged to seek further onsite evaluation by qualified professionals when recommended in the report. The onsite costs of work to be completed by qualified contractors may vary based on the actual scope of work and materials needed.

Super Team Services, a partner of Super Inspector, is available if you need help prioritizing repairs or producing cost estimations. Once you take possession of the home, **STS Handyman and Renovations** is available for all your repair and make ready needs.

Call or text 817-MYSUPER (817-697-8737) or visit www.SuperTeamServices.com to learn more.

Spectora Report Tools:

Your Spectora report software is equipped with a "Report Tools" feature. There are two tools which can assist in the preparation of repair request lists, priority cost estimations, and/or TREC contract addenda. The "Report Tools" feature is located at the top right hand corner of the online report view. The following tools are available:

- **Observations Copy-and-Paste Text** - This feature allows you to view the report deficiencies as plain text without pictures. The deficiencies can be sorted by category, and you can cut and paste selected remarks for use in other documentation.
- **Repair Builder Tool** - This feature allows you to build a PDF document utilizing the remarks and pictures related to specific deficiencies. You have the option of requesting a credit for specific items, making specific comments regarding the repair or replacement of specific items, or both.

Click HERE to watch a brief video overview of how to use the **Spectora Report Tools**. Also, feel free to call our *Super Team Services* office at 817-697-8737 and we will walk you through how to utilize the Report Tool features.

The Report Tools can be used in conjunction with the **Repair Cost Guide** below to make cost estimations for requested repairs and/or treatments.

Further Evaluation:

It is highly recommended that clients seek the opinion of a qualified contractor when the report advises "further evaluation," especially involving major mechanical systems and potential water penetration. The typical rates for contractors to perform further evaluation are listed below. In some cases the fee can be applied to the cost of repairs. The majority of agents work with a team of preferred contractors. If the client or agent needs assistance in connecting a qualified contractor, Super Concierge is happy to help. Call 817-697-8737.

- Foundation Engineered Report: \$500 - \$1,000
- Foundation Contractor Report: \$150 - \$300
- Roofing Contractor: \$100 - \$300
- Licensed Electrician: \$200 - \$700
- Licensed Plumber: \$150 - \$400
- HVAC Technician: \$125 - \$300
- Qualified Contractors: Free to \$150

Comment Key:

This report places deficiencies into three categories:

Significant/Major Concerns

Marginal Concerns

Minor Concerns/Maintenance Items/FYI

Significant Concerns - Items or components of major systems that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **prior to the end of your option period.**

Marginal Concerns - Items or components that were found to include a marginal safety hazard, items not functioning, or an installation-related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the deficiency may lead to further problems. Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, **prior to the end of your option period.** Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not usually considered routine maintenance or DIY repairs.

Minor Concerns/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include items that are required to be reported as deficient by TREC, minor safety concerns, observations, important information, recommended upgrades to items, areas, or components.

These categorizations are based on the inspector's professional judgment and experience and based on what we observed at the time of inspection. These categorizations should not be construed to mean that items designated as "**Minor Concerns**" or "**Marginal Concerns**" do not need repairs or replacement. **The recommendations made in each comment are more important than the categorization.** Due to your perception, opinions, or personal experience, you may feel deficiencies belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. **Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, and Orange items to Red.**

I=Inspected

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D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS☒ ☐ ☐ ☒ **A. Foundations***Type of Foundation:* Post-Tension Cable, Poured Concrete*Comments:*

(An opinion on performance is mandatory.): This inspector is not a structural engineer. The client should have an engineer give an evaluation if any concerns exists about the potential for future movement.

For more information concerning foundation maintenance click this link

<http://yoursuperinspector.com/foundation-problems/>

Crawl space observed from: N/A

Foundation Performance Opinion: Performing as intended: In my opinion the foundation appeared to be providing adequate support for this dwelling based on a limited visual observation today. At this time I did not observe any evidence that would indicate the presence of significant deflections in the foundation; there were no notable functional problems resulting from foundation movement; the interior and exterior stress indicators showed little affects of movement and I perceived the foundation to contain no significant unlevelness after walking the floors. -

Foundation Measurements:

Random 1st story floor surface measurements were taken with a Zip Level. Allowances were made for the difference in floor covering. Zero reference is rechecked for repeatability. The measurements are reported in the diagram below. It should be noted that foundations may reveal some unevenness due to workmanship (as built). Therefore, measurements do not necessarily represent the actual degree of deflection from differential movement of the foundation. Although deviations/slopes in the foundation can assist the inspector in evaluating the foundation performance as to the direction and degree of possible movement, these deviations/slopes are not, by themselves, a measurement of foundation movement.

Foundation Elevation Measurements
Elevation Measurements are Expressed in Inches
X = Zero Reference Point

Signs of Structural Movement or Settling: No Visable Signs of Movement

Note: Weather conditions, drainage, leakage, and other adverse factors are able to affect structures, and differential movements are likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.:

1: Exposed Post Tension Cables

 Minor Concerns/Maintenance Items/FYI

Exposed/rusted post tension cable ends exist at one or more locations, indicating the need for repair.

Exposure to the elements can cause rusting and reduced strength. The cables should be cleaned and covered over with a non-shrink/non-metallic grout. The grout used for this repair should not contain any chemicals known to be destructive to the prestressing steel. Contact a qualified service company for corrective action. Please note that some areas of the perimeter beam(s) may be hidden from view by soil or vegetation; therefore, other exposed/rusted cable tendons may exist.

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☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

The inspector will report on drainage around the foundation that is not performing; deficiencies in grade levels around the foundation; and deficiencies in installed gutter and downspout systems.

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet is appropriate slope.

For more information on proper grading and drainage [click this link](#).

Proper surface drainage:

Elevation of the slab above grade and drainage away from the foundation appeared sufficient. The soil should always be kept below the top of the foundation ensuring adequate drainage away from the structure.

Proper roof drainage:

The roof drainage appears to be adequate for proper moisture runoff at this time

Roof gutters installed:

The building is equipped with roof gutters to help divert roof runoff away from the foundation. These are not required in every situation, but are recommended to divert roof runoff away from entry areas and mechanical equipment. This can help prevent roof drainage hitting the porch slab and splashing back onto the doors and wall coverings and help prevent moisture penetration in those areas. Additionally, roof gutters can help to manage soil moisture content near the foundation. This is important where expansive or collapsible clay soils exist. This is reflected in the 2012 International Residential Code as follows: R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an approved drainage system.

Dry weather conditions:

If dry weather conditions existed at the time of this inspection, yard drainage was not observed firsthand.

1: Downspouts draining near the foundation

[Minor Concerns/Maintenance Items/FYI](#)

There are one or more gutter downspouts draining near the foundation. The downspouts should be extended to help divert drainage 5 feet away from the house.

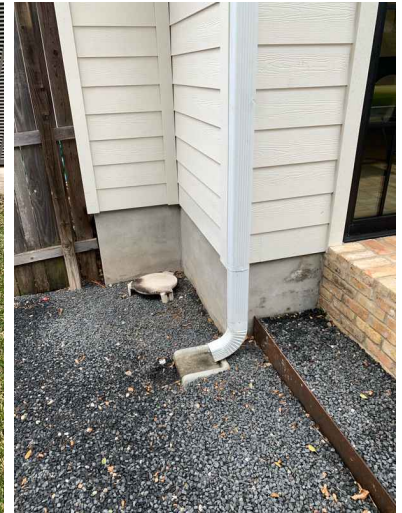
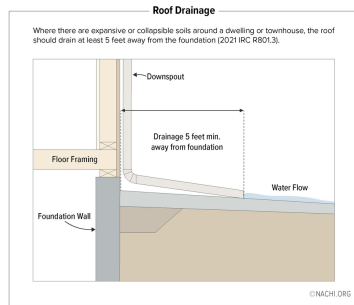
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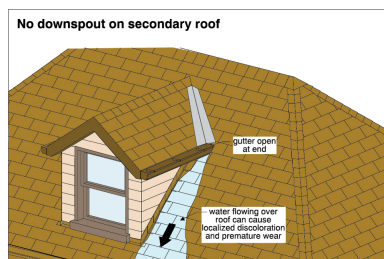
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2: Gutter downspouts terminate above roof surfaces

Minor Concerns/Maintenance Items/FYI

One or more downspouts terminate above roof surfaces rather than being routed to gutters below or to the ground level. This is very common, but it can reduce the life of roof surface materials below due to large amounts of water frequently flowing over the roof surface. Granules typically are washed off of composition shingles as a result, and leaks may occur. Recommend having a qualified contractor install extensions to prevent damage from occurring.



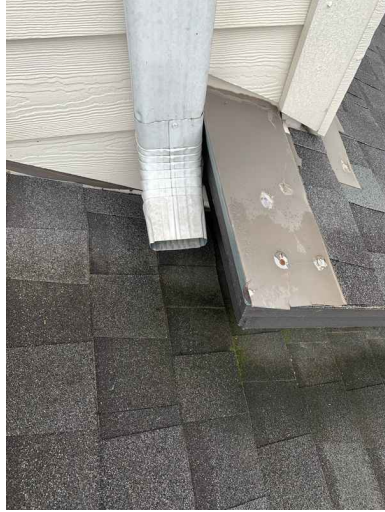
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3: Loose gutter fasteners

[Minor Concerns/Maintenance Items/FYI](#)

There are one or more loose gutter fasteners. The gutters should be securely fastened to the structure to ensure proper performance.



4: Splash blocks backwards

[Minor Concerns/Maintenance Items/FYI](#)

There are one or more splash blocks at the gutter downspouts that are improperly installed. The splash blocks should have the open end away from the downspout to ensure drainage is directed away from the foundation.

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☒ ☐ ☐ ☒ **C. Roof Covering Materials**

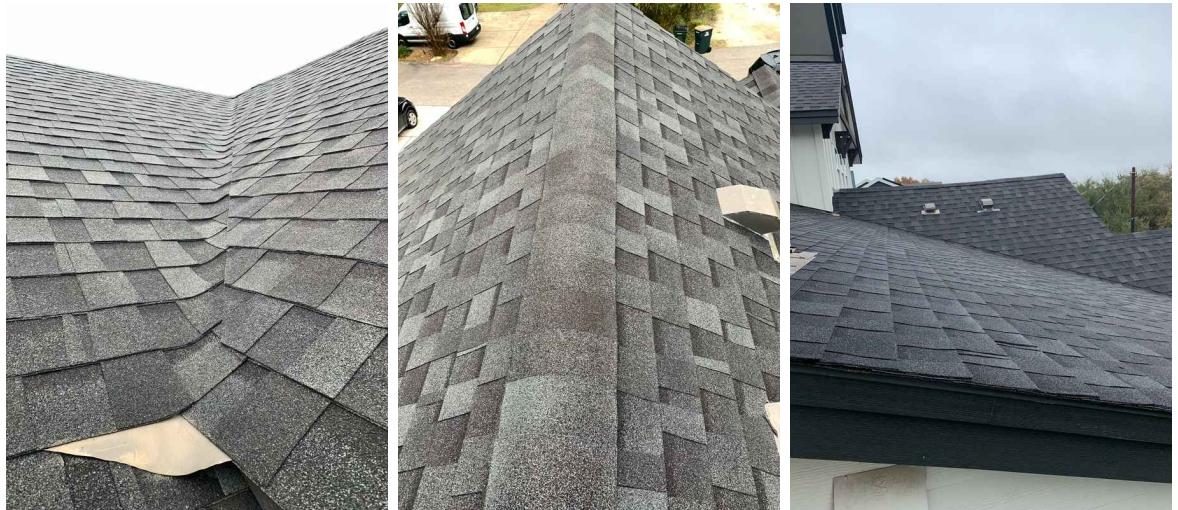
Types of Roof Covering: Shingles\Composition Asphalt Shingles

Viewed From: Roof Level

Comments:

This inspection covers the roof covering, flashings, skylights, gutters, and roof penetrations. If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. The home inspector is not responsible for insurability of the roof covering materials.

Photos: Average Condition of Roof Covering:



Roof condition: Average condition

1: Exposed fasteners

[Minor Concerns/Maintenance Items/FYI](#)

There are exposed fasteners on the roof. Sealant should be applied to exposed fastener heads to prevent moisture from penetrating the roof in those areas.

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I	NI	NP	D
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2: Loose flashings

🔧 Minor Concerns/Maintenance Items/FYI

There are one or more roof flashings that are not firmly attached to the roof. This may allow the flashing to be damaged by high winds and/or allow for moisture penetration at these areas. Repair or replace as required.

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I NI NP D

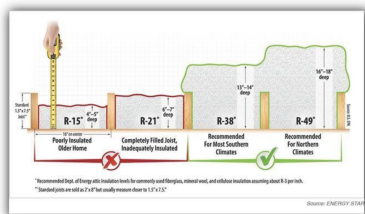


☒ ☐ ☐ ☐

D. Roof Structures and Attics

Viewed From: Entered the Attic

Approximate Average Depth of Insulation: Spray Foam



Insulation Diagram

Comments:

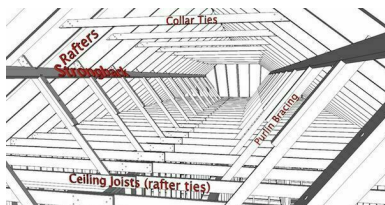
This inspection covers the roof structure and sheathing. The attic and attic space ventilation will be observed, if possible.

Attic Ventilation: Not Ventilated - Foam Encapsulated -

For information concerning proper attic ventilation [Click Here](#).

The attic appears to be ventilated and insulated to minimum standards at the time of construction: The attic appears to be ventilated and insulated to minimum standards at the time of construction

Roof Structure Description - Stick Framing: The roof structure is framed using conventional stick framing. Stick framing utilizes lumber constructed on site by contractors.



Roof Structure Description - Truss System: Not observable

I=Inspected

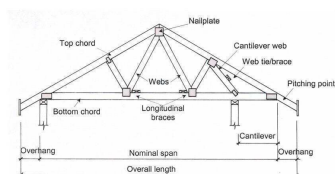
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Roof Truss Members



No deficiencies observed:

The roof structure components appeared to operate as intended at the time of the inspection.

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

Comments:

This inspection covers deficiencies of the interior and exterior wall surfaces related to structural performance and water penetration.

Wall construction: Wood Stick Framing

Siding Material: Cement Board



Interior wall materials: Textured Drywall Finished With Paint

Possible hidden damage:

Note: if water stains are noted on ceilings or walls it should be assumed that moisture penetration has occurred and that some hidden damage may exist.

1: Openings in the exterior veneer

Minor Concerns/Maintenance Items/FYI

There are openings in the exterior veneer at one or more locations. The exterior veneer should be repaired to help prevent moisture and/or pest intrusion in those areas.

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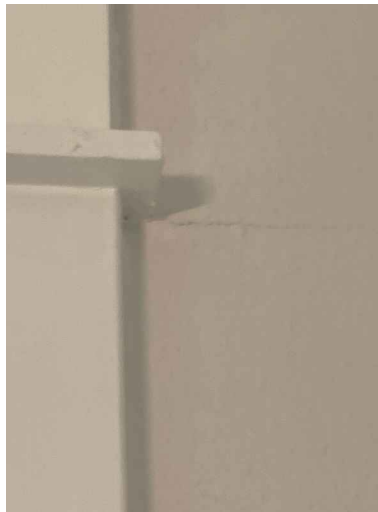
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2: Interior Wall Common Cracks

[Minor Concerns/Maintenance Items/FYI](#)

Common cracks were observed on the interior walls. This may be due to normal settling and/or thermal movement of the building materials. These areas should be monitored for further signs of movement. These areas can be patched and painted as desired for a better appearance.



3: Minor Mechanical Damage to Interior Trim

[Minor Concerns/Maintenance Items/FYI](#)

There is minor mechanical damage to the interior trim at one or more locations. Repair as necessary.

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4: Seal sink backsplash

Minor Concerns/Maintenance Items/FYI

The counter top is not sealed to the backsplash. Sealant should be applied to prevent moisture penetration in this area.



☒ ☐ ☐ ☒ F. Ceilings and Floors

Comments:

This inspection covers deficiencies of the ceilings and floors related to structural performance or water penetration.

Photos - Ceilings with Thermal Image Samples:

The ceilings were scanned with a FLIR thermal imaging camera. Temperature variations can indicate missing insulation, trapped moisture, overheating conductors, or other defects. If any issues were discovered, they will be detailed in the deficiencies below.

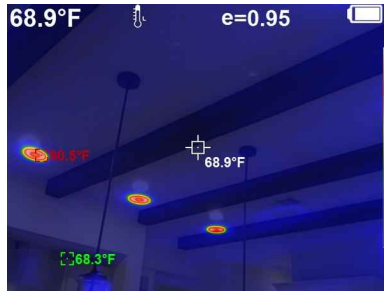
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Possible hidden damage:

Note: if water stains are noted on ceilings or walls it should be assumed that moisture penetration has occurred and that some hidden damage may exist.

1: Cracked/Chipped Flooring Tile

[Minor Concerns/Maintenance Items/FYI](#)

Master Bathroom

There are one or more cracked/chipped floor tiles. This can result from cracks in the foundation slab and/or improper tile installation. Replace as necessary.



2: Moisture damage to flooring

[Minor Concerns/Maintenance Items/FYI](#)

Moisture damage was observed to the flooring at one or more locations. Repair or replace the flooring as necessary.

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**3: Soft/spongy floors**

[Minor Concerns/Maintenance Items/FYI](#)

2nd Floor

The floors felt soft/spongy when walked across in one or more areas. Further evaluation and/or repair is advised.

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

Comments:

Note: Where deteriorated caulk/mortar joints and/or moisture damage are notated as deficient, it should be assumed that moisture penetration may have occurred in that area and that some hidden damage may exist.

1: Garage door not self closing

[Minor Concerns/Maintenance Items/FYI](#)

The door between the house and garage is not self closing. Garage to house doors should be self closing as reflected in the International Residential Code section R302.5.1 where it reads:

R302.5.1 Opening Protection

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, **equipped with a self-closing device.**

Remediation is recommended.

2: Cracked door jamb

[Minor Concerns/Maintenance Items/FYI](#)

Master Bathroom

One or more door jambs appear to be cracked. Repair door jams as needed.

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3: Self closing door inoperable

[Minor Concerns/Maintenance Items/FYI](#)

The self closing mechanism at the garage walk through door is inoperable. The mechanism should be repaired to ensure proper performance.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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H. Windows

Comments:

This inspection covers the presence and condition of windows and screens.

Type of Windows: double pane thermal windows

1: Missing weep hole cover

[Minor Concerns/Maintenance Items/FYI](#)

A window frame weep hole cover is missing from one or more windows. The covers are designed to open and release water that may enter the frame and close to prevent air and/or moisture from entering through the hole. The cover should be replaced to prevent moisture and/or air from entering in that area.



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I	NI	NP	D
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**2: Exterior window deteriorated caulk joint**

[Minor Concerns/Maintenance Items/FYI](#)

There are separated caulk joints around the exterior window frames at one or more locations. This may indicate settling and/or seasonal movement in those areas. The caulk should be touched up or replaced to exclude pests and moisture from those areas. Where deteriorating caulk is noted it should be assumed that some moisture penetration has occurred and that some hidden damage may be present.



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

Comments:

This inspection will note deficiencies in steps, stairways, landings, guardrails, and handrails and for proper spacing between balusters, spindles, or rails for steps stairways, guards and railings.

Stair construction meets standards: Yes

1: Loose Handrail

[Minor Concerns/Maintenance Items/FYI](#)

Garage

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The stairway handrail is loose. This could pose a safety hazard. Recommend a qualified handyman evaluate and fasten.



2: Stair Skirt Board

[✚Minor Concerns/Maintenance Items/FYI](#)

The caulking along the stair skirt board, where it meets the treads and risers, is cracked. This may allow dirt, moisture, or debris to accumulate, potentially leading to further deterioration of the surrounding materials.

Remove the damaged caulking and apply a new bead of flexible, paintable caulk designed for interior trim. Ensure all gaps are properly sealed to maintain a clean appearance and protect against moisture intrusion. Paint the caulk as needed to match the existing finish.



I=Inspected

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NP=Not Present

D=Deficient

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☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

Comments:

This inspection covers the visible components and structure of the fireplace and chimney.

Photos - Fire Place Operation and Damper:



Location: Living Area

Type of fire place: wood burning with gas logs

Type of fire box: Metal W/ Refractory Panels

Type of chimney: Metal

Chimney viewed from: Roof Level

Attic fire stop: Yes

Chimney cap installed: Yes

Combustion Air Vent: Yes

Gas Valve/Logs: Yes

No deficiencies observed:

1: Buildup of soot and creosote

[Minor Concerns/Maintenance Items/FYI](#)

There was a buildup of soot and creosote in the firebox and chimney at the time of the inspection. It is recommended that they be professionally cleaned prior to the next use.

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

Comments:

This inspection covers any attached porches, decks, steps, balconies, and carports for structural performance.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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1: Deteriorating Grout on Patio Tile

[Minor Concerns/Maintenance Items/FYI](#)

The grout on the outdoor patio tiles is deteriorating, with visible cracks and missing sections. This condition may allow water to penetrate beneath the tiles, potentially causing loosening or damage to the substrate over time. Recommend having a qualified contractor re-grout the affected areas to restore water resistance and prevent further damage.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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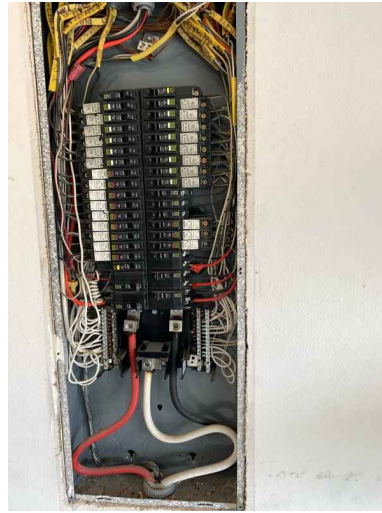
II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ A. Service Entrance and Panels

Comments:

This inspection covers the service entrance wiring, electrical panels and subpanels.

Photos - Electrical panels uncovered for inspection:



Service Entrance Type: Underground

Panel Manufacturer: Square D

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Location of Main Panel: Exterior of home

Main Panel Rating Amps: 200



Wire Types Found in Panels: copper

Grounding and Bonding: gas supply

Condenser Breaker Sufficient: Yes

Arc Fault Tested: Tested

Arc Fault Protection Devices: The house is equipped with arc fault protection in accordance with requirements at the time of construction

No deficiencies observed at this time:

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

Types of Wiring: copper

Comments:

This inspection covers electrical receptacles, switches and fixtures.

Type of electrical system: 3 wire grounded

I=Inspected

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NP=Not Present

D=Deficient

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Smoke Alarms Present: Yes

Carbon Monoxide Alarm: Yes

Dryer plug has power photo/video:

The dryer receptacle had power at the time of the inspection.



1: Smoke alarms missing in required areas

[Minor Concerns/Maintenance Items/FYI](#)

2nd Floor Living Room

There are no smoke alarms in one or more required areas. Smoke alarms should be installed in accordance with current standards, as follows: 2012 International Residential Code R314.3 Location. Smoke alarms shall be installed in the following locations: 1. In each sleeping room. 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms. 3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.



2: Smoke alarm not secured

[Minor Concerns/Maintenance Items/FYI](#)

During the inspection it was noticed that some smoke alarms were not properly secured and were hanging loosely, which may impact its functionality and reliability in detecting smoke or fire.

Secure the smoke alarm to its proper mounting base as per the manufacturer's instructions to ensure it operates effectively. Test the alarm after securing to confirm it is functioning correctly. If the mounting hardware is damaged or missing, replace it with compatible parts.

I=Inspected

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D=Deficient

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3: Detached Thermostat

[Minor Concerns/Maintenance Items/FYI](#)

Downstairs Living Room

During the inspection, it was noticed that one or more thermostats were loose and detached from its mounting, which may compromise its ability to accurately regulate temperature and control the HVAC system.

Secure the thermostat to its proper mounting bracket according to the manufacturer's specifications. Verify that all electrical connections are intact and test the thermostat to ensure it is functioning properly after reinstallation. Replace any damaged components if necessary.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Types of Systems: Central

Energy Sources: Electric, Heat Pump

Comments:

This inspection covers the gas and electric heating systems.

Photos - Furnace Uncovered and Return & Supply Sample Images:



Mechanical Equipment Locations: attic

Gas valve: Not Applicable

Number of units: 2

The heating equipment appeared to operate as intended at the time of the inspection:

1: Corrosion

Minor Concerns/Maintenance Items/FYI

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.



2: Rust in furnace housing

Minor Concerns/Maintenance Items/FYI

Rust was observed in the furnace housing. This may indicate a leak in the flue vent and/or condensation accumulation. Further evaluation and/or repair by a licensed HVAC technician is advised.

I=Inspected

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D=Deficient

I NI NP D

3: Fungal Growth**●Marginal Concerns**

Fungal growth was observed on or within the heating unit. This condition can contribute to poor indoor air quality, pose potential health risks to occupants, and may indicate the presence of excessive moisture or inadequate maintenance.

Recommend Consulting a qualified HVAC technician or indoor air quality specialist to assess the extent of fungal growth, clean and sanitize the affected areas, and determine the root cause of moisture accumulation. Implement corrective actions, such as repairing any moisture issues, improving ventilation, and ensuring the unit is regularly maintained to prevent recurrence.


☒ ☐ ☐ ☒ **B. Cooling Equipment**

Types of Systems: Central - Air Conditioner

Comments:

The Texas Real Estate Commission estimates the typical life span of HVAC systems to be 15-20 years of service. This may vary from system to system depending on level of use and recommended maintenance performed during the life of the system.

Photos - Manufacturer's Tag and Operational Video:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Photos - Temperature Differential Return & Supply Sample Images: lower level, upper level, Below 15
Size in tons: 2.5

Year manufactured: 2018

Seer Rating of at least: 14

Refrigerant used: R410A

Testing method:

The equipment was operated in the cooling mode for 20 minutes, at which time the temperature of the air coming from the supply registers was measured and compared to the room temperature. The desirable differential is 15 to 22 degrees.

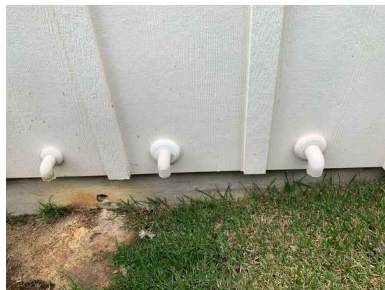
The selected temperature differential tested at the above selected degrees at the time of the inspection.

Recommended maintenance :

Even if the system(s) appear to be performing as intended at the time of the inspection, yearly maintenance is recommended on HVAC systems. It is recommended that all documentation of recent service be obtained. If recent service cannot be verified, service is recommended to ensure proper operation in extreme conditions and to ensure warranty requirements are satisfied.

Location of condensate drain lines: Near foundation -

If the condensate drain line could not be located this may indicate the drain line is not properly terminated. Locating the drain line is advised.



The cooling system appeared to be operating as intended at the time of the inspection:

1: Primary condensate drain near foundation

Minor Concerns/Maintenance Items/FYI

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

The primary condensate drain line terminates near the foundation. This is an acceptable practice on this age of a house. However, this could excessively hydrate the soil in this area and may possibly cause foundation settling. It is my recommendation that an 18" to 24" extension be installed to remove the condensation produced by the AC unit from terminating next to the foundation.

2: Condenser coils dirty

[Minor Concerns/Maintenance Items/FYI](#)

The condenser coil is dirty. It is recommended the coil be cleaned to ensure proper performance.

3: Condenser out of level

[Minor Concerns/Maintenance Items/FYI](#)

The condenser unit appears to be out of level. This can put strain on the fan motor, prevent proper lubrication of the compressor, and affect system performance. Properly leveling the unit and/or pad is recommended by an HVAC contractor.



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

Comments:

This inspection covers the condition of the visible ducts, vents, fans and filters.
Supply air is checked with thermal cameras at various registers for temperature consistency.

Type of Ducts: Flexible

Filter Locations: At the air handling equipment

HVAC Filter Sizes: 20x25, 20x20

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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HVAC Filter Width: 4 inch
Filter Condition: Needs Replacement



The supply air temperature was measured at the various registers throughout the house. The temperature was consistent from room to room, indicating adequate air distribution. Additionally, the air ducts were observed from the attic and appeared to be serviceable and properly installed:

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: near the sidewalk

Location of main water supply valve: Near the water meter

Static water pressure reading: 65-70



Types of supply piping material: PEX

Comments:

This inspection covers the type and condition of all accessible and visible water supply components.

1: Grout/caulk separations

[Minor Concerns/Maintenance Items/FYI](#)

Master Bathroom Shower Bench

There are fractured and/or separated caulk and/or grout joints in the shower enclosure(s). It is beyond the scope of this inspection to determine if moisture penetration has occurred and/or is present in non visible areas, such as behind wall coverings. For a more detailed analysis, a professional tile contractor should be consulted. The joints should be sealed to help prevent moisture penetration in those areas.



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NI=Not Inspected

NP=Not Present

D=Deficient

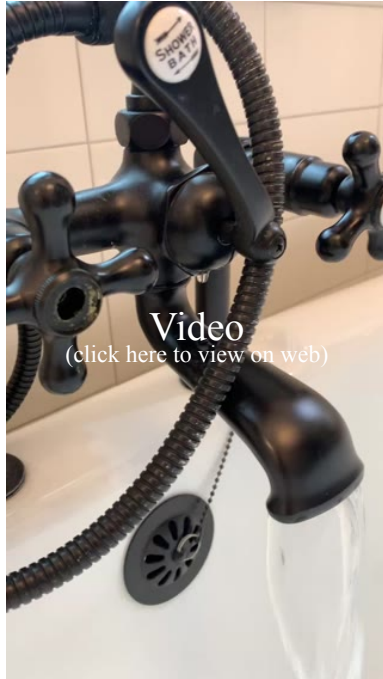
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2: Faucet Loose

[Minor Concerns/Maintenance Items/FYI](#)

Master Bathroom Tub

One or more plumbing faucets are loose. This could be due to a loose fastener or loose plumbing and could cause a leak if stressed. Further evaluation by a qualified plumber is recommended.



3: Interior Faucet Leaks

[Minor Concerns/Maintenance Items/FYI](#)

Master Bathroom Tub

One or more interior faucets drips when turned off. Recommend a qualified plumber evaluate and repair.

4: Exterior Faucet Leaks

[Minor Concerns/Maintenance Items/FYI](#)

Front Hose Bib

One or more exterior faucets leak when turned off. I recommend a qualified plumber evaluate and repair.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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5: Exterior Faucet Damaged

[Minor Concerns/Maintenance Items/FYI](#)

Left Side Hose Bib

One or more exterior faucets are damaged. As a result, the handle does not operate the valve. Further evaluation and repair by a licensed plumber is advised.



☒ ☐ ☐ ☐

B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC

Comments:

This inspection covers the condition of all accessible and visible waste-water and vent pipes.

Location of cleanouts: Near the foundation

Photos - Drain Cleanout Location/Observation:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Bathtub/sink drain load test: Yes -

Note: A drain load test was performed by filling all available sinks, bathtubs, and shower pans to a high level.

Note: upper level tub overflow drains are not tested due to the risk of damage to private property.



Laundry Drain Tested: no

No Deficiencies Observed:

The drains wastes and vents appeared to operate as intended at the time of the inspection.

Sewer Camera Inspection Performed - See Attached video:

A sewer camera inspection was ordered and performed at the request of the client as part of the inspection process. Please review the accompanying report findings and recommendations prior to closing.

Functioning as Intended:

The main drain laterals appear to be functioning as intended at the time of the inspection.

Future indicators of sub-standard performance include but are not limited to slow drains, repeated backups, odors, excessively green grass, pooling water during dry conditions, and shifting in localized areas such as the foundation, sidewalks, or driveway. Avoid the use of corrosive chemical drain cleaners and schedule a sewer camera inspection every 3-5 years to ensure continued functional integrity of the drain lines.

☒ ☐ ☐ ☒ **C. Water Heating Equipment**

Energy Sources: Electric

Capacity: 50, Each

Comments:

This inspection covers the water heating equipment and its temperature and pressure relief system.

Photos - Water Heater, ID tag and Sample Temperature Images: 120 Degrees -

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

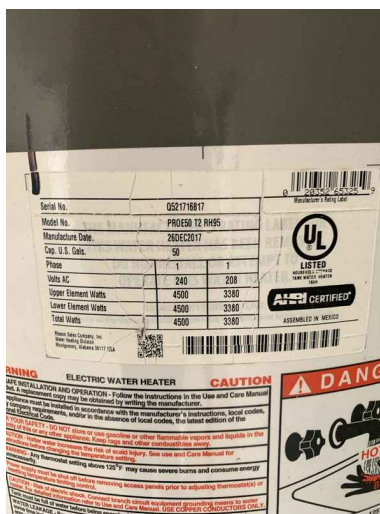
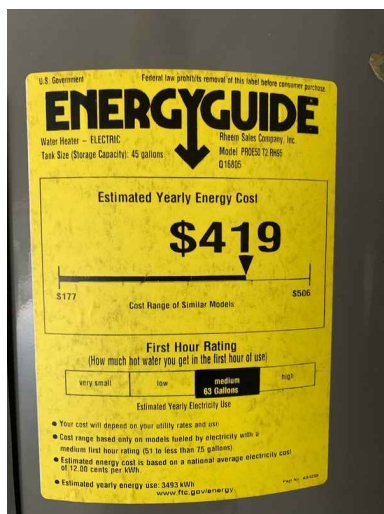
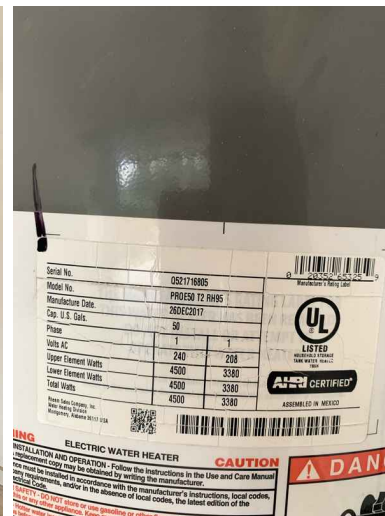
I NI NP D

Note: The water temperature at the fixtures tested at the range indicated above. Water temperatures should be 120 F or below to help prevent accidental injury from scalding.

Table 10.2 Scald chart

Water Temperature °F (°C)	Time for 1st Degree Burn (Less Severe Burns)	Time for Permanent Burns 2nd & 3rd Degree (Most Severe Burns)
104-110 (43.3)	(normal shower temp.)	
116 (46.7)	(pain threshold)	Permanent burn injury
116 (46.7)	35 minutes	45 minutes
122 (50)	1 minute	5 minutes
131 (55)	5 seconds	25 seconds
140 (60)	2 seconds	5 seconds
149 (65)	1 second	2 seconds
154 (67.8)	Instantaneous	1 second

(U.S. Government Memorandum, C.P.S.C., Peter L. Armstrong, Sept. 15, 1978)



Water Heater Locations: garage

Numbers of units: 2

Years: 2017

Life Expectancy of water heater:

10 to 15 years

TPR test: Tested

Safety pan and drain: Yes

Gas Shut Off Valve: Not applicable

Gas appliance connector: CSST

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Type of Visible Vent Pipe: Not applicable

Garage Unit Physically Protected: No

18 Inch Floor Clearance: Yes

1: TPR drain has an uphill slope

[Minor Concerns/Maintenance Items/FYI](#)

The relief valve drain has an negative slope. The drain should have a positive downward slope throughout to ensure pressure is properly relieved if necessary.



2: Unit is leaning

[Minor Concerns/Maintenance Items/FYI](#)

The water heater appears to be leaning in the closet. This may indicate the support beneath the water heater is damaged. Evaluation of the supports is advised to prevent further damage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments:

This inspection covers built-in hydrotherapy and whirlpool equipment

Photos - Access Panel, GFCI Location, Video of Operation:

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

Location of Gas Meter: Near the roadway

Type of Gas Distribution Piping Material: Steel

Comments:

This inspection covers the type and condition of all accessible and visible gas supply components.

Photos - Gas Meter:



Propane Gas:

The home is equipped with propane gas. This is common for houses that are located where natural gas cannot be used. The propane tank must be filled periodically. Further information from the seller about any service

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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contracts for the propane tank are recommended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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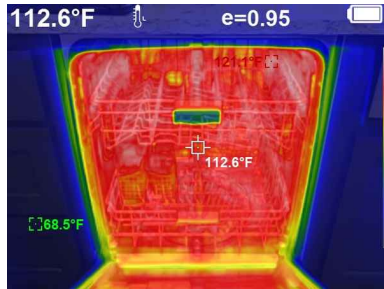
V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwashers

Comments:

The inspection of the dishwasher covers the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser.

Photo - Dishwasher Thermal Image:



Note - Potential Hidden Damage:

If deteriorated or missing caulk/grout at wall and roof penetrations and/or evidence of previous or current leaks are notated as deficient within appliance components, it should be assumed that moisture penetration may have occurred and hidden damage may exist.

Back Flow Prevention: Sanitary Loop

The dishwasher appeared to operate as intended when tested.:

☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

The inspection covers the splash guard, grinding components, and exterior.

No deficiencies observed:

The unit appeared to operate as intended when tested.

Operational video:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

Comments:

The inspection covers the filter, vent pipe, and switches as well as operation of the blower.

Photo - Exhaust Termination:

Range Exhaust: vents to the exterior

1: Grease filter is missing

[Minor Concerns/Maintenance Items/FYI](#)

The grease filter is missing. The filter should be installed to protect the fan during operation.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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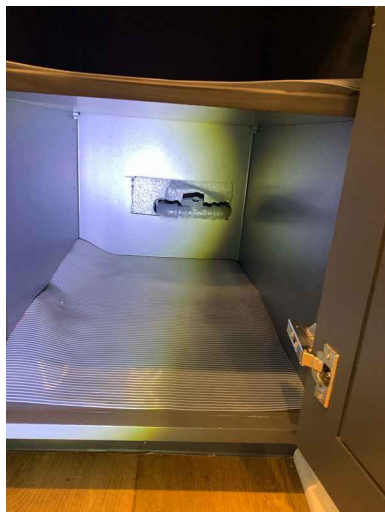
☒ ☐ ☐ ☒ **D. Ranges, Cooktops, and Ovens**

Comments:

The inspection of the range, oven, cooktops, covers the knobs, elements, drip pans, handles, glass panels, lights or light covers, and other parts.

Type of Cook Top: Gas

Gas Shut Off Valve: Present



Type of Oven: Gas

The oven was set on bake at 350 degrees: Unable to Test -

The normal differential temperature range between the thermostat and the actual oven temperature is +/- 25 degrees.

Anti Tip Device: Present

1: Burners did not activate

[Minor Concerns/Maintenance Items/FYI](#)

One or more burners on the cook top did not activate when tested. Unit was unplugged from the wall. Further evaluation and/or repair is required.

2: Oven did not activate

[Minor Concerns/Maintenance Items/FYI](#)

The oven did not activate when tested. Unit was unplugged at the time of inspection. Further evaluation and repair is advised.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

The inspection of the microwave cooking equipment covers the knobs, handles, glass panels, door, and seals.

Photo - Microwave Operation:



No deficiencies observed :

The microwave oven appeared to operate as intended at the time of the inspection.

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

Comments:

The inspection will cover the operation of the unit, observing sound, speed and vibration level.

Exhaust Fans: vents to the exterior

Operated as intended at the time of the inspection:

☒ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

The inspection will cover the condition of the main unit, operate the unit if possible, and inspect the systems safety features.

Safety Features Door 1: Pressure reverse operated as intended, Beam sensors operated as intended

No deficiencies observed:

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Comments:

The inspection will cover the condition and operation of the unit.

Photo - Vent Termination:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Dryer Vents: : Through Roof
No deficiencies observed: