Mint Inspections

MINT INSPECTIONS
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TREC REI 7-6

179 Lexington
Kyle, TX 78640

Inspector
Josh Molleur
License # 23872
5129069056
josh@mintinspections.co

PROPERTY INSPECTION REPORT FORM

Joshua Coonich	11/06/2025 9:00 am
Name of Client	*Date of Inspection*
179 Lexington, Kyle, TX 78640	
Address of Inspected Property	
Josh Molleur	License # 23872
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

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

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

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

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

[a.a] Ambient temperature (approximate): 70 - 80°F

[a.b] Weather Conditions: Clear

[a.c] Attendance: Inspector

[a.d] Building Occupancy: Vacant

[a.e] Building Style: Multi-level

[a.f] Building Type: Single Family

Install water detection devices:

Water leaks can happen at any time. I recommended that water detection devices be installed near potential leak sources such as laundry areas, water heaters, HVAC units, etc. These devices can help provide early warning of leaks or water accumulation, helping to prevent damage to surrounding materials and finishes. Installing water sensors in these areas is a simple and cost-effective way to reduce the risk of water damage and costly repairs. Please watch this short video.

Outbuilding / shed: Not inspected:
The outbuilding/shed located on the property is outside the scope of this inspection and was not inspected.

How to understand this report:

Blue items are labeled as *Maintenance and Recommendation*. These are smaller items to watch and keep an eye on. The severity of these items will be low.

Orange items are labeled as *Further Evaluation Recommended*. These are items that you may want to have addressed at some point in the near future.

Red items are labeled as *Safety Hazards*. These are items that can affect life, limb or property and should be addressed sooner than later and the severity of these items will be high.

When viewing the HTML version of this report, be sure to view the *'Information'* sections in addition to the *'Overview'* sections as it will include helpful photos and videos.

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

[a.a] Foundation performing:
At the time of the inspection, the foundation appears to be adequately supporting the structure. This opinion is based on limited, visual evidence present at the time of the inspection.

[a.c] Type of foundation(s): Concrete Slab on Grade

[a.d] Photos of foundation:

Evidence of settling:
While the inspector does believe that the foundation is adequately supporting the structure at the time of the inspection, there are indications in the subsequent sections of this report that there has been settling occurring over the years. If client has current concerns regarding the foundation performance, it is recommended that a qualified, licensed structural engineer further evaluate prior to closing.

Monitor for cracks:
It is recommended to always monitor cracks in the foundation and if there are concerns about the current foundation performance, it is also recommended that there be a further evaluation performed by a licensed structural engineer prior to closing.

The inspector is not a structural engineer:
The inspector is not a structural engineer. The inspector's opinion is based on limited visual observations of accessible and unobstructed areas in and around the structure. Floor coverings and / or stored items may conceal damage, defects, signs of settlement or other adverse conditions that may have been otherwise noted in the report.

Zip level readings:

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I	NI	NP	D


Bottom of staircase - control


At front door


At garage door


Right of staircase


Outside of downstairs half bathroom


Downstairs living room at west side of house


Downstairs living room at southwest corner of house


Below middle window at back of house


At back doors


Outside of utility room


Near dishwasher in kitchen


Living room behind kitchen wall


Northeast corner of house

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I	NI	NP	D

Below right window at downstairs living room at northeast corner of house

1: Flatwork: Cracks

Further Evaluation Recommended

Cracks were observed at the concrete flatwork in one or more locations. These cracks may indicate differential movement or settlement of the foundation. It is recommended that a qualified contractor further evaluate and repair or replace as needed.

Garage

2: Perimeter beam: Small fracture / crack

Further Evaluation Recommended

A fracture or crack was observed in one or more locations of the foundation perimeter beam at the time of the inspection. Cracks in concrete are common; however, if they widen over time, they may indicate movement, settlement, adverse foundation performance, or another defect. It is recommended that the crack(s) in the foundation perimeter beam be monitored for future movement.

South side of house

North side of house

North side of house

North side of house

3: Tree stump next to structure

Further Evaluation Recommended

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I	NI	NP	D

A tree stump was found next to the structure at the time of the inspection. Tree stumps can create conducive conditions for wood-destroying insects, which may pose a risk to nearby structural components. It is recommended that a qualified contractor further evaluate and repair or replace as needed.

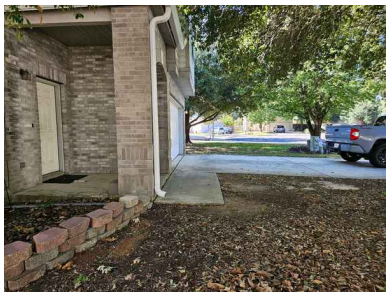
Northwest corner of house

☒ ☐ ☐ ☒ **B. Grading and Drainage**

[a.b] Grading and drainage not performing:
The inspector reports indications of issues with the drainage, slope, soil levels, installed gutters, trees or other vegetation that may be adversely affecting the structure and drainage at the structure.

The grading and drainage was found to not be adequately performing at the time of the inspection.

[a.c] Photos of grading and drainage:



Gutter system: Recommended on all four sides:
Grading and drainage could be improved with the installation of a rain gutter system. Properly installed rain gutters can assist in preventing soil erosion, ponding of water near the foundation and can facilitate in carrying water 5 feet away from the foundation when properly installed. Water that remains within 10 feet of the foundation for more than a 24 hour period may negatively affect the performance of the foundation over time.

I	NI	NP	D

Recommend monitoring:
As with any foundation, it is recommended to monitor for depressed areas that can develop near the foundation over time which can result in pooling of water or negative grading. Water that remains within 10 feet of the foundation for more than a 24 hour period may negatively affect the performance of the foundation over time.

Soil levels at structure:
Under current building standards, there should be at least 4 inches of foundation visible below masonry veneer and 6 inches of foundation visible below a wood type veneer. High soil levels may restrict weep holes, restrict proper wall ventilation, create conducive conditions for wood destroying insects and create an easy path for water penetration into the structure. Too little soil can result in erosion under the foundation and can lead adverse foundation conditions.

1: Drip line: Developing
Maintenance or Recommendation
A drip line was observed to be developing along the house at the time of the inspection. A drip line is the result of erosion from rain water running off of the roof. Drip lines may result in water collecting near the foundation, negative drainage or drainage related issues.

Areas where the grade does facilitate water away from the structure is to be considered an area of improper drainage. The ideal slope away from the foundation is 6 inches per the first 10 feet. It is recommended to monitor the drip line area(s) and if grading issues begin to occur, contact a qualified landscaper or qualified contractor to regrade so water flows away from the structure.


North and south sides of house

2: Gutter: Not properly sloped / not level
Further Evaluation Recommended
The gutter system was found to be improperly mounted / angled in one or more locations. Gutters that are not properly sloped or gutters that have negative slope may not perform as intended. It is recommended that a qualified gutter specialist further evaluate and repair as needed.

Gutter installed at an angle left of entryway

Gutter improperly sloped at front of house

3: Low area in yard or minimal slope

Further Evaluation Recommended

A low area or minimal slope in the yard was observed at the time of the inspection. Low areas or minimal sloped areas tend to be areas where water can accumulate after rainfall. Positive drainage should always be maintained and corrective measures may be needed if water remains within 10 feet of the foundation for more than a 24 hour period.

The recommended slope to help facilitate in carrying water away from the foundation is 6 inches per the first 10 feet. If a physical barrier or lot line prohibits 6 inches of fall for the first 10 feet, a swale or installation of an underground drainage system may need to be considered as an alternative solution if grading improvements cannot be made. It is recommended that a qualified contractor further evaluate and repair as needed.

2021 International Residential Code 401.3

Back of house near condenser unit

4: Negative grade

Further Evaluation Recommended

The grade was observed to improperly slope toward the foundation in one or more locations. This can lead to water ponding near / at the foundation which can lead to adverse foundation performance over time. Any area where the grade does not slope away from the structure is to be considered an area of improper drainage.

The ideal slope is 6 inches per the first 10 feet. It is recommended that a qualified landscaper or qualified contractor regrade the affected area(s) so that the water flows away from home. The installation of an underground drainage system should be considered as an alternative solution if grading improvements cannot be made.

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I	NI	NP	D

Back of house

5: Soil / landscaping / building material: Level high at foundation

Further Evaluation Recommended

High soil levels, landscaping or building materials were observed near the top of the foundation line in one or more locations. High soil levels, landscaping or building material may block weep holes, prevent proper wall ventilation, create conducive conditions for wood destroying insects and create an easy path for water penetration.

Under current building standards, it is recommended that 4 inches of foundation be visible below masonry veneer and 6 inches of foundation be visible below a wood type veneer. Too little soil can result in erosion under the foundation and can lead adverse foundation conditions. Correction of soil and/or building material is recommended at this location.

Back of house

Back of house

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

[a.b] Type of roof covering: Composition Asphalt Shingles - Architectural

[a.c] Viewed from: Roof

[a.d] Photos roof covering material:

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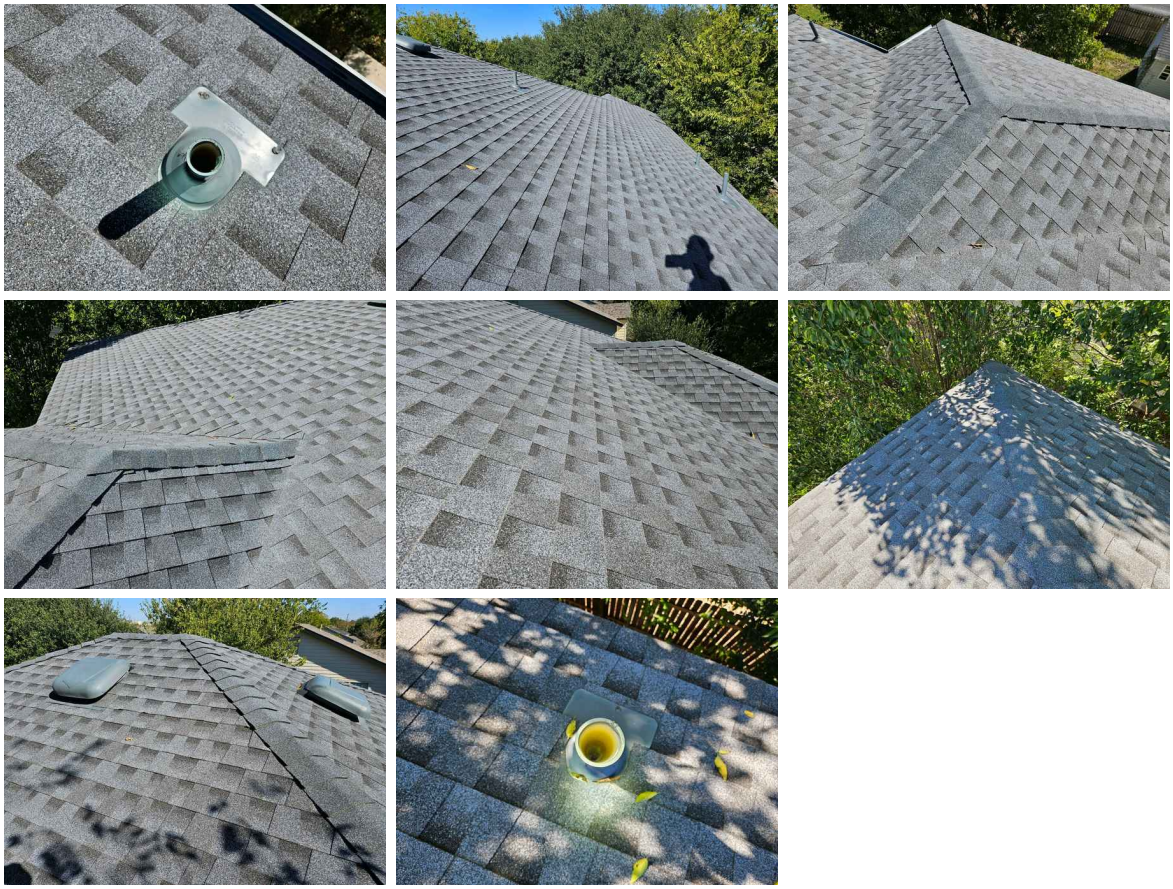
I	NI	NP	D



Limited observation:
The roof inspection is a limited, visual observation of accessible surfaces and components. Leakage or water damage can occur at any time. There may also be certain types of damage or defects that may not be apparent during a visual inspection such as poor workmanship, manufacturer defects, improper fastening, topside of roof sheathing, etc.

Unknown remaining serviceable life:
The remaining serviceable life of the roofing material is not within the scope of this inspection. If any concerns exist about the remaining serviceable life of the roof covering materials, a qualified roofing specialist should be contacted to further evaluate prior to closing.

1: Foliage: In contact or close proximity to roof covering material
Further Evaluation Recommended

Foliage was observed touching or in close proximity to the roof covering material in one or more locations. Tree limbs and other foliage should be trimmed away at least 3 to 5 feet away from the roof covering material at all times as tree limbs can easily damage the roof covering material especially during times of high winds. It is recommended that an arborist further evaluate and repair as needed.

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I	NI	NP	D


Various locations at south side of house


Various locations at south side of house

2: Roof flashing paint: Not present

Maintenance or Recommendation

Paint was found to be missing at the flashing in one or more locations. Flashing is a thin material, often made from metal like aluminum or galvanized steel and installed at or near areas that can come into direct or indirect contact with water. Flashing helps direct water over or around areas that should not be exposed to water. It is recommended to have and keep a good coat of paint on the flashing to help minimize UV and rust damage.


Drip edge flashing

3: Underlayment: Not present

Further Evaluation Recommended

Underlayment was found to be missing in one or more locations. Underlayment serves as a secondary moisture barrier between the roof decking material and the shingles. It helps to prevent water intrusion and damage to the roof decking material should water find its way below the shingles. The absence of underlayment can lead to deterioration of the roof decking or surrounding material. It is recommended that a qualified roofer further evaluate and repair or replace as needed.


Small sections at front of house - photo 1


Small sections at front of house - photo 2

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

I	NI	NP	D

☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

[a.b] Average depth of insulation: 2-4

[a.c] Viewed from: Attic

[a.d] Photos of roof structures and attics:










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I	NI	NP	D

Passageway limitations:
The inspector will make reasonable efforts to access and navigate within the attic space provided. There may be areas of the attic that are not fully visible or accessible during the inspection. The areas not accessible and/or visible may conceal defects that would otherwise be observed. The inspector cannot attempt to access areas without clear passage, without walkways and where walking may cause damage to the structure.

1: Attic area: Evidence of rodent / animal like activity
Further Evaluation Recommended

Evidence of rodent other animal activity was observed in one or more locations in the attic area. It is recommended to make sure that all eaves, frieze boards, chimney areas, etc. are properly sealed in order to reduce rodent / animal like activity in the attic space and to monitor these areas for any changes. It is recommended that a qualified contractor further evaluate and repair or replace as needed.

Rodent droppings at various locations in attic area


Animal droppings at various locations in attic area

Active rodent in attic area

2: Roof vent screen: Damaged
Further Evaluation Recommended

A roof vent screen in one or more locations was found to be damaged at the time of the inspection. Screens at vents help reduce insect and rodent intrusion. Damaged roof vent screens may not perform as intended. It is recommended that a qualified contractor further evaluate and repair or replace as needed.


Multiple screens damaged at roof vents in attic area


Multiple screens damaged at roof vents in attic area

3: Insulation: Missing, inadequate depth or improperly installed
Further Evaluation Recommended

Insulation was found to be missing, found to be of an inadequate depth, not properly installed or have a void between the insulation and drywall material in the attic area in one or more locations. Missing or inadequate attic insulation depth may allow greater than normal loss of energy from inside the home.

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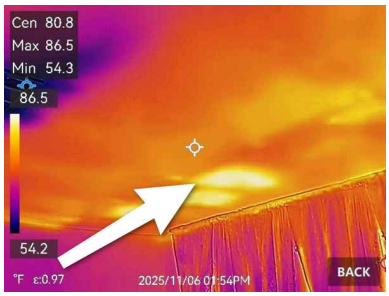
I	NI	NP	D

The recommended minimum blown insulation thickness is about 12 inches to achieve an R-38 value for attic areas in Central Texas.

It is recommended that a qualified contractor further evaluate and repair as needed.


Approximately 2-4 inches of insulation present in attic area


Above primary bedroom

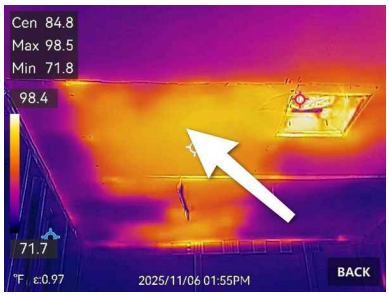


Above primary bedroom - thermal imaging


Above bedroom at northwest corner of house

Above bedroom at northwest corner of house - thermal imaging


Above upstairs bathroom



Above upstairs bathroom - thermal imaging


Exposed drywall at various locations in attic area


Exposed drywall at various locations in attic area


Exposed drywall at various locations in attic area

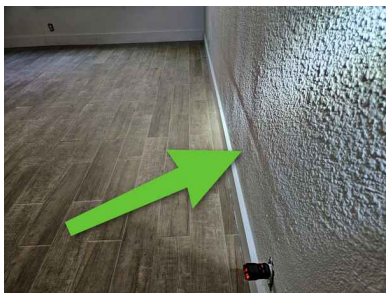
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

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

[a.b] Monitor for cracks:
Minor cracks may develop in the walls, above doors and windows, flooring, etc. over the years. Shrinkage and settling of building material is a natural process that can cause cracking. Cracks that appear in concrete, walls, above doors and windows and/or in tiles does not always constitute structural or foundation failure, however a licensed structural engineer should be contacted if concerns exist.

Limitation: Interior wall: Evidence of previous repairs:
Evidence of previous patching, repair and/or painting to the drywall finish material was observed in one or more locations. The repair can limit the inspector's ability to render accurate opinions to the previous condition prior to repair. It is recommended that the buyer try to learn more about the patching, repair and/or painting from the seller prior to closing.


Lower section of drywall previously repaired at lower level of house

1: Drywall: Unfinished
Maintenance or Recommendation

One or more area of drywall was found to be unfinished at the time of the inspection. It is recommended that the drywall be finished by a qualified contractor.


Multiple locations


Multiple locations


Multiple locations


Multiple locations


Multiple locations


Multiple locations

2: Exterior masonry veneer: Cracks
Further Evaluation Recommended

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

I	NI	NP	D

Cracks were observed in the exterior brick/stone veneer walls. Cracks in exterior brick/stone veneer can be indications that some movement or settlement has or is occurring. It is recommended that cracks in the exterior walls be repaired by a qualified contractor and closely monitored.

If current or future concerns arise regarding the cracks, it is recommended that a structural engineer further evaluate prior to closing.

Southwest corner of house

3: Exterior trim: Deteriorated or damaged

Further Evaluation Recommended

Exterior trim was deteriorated and/or damaged in one or more locations at the time of the inspection. Deteriorated and/or damaged trim should be repaired to prevent further damage, reduce moisture penetration and reduce insect intrusion at these locations.

Behind gutter system at various locations at front of house

Front of house - photo 1

Front of house - photo 2

Front of house - photo 3

4: Exterior wall sealant: Separated, not present or deteriorated

Further Evaluation Recommended

At the time of the inspection, sealants/caulking in one or more location was found to was found to be separated, missing or deteriorated in one or more locations. Sealants/caulking help to reduce moisture

penetration and reduce insect intrusion at these locations.

Sealant/caulking that has separated, experienced damage or that has deteriorated may indicate the sealant or surrounding material has or is experiencing settling or seasonal movement, an improper installation of the sealant or other reasons.

It is recommended that a qualified contractor further evaluate and repair as needed.


Northwest corner of house below main electrical panel


Exterior receptacles

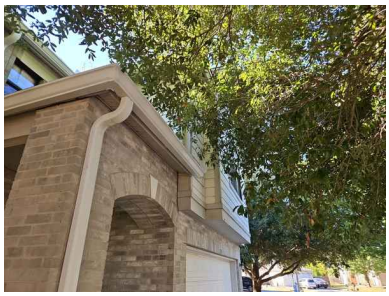
5: Foliage: On / in close proximity to exterior structure

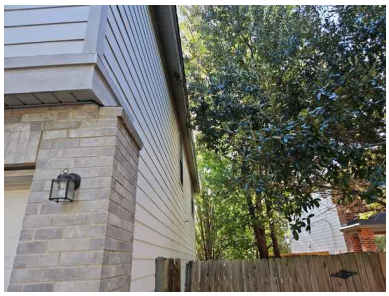
Further Evaluation Recommended

Foliage was found on and/or in close proximity to the exterior structure. Heavy foliage at exterior surfaces can damage exterior veneer, create conducive conditions for wood destroying insects and can trap moisture. It is recommended that the foliage be trimmed away from structure at least 18 inches.

NOTE: Exterior foliage can limit the inspector's visual observation of exterior surfaces.


Multiple locations


Multiple locations


Multiple locations

6: Interior wall: Cracks

Further Evaluation Recommended

Interior wall cracks were observed on the drywall material at the time of the inspection. Interior wall cracks can be an indication that there is or was some degree of movement or settling occurring in the structure. It is recommended to repair the cracked area and to monitor for continued movement. If continued cracking is observed, it is recommended to have a licensed structural engineer further evaluate.

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

I	NI	NP	D


Multiple locations


Multiple locations


Multiple locations


Multiple locations


Multiple locations

7: Interior wall: Drywall needing repair

Further Evaluation Recommended

An area of drywall was found to be in need of repair in one or more locations. It is recommended that the drywall be repaired by a qualified contractor.


Various locations in garage


Various locations in garage

8: Interior wall: Fungal growth

Further Evaluation Recommended

A fungal growth or fungal like substance appeared to be on a wall in one or more locations. Fungal growth can cause deterioration of construction materials and in some cases, attribute to adverse health conditions. The reason for the growth is unknown to the inspector. It is recommended that a qualified contractor further evaluate and repair as needed.

If current or future health concerns arise regarding the growth, it is also recommended that a mold remediation specialist further evaluate the area(s) of concern.

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I	NI	NP	D

Below downstairs half bathroom sink

Upstairs hallway bathroom

9: Lintel: Not present, damaged or not properly installed

Further Evaluation Recommended

One or more lintels were found to be missing, damaged or improperly installed at the time of the inspection. Lintels are steel plates that help support the masonry material above openings such as windows and doors. When lintels are missing, damaged or improperly installed, the supporting lintel may bow over time due to the added weight from above or may not perform as intended and cause damaged to surrounding building material.

The lintels shall have a length of bearing not less than 4 inches (102 mm). Steel lintels shall be shop coated with a rust-inhibitive paint, except for lintels made of corrosion-resistant steel or steel treated with coatings to provide corrosion resistance. It is recommended that a qualified contractor further evaluate and repair or replace as needed.

IRC (International Residential Code) R703.8.3

Left of entryway - photo 1

Left of entryway - photo 2

10: Lintel: Unpainted or rusted

Further Evaluation Recommended

A lintel was found to be unpainted or rusted in one or more locations. Lintels are steel plates that help support the masonry material above openings such as windows and doors. Unpainted lintels can begin to rust and can cause damage and/or cracking to the surrounding exterior wall masonry material as the rust begins to expand. It is recommended that the rust be removed (if applicable) and the lintels be painted to help prevent further damage or rust.

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

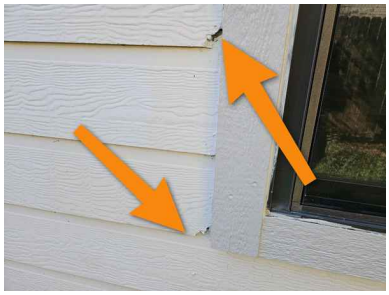
I	NI	NP	D

Multiple locations

11: Siding: Deteriorated or damaged

Further Evaluation Recommended

Siding was found to be deteriorated and/or damaged in one or more locations at the time of the inspection. Deteriorated or damaged siding should be repaired to prevent further damage, reduce chances of moisture penetration and reduce chances insect intrusion at these locations. It is recommended that a qualified contractor further evaluate and repair as needed.



Multiple locations

Multiple locations

Multiple locations

12: Siding or trim: In contact or in close proximity to roof covering material

Further Evaluation Recommended

At the time of the inspection, exterior siding or trim was found to be in contact or in very close proximity to the roof covering material. When exterior siding or trim is in contact with the roof covering material, moisture can begin to wick up into the siding which may lead to deterioration and/or shorten the lifespan of the siding material. A small gap that provides adequate clearance is recommended between the two building materials. It is recommended that a qualified contractor further evaluate and repair as needed.

Above entryway

13: Siding: Separation

Further Evaluation Recommended

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

I	NI	NP	D

Siding was observed to be separated from adjacent siding or other building material in one or more locations. Small separation is normal however when trim, fascia boards, frieze boards or siding experience large gaps/separation between the material and/or the original sealant, it is likely that settling has or is occurring.

It is recommended that the siding repaired to prevent further damage, reduce moisture penetration and reduce insect intrusion at these locations.

If current or future concerns arise regarding the separated material, it is recommended that a structural engineer further evaluate prior to closing.


Multiple locations


Multiple locations

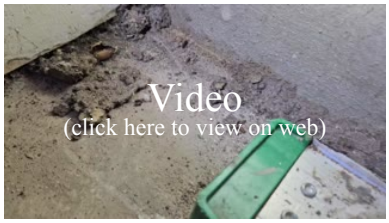
14: Wall: Evidence of wood destroying insects

Further Evaluation Recommended

One or more area was found to have evidence of wood destroying insect activity at the time of the inspection. It is recommended that a licensed, wood destroying insect inspector further evaluate prior to closing.

NOTE: The inspector is not a licensed, wood destroying insect/termite inspector.


Garage near water heater




Mud tube at northwest corner of house


Mud tube at north side of house


Mud tubes in laundry room behind washing machine


Mud tubes in wall at water heater closet

15: Wall flashing: Negative or improperly sloped

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

I	NI	NP	D

Further Evaluation Recommended

At the time of the inspection, an area of wall flashing was found to be accumulating water or be improperly sloped. All wall flashing should have positive slope to shed and facilitate water from the surface above. Wall flashing that has negative slope can be prone to debris and water accumulation. Water accumulation at flashing can cause the flashing to rust over time and eventually be an area where water could penetrate behind the wall cavity.

It is recommended that a qualified contractor further evaluate and repair or replace as needed.

Z flashing negatively sloped at multiple locations

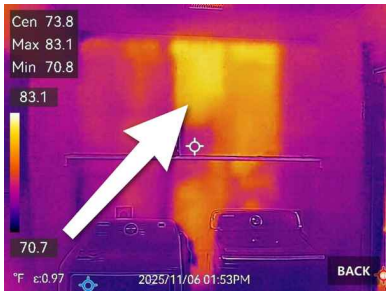
Z flashing negatively sloped at multiple locations

16: Wall: Insulation missing, inadequate or improperly installed

Further Evaluation Recommended

One or more areas of a wall appeared to have insulation that was missing, inadequate or improperly installed at the time of the inspection. Insulation that is missing, inadequate or improperly installed may allow greater than normal loss of energy from inside the home. Walls from a conditioned space to an unconditioned space should be properly insulated. It is recommended that a qualified contractor further evaluate and repair as needed.

Utility room



Utility room - thermal imaging

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

1: Flooring area: Fungal growth

Further Evaluation Recommended

A fungal like substance was found on the flooring in one or more locations. Fungal growth can cause deterioration of construction materials and in some cases, attribute to adverse health conditions. It is recommended that a fungal growth specialist further evaluate and/or sample these areas.

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

I	NI	NP	D

Below flooring in pantry

2: Ceiling: Evidence of previous moisture penetration / water damage

Further Evaluation Recommended

Evidence of previous moisture penetration and/or water damage were observed on the ceiling finish material at one or more location. The reason for the moisture penetration is unknown and it is recommended to monitor these areas (especially during heavy rainfall) to see if changes occur in the ceiling finish material. It is recommended that the buyer try learn more about the previous moisture penetration from the owner prior to closing.

It is also recommended that a qualified contractor further evaluate and repair as needed.

Garage

3: Ceiling: Small crack

Further Evaluation Recommended

Small cracks were observed in the drywall at one or more location. Minor cracks in the drywall can be an indication of expansion and contraction of building materials or that there is or was some degree of movement or settling occurring in the structure. It is recommended to repair the cracked area(s) and to monitor for continued movement. If continued cracking is observed, it is recommended to have a licensed structural engineer further evaluate.

Multiple locations

Multiple locations

Multiple locations

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

I	NI	NP	D


Multiple locations


Multiple locations

4: Flooring: Hollow sound

Further Evaluation Recommended

One or more areas of the flooring was found to have a hollow sound when tapping. Hollow flooring may be attributed to an installation defect where there are small voids between the flooring and the foundation, setting or other reasons. Hollow flooring may also be more susceptible to cracking or bowing when weight is applied from above due to the voids below. It is recommended that a flooring specialist further evaluate and repair or replace as needed.


Multiple locations downstairs


Multiple locations downstairs

5: Flooring material: Damaged

Further Evaluation Recommended

Damaged flooring material was observed in one or more locations at the time of the inspection. It is recommended that the flooring be repaired by a flooring specialist or qualified contractor.


Pantry

6: Flooring material: Paint, stain or foreign debris adhered to flooring

Further Evaluation Recommended

Paint, stain or other foreign material / debris was found on the flooring material in one or more locations. It is recommended that the paint, stain or foreign material be removed from the floor or repaired by a qualified

contractor or flooring specialist.


Staining throughout upstairs carpeting material

7: Floor tile grout: Cracked or separated
Further Evaluation Recommended
Cracked or separated grout was observed in one or more locations at the time of the inspection. Cracked or separated grout can be attributed to an installation defect, some degree of movement or settling occurring at that location or other reasons. It is recommended that a qualified contractor further evaluate and repair or replace as needed. It is also recommended to monitor the area after repairs have been made.


Multiple locations

8: Floor tiles: Cracked
Further Evaluation Recommended
A crack in the floor tile was observed in one or more locations at the time of the inspection. Cracked floor tiles can be attributed to an installation defect, some degree of movement or settling occurring at that location or other reasons. It is recommended that a qualified contractor further evaluate and repair or replace as needed. It is also recommended to monitor the area after repairs have been made.


Living room near kitchen


Living room near kitchen


Bottom of staircase

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

I	NI	NP	D

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

1: Door: Damaged

Further Evaluation Recommended

A door was found to be damaged in one or more locations at the time of the inspection. Damaged doors should be repaired to prevent further damage to the door and surrounding material and if leading to the exterior, reduce moisture penetration and reduce insect intrusion at these locations. It is recommended that a qualified contractor further evaluate and repair or replace as needed.

Garage door

2: Door latch: Difficult or not latching properly

Further Evaluation Recommended

One or more doors were found to not properly latch when closed. Doors that do not latch properly can usually be adjusted to properly latch. Continued improper latching of doors may be an indication of a movement or settling of the structure or seasonal conditions. It is recommended that a qualified contractor further evaluate and repair or replace as needed.

Door to downstairs half bathroom

3: Door: Markings / discoloration observed at glazing material

Further Evaluation Recommended

Markings and/or discoloration were observed at the door glazing (glass) material in one or more locations at the time of the inspection. The marking/discoloration could be attributed to an installation defect, manufacturing defect, previous moisture penetration or early signs of loss of thermal seal.

When a thermal seal is lost, condensation will typically develop between the panes of glass which can cause discoloration or fogging. Discoloration or fogging may appear and disappear as humidity and temperature change during the seasons. It is recommended that a qualified contractor further evaluate and repair or replace as needed.

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

I	NI	NP	D

Back door

4: Door: Misaligned and / or not properly opening or closing

Further Evaluation Recommended

A door was found to be misaligned in one or more locations and/or does not properly open or close at the time of the inspection. Misaligned doors should be adjusted so that they freely open and shut. It is recommended that a qualified contractor further evaluate and repair as needed.

Contact at door to garage

5: Door: Not present

Further Evaluation Recommended

One or more door was found to not be missing/not installed at the time of the inspection.

Closet door at upstairs front bedroom

Door to upstairs bedroom at southwest corner of house

Closet door at upstairs bedroom at southwest corner of house

6: Door threshold: Damaged

Further Evaluation Recommended

A threshold at one or more doors was found to be damaged at the time of the inspection. Thresholds are typically metal or wooden plates at the bottom section of the door area that function as a transition piece and helps to reduce the gap between the bottom of the door and flooring. Damaged thresholds at doors may not

function as intended and may not provide a solid seal below the door to help reduce moisture penetration or energy loss. It is recommended that a quailed contractor further evaluate and repair as needed.


Threshold support below back door

7: Hardware: Does not lock
Further Evaluation Recommended
The door lock or locking hardware was found to not function at one or more location. It is recommended that a qualified contractor further evaluate and repair as needed.


Deadbolt at door to garage

8: Self closing hinge: Missing or not functioning
Further Evaluation Recommended
The self closing hinge for the door at the garage was missing or not properly functioning. The garage door that provides access to the conditioned dwelling must be fire-rated, have weather stripping installed at the door jamb/casing and have a self close mechanism for safety purposes. It is recommended that a qualified contractor further evaluate and repair as needed.


Door to garage

9: Stop: Wall or adjacent material contact
Further Evaluation Recommended

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

I	NI	NP	D

A door stop was observed to be missing, damaged or improperly installed in one or more locations. Door stops help to prevent impact damage and contact from occurring to the adjacent wall, fixtures or material. It is recommended that a qualified contractor further evaluate and repair or replace as needed.

Multiple locations

☒ ☐ ☐ ☒ **H. Windows**

Blinds, shutters and window treatments:
The window blinds, shutters and window treatments are not a part of this inspection.

Thermal loss can happen:
Windows tend to lose their thermal seal over time. When a thermal seal is lost, condensation will typically develop between the panes of glass which can cause discoloration or fogging. Discoloration or fogging may appear and disappear as humidity and temperature change during the seasons.

1: Lock: Damaged or difficult to operate / latch
Further Evaluation Recommended

A lock in one or more locations was found to be damaged or difficult to operate/latch. It is recommended that a window specialist further evaluate and repair or replace as needed.

Bedroom window at southwest corner of house

2: Screen: Damaged or not properly installed
Further Evaluation Recommended

One or more window screen was found to be damaged or not properly installed in one or more locations. Window screens help prevent insect intrusion and can also prevent minor impact damage to the window.


Upper window at front of house


Upper window at front of house


Upper window at southeast corner of house

3: Screen: Missing
Further Evaluation Recommended
One or more window screen was observed to be missing at one or more windows. Window screens help prevent insect intrusion when the windows are open and can also prevent minor impact damage to the window.


Upper window at front of house


South side of house

4: Window: Evidence of previous moisture near interior window
Further Evaluation Recommended
Evidence of moisture/water penetration or condensation was observed at and/or around one or more window. Moisture penetration or condensation at windows can create conditions for water damage and conducive conditions for wood destroying insects. Increased moisture levels around windows can also lead to fungal growth.
Leaks or condensation around windows may be attributed to improperly sealed or flashed windows or other reasons. It is recommended that a window specialist further evaluate and repair as needed.

NOTE: Condensation is common at these locations when aluminum framing is present.


Sills at multiple bedroom windows

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

I	NI	NP	D

5: Window: Markings / discoloration observed at glazing material

Further Evaluation Recommended

Markings and/or discoloration were observed at the window glazing (glass) material in one or more locations at the time of the inspection. The marking/discoloration could be attributed to foreign debris, an installation defect, manufacturing defect, previous moisture penetration or early signs of loss of thermal seal.

On most newer windows, an inner coating is applied to Low E (emissivity) glass to save energy. The signs of Low E failure may appear as small round spots within the window cavity. As the degradation progresses, the spots can multiply.

When a thermal seal is lost, condensation will typically develop between the panes of glass which can cause discoloration or fogging. Discoloration or fogging may appear and disappear as humidity and temperature change during the seasons. It is recommended that a qualified window specialist or qualified contractor further evaluate and repair or replace as needed.

Lower window at entryway

Upper windows at front of house

Upper windows at back of house

Downstairs living room at the back of house

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

1: Handrail: Improperly terminated

Safety Hazard

The handrail for the stairway was observed to not properly terminate. Under current building standards, handrails should return to the wall or to a post. This is considered to be a SAFETY HAZARD.

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

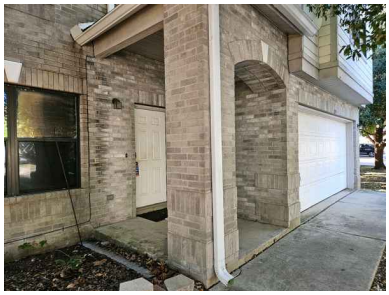
I	NI	NP	D

Bottom of staircase

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

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

[a.b] Photos of porches, balconies, decks and carports:



☒ ☐ ☐ ☒ **L. Other**

Comments:

1: Cabinetry: Incomplete or unfinished

Further Evaluation Recommended

Cabinetry in one or more locations was found to be incomplete or unfinished at the time of the inspection. It is recommended that a qualified contractor further evaluate and repair as needed.

Kitchen

2: Cabinetry: Not properly installed

Further Evaluation Recommended

Cabinetry was found to be improperly installed in one or more locations at the time of the inspection. It is recommended that the cabinetry be repaired by a qualified contractor.

Kitchen island loosely installed

3: Fence panel(s), picket(s) or post(s): Damaged or not properly installed

Further Evaluation Recommended

One or more section of the fence panel(s), pickets(s) or post(s) were found to be damaged or not properly installed at the time of the inspection. Fence panels, pickets or posts that are damaged or improperly installed may lead to bowing/wavy fences or can become detached from adjacent material. It is recommended that a qualified contractor further evaluate and repair as needed.

Multiple locations

Multiple locations

Multiple locations

4: Flatwork: Foreign debris adhered or embedded in concrete

Further Evaluation Recommended

Construction material or other foreign debris was found on the concrete flatwork. It is recommended that the concrete flatwork be repaired and/or cleaned by a qualified contractor.

Garage near sub panel

5: Wooden expansion joint for concrete flatwork: Deteriorated or not present

Further Evaluation Recommended

At the time of the inspection, a wooden (or similar material) expansion joint was found to not be installed at the concrete flatwork in one or more locations.

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

I	NI	NP	D

Concrete walkways, driveways and steps can move depending on weather, water or other elements. Expansion joints allow minor expansion/contraction and helps minimize cracking that may occur at these locations and also helps to reduce water penetration at these locations. It is recommended that a qualified contractor further evaluate and repair as needed.

Entryway

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

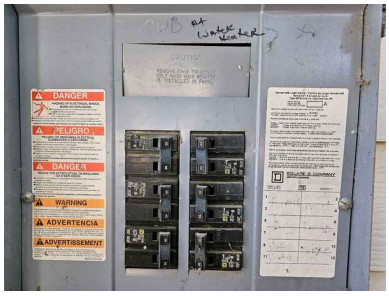
I	NI	NP	D

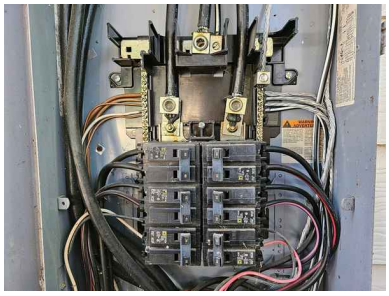
II. ELECTRICAL SYSTEMS

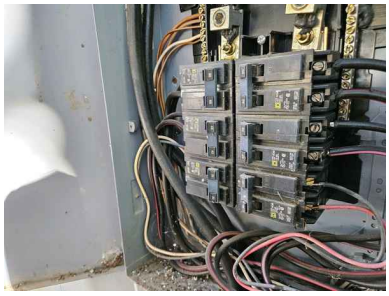
☒ ☐ ☐ ☒ **A. Service Entrance and Panels**

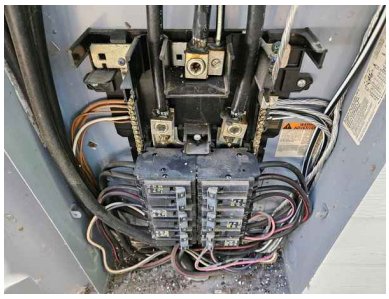
[a.b] Main panel amperage: 200

[a.c] Photos of main panel:

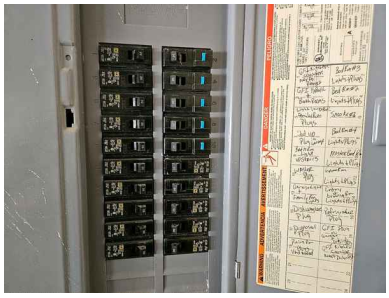


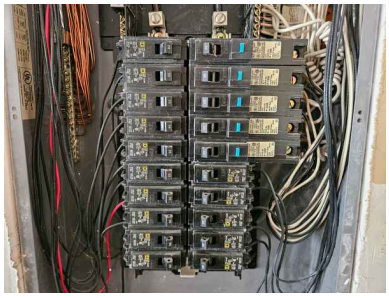


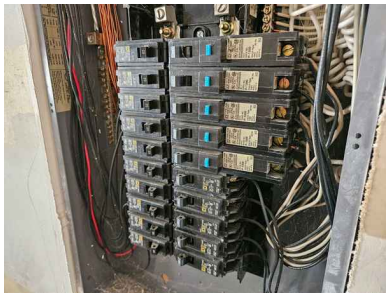


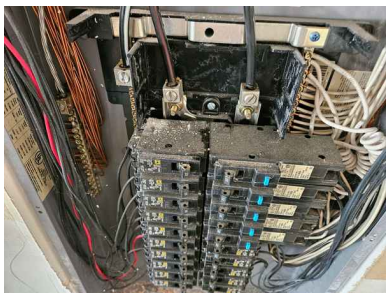


[a.d] Photos of sub panel:



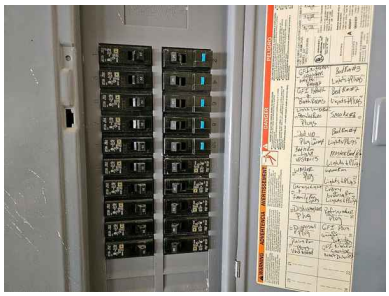




Pre 2017 NEC change: AFCI breaker(s) not present:
This home was likely constructed before this standard. According to article 210.12 (A) of the 2017 National Electric Code (NEC):

AFCI breakers are to be installed on 15A and 20A branch circuits that are supplying outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreational rooms, closets, hallways and similar rooms.



Pre 2020 NEC change: 240v receptacle(s) not GFCI protected:
This home was likely constructed before this standard. According to article 210.8(A)(10) which includes laundry rooms of the 2020 National Electric Code (NEC):

All 125-volt through 250-volt receptacles installed in the locations specified in 210.8(A)(1) through (A)(11) and supplied by single-phase branch circuits rated 150 volts or less to ground shall have ground-fault circuit-interrupter protection for personnel.

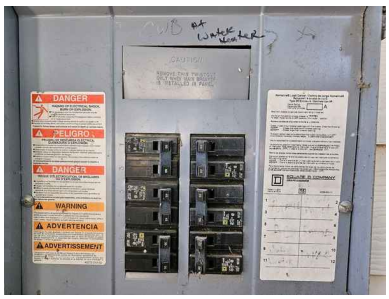
The locations specified include bathrooms, garages and accessory buildings, crawl spaces, basements, kitchens, sinks, boathouses, bathtubs and shower stalls, laundry areas, indoor damp and wet locations.

What is a GFCI receptacle? Here is a short video explaining.


Breaker for dryer at main panel

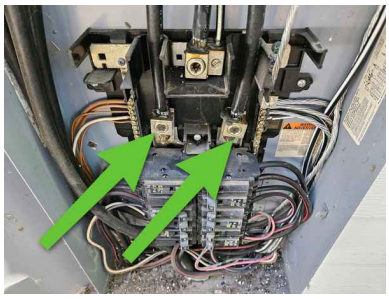
Pre 2020 NEC change: Surge protector not present at main panel:
According to article 230.67 of the 2020 National Electric Code (NEC), all services supplying dwelling units shall be provided with a surge-protective device (SPD).

SPDs are normally installed at the main electrical panel and are designed to help minimize and dampen voltage surges/spikes that may occur in the home's electrical system caused by large appliances cycling on or off or outside sources, such as voltage surges/spikes caused by nearby lightning strikes.



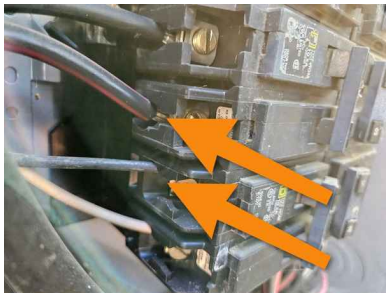
Pre 2020 NEC change: Terminal covers not present at main panel:
This home was likely constructed before this standard. According to article 230.62 of the 2020 National Electric Code (NEC):

Covers or barriers should be installed at the service entrance terminals to prevent inadvertent contact by persons or maintenance equipment while servicing load terminations.



1: Antioxidant gel / paste: Missing
Further Evaluation Recommended

Missing antioxidant gel/paste was observed on the exposed aluminum conductor terminations. It is common for larger wires (especially service wires from the municipalities) to be aluminum however aluminum wires can become hot and corrode over time. Antioxidant gel should be applied at these connections to help reduce oxidation that can occur over time.

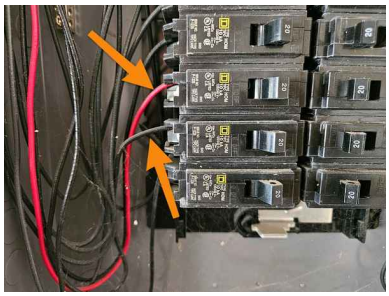


Main panel

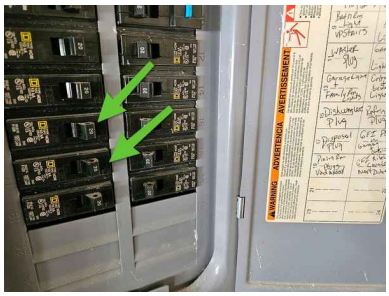
2: Handle ties: Not present
Further Evaluation Recommended

Breaker in one or more locations were found to be missing handle ties or a tandem breaker. The split breaker(s) servicing 120 or 240 volt appliances sharing a neutral conductor should be connected together by a

breaker tie or a tandem breaker. It is recommended that a qualified, licensed electrician further evaluate and repair or replace as needed.



Wires for dishwasher and garbage disposal breakers share neutral wire in sub panel - photo 1



Wires for dishwasher and garbage disposal breakers share neutral wire in sub panel - photo 2

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

[a.b] Type of Wiring: Copper

Check detectors:

It is recommended to replace smoke and/or carbon monoxide detectors and batteries when you move into the home and once annually, test alarms on a weekly basis and replace smoke and/or carbon monoxide alarms every 5 to 7 years.

1: Electrical receptacle: Debris / partially obstructed

Further Evaluation Recommended

One or more receptacles were found to be partially obstructed by a foreign object or debris. Partially obstructed receptacles may prevent proper use of electrical devices. It is recommended that a qualified, licensed electrician further evaluate and repair or replace as needed.

Near back door

2: Electrical receptacle: Loose

Further Evaluation Recommended

One or more receptacles were found to be loose at the time of the inspection. Loose or unsecured receptacles can lead to wiring damage or electrical shorts. It is recommended that a qualified, licensed electrician further evaluate and repair or replace as needed.

Multiple locations

3: Faceplate: Not present

Safety Hazard

One or more faceplates were found to be missing. Missing faceplates are considered to be a SAFETY HAZARD and should be repaired by a qualified contractor.

Multiple faceplates

4: Light bulb: Not present

Maintenance or Recommendation

A light bulb was found to be missing in one or more locations at the time of the inspection.

Half bathroom

Primary bathroom

5: Light bulb: Unprotected

Further Evaluation Recommended

A light bulb in one or more locations was found to be installed without a protective globe or a protective casing. It is recommended that a qualified contractor further evaluate and repair or replace as needed.

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

I	NI	NP	D

Garage

6: Light fixture cover: Not present

Further Evaluation Recommended

At the time of the inspection, a light fixture cover was found to be missing in one or more locations. Light fixture covers help protect light bulb(s) and wiring from outside contact. It is recommended that a qualified contractor further evaluate and repair or replace as needed.

Kitchen

Utility room

Primary bedroom

In bedroom closet at southwest corner of house

7: Light fixture: Not present

Further Evaluation Recommended

A light fixture was found to be missing at the time of the inspection. It is recommended that a qualified contractor further evaluate and repair or replace as needed.

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

I	NI	NP	D

Upstairs family room

8: Light fixture or bulb: Not properly operating

Further Evaluation Recommended

One or more light fixtures or bulbs were found to not operate as intended in one or more locations. This may be attributed to not locating the correct light switch, a bulb needing replacement, a light fixture in need of repair / replacement, a light being on a dawn / dusk sensor, remote not located or present, improper or damaged wiring, faulty breaker or other reasons. It is recommended that a qualified, licensed electrician further evaluate and repair as needed.

Entryway

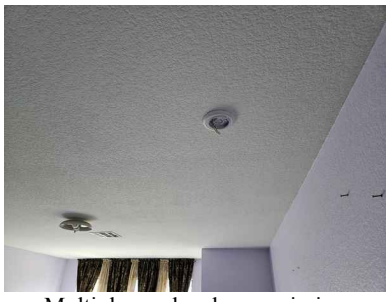
Back of house

Upstairs front bedroom

9: Smoke alarm: Not present

Safety Hazard

A smoke alarm was found to be missing in one or more locations at the time of the inspection. Under current building standards, there should be a smoke alarm located in every bedroom, adjoining areas outside of bedrooms and on each habitable level of the home. This is considered to be a SAFETY HAZARD. It is recommended that a qualified contractor further evaluate and repair or replace as needed.



Multiple smoke alarms missing

10: Wiring conduit: Loose or not properly installed

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

I	NI	NP	D

Further Evaluation Recommended

Wiring conduit was found to be loose or improperly installed in one or more locations at the time of the inspection. Electrical conductors (wires) should be protected by conduit (in exposed locations such as outside of an attic space or outside of interior walls) to help reduce chances of damage occurring to the wire and to also help reduce potential shock hazards if the wire becomes damaged. Conduit should be properly attached to the structure or other building material to mitigate movement if accidental contact is made. It is recommended that a qualified, licensed electrician further evaluate and repair as needed.

Damaged conduit below main panel for service entrance cables

☐ ☒ ☐ ☐ **C. Other**

Comments:

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

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ **A. Heating Equipment**

[a.a] Heating equipment performing:
The heating system was tested by turning on at the thermostat, observing the unit as it cycles on and taking temperature readings at the supply registers to verify the proper heat production. The heating system appears to be achieving an operation, function or configuration consistent with accepted industry practices for its age.

At the time of the inspection, the heating system was observed to function as intended and no significant deficiencies were observed.

[a.c] Type of systems: Electric
[a.d] Energy Sources: Electric
Service of equipment:
It is recommended that the heating equipment be serviced annually by a qualified licensed HVAC technician to help keep the heating system in good working order.

System component limitation:
A full evaluation of the integrity of a heat exchanger requires disassembly of the furnace and is beyond the scope of this inspection.

If the buyer has current or future concerns regarding the heating equipment's performance, it is recommended that a qualified, licensed HVAC technician further evaluate the cooling system prior to closing.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

[a.b] Photo(s) of cooling equipment:

[a.c] Type of Systems: Electric - Central Forced Air
[a.d] Manufacturer : [a.a] Carrier
[a.e] Manufactured date: [a.a] 2003
[a.f] Tonnage: [a.a] 4 Ton
[a.g] Unit 1 - Approximate return temperature: 68

[a.h] Unit 1 - Approximate supply temperature: 49

[a.i] Unit 1 - Temperature differential (Delta T): 19
[a.j] Unit 2 - Approximate return temperature: n/a
[a.k] Unit 2 - Approximate supply temperature: n/a
[a.l] Unit 2 - Temperature differential (Delta T): n/a
[a.m] Unit 3 - Approximate return temperature: n/a
[a.n] Unit 3 - Approximate supply temperature: n/a
[a.o] Unit 3 - Temperature differential (Delta T): n/a
Cooling system: Nearing the end of its serviceable life:
The cooling equipment and system appeared to be older equipment and showed indications of wear. The future serviceable life expectancy can not be determined at the time of the inspection.

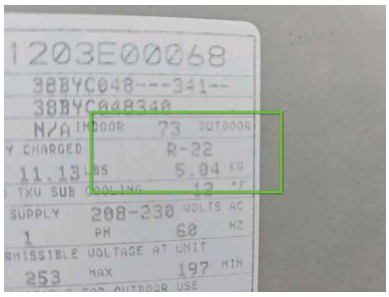
HVAC unit: Float switch at drain line recommended:
Evaporator coils produce condensation and the drain lines help facilitate this condensation away from the unit. Condensate drain lines can get dirty and or/clog over time. In the event that the condensate drain line(s) do clog, a float switch at the drain line should turn off the unit in the event that water begins to collect in the HVAC housing, drain line(s) or in the pan.

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

I	NI	NP	D

At HVAC unit

R22: Phase out notice:
The A/C system uses R-22 type refrigerant. A general phase out of this refrigerant was completed by 2020 and manufacturers are no longer able to produce R-22 to service A/C units and heat pumps. Existing units can continue to use and be serviced with R-22 or recycled R-22 but may be more expensive and difficult to obtain as it is quickly becoming obsolete. Newer HVAC systems use a R-410 refrigerant.



Label at condenser unit

Service of equipment:
It is recommended that the cooling equipment be serviced annually by a qualified licensed HVAC technician to help keep the cooling system in good working order.

System component limitation:
A full evaluation of the system's components, such as the system's fan and evaporator coil, requires disassembly of the cooling equipment and is beyond the scope of this inspection.

Information such as the cooling equipment's model, size, age, seer rating, etc., that may be included in this report was gathered from the data on the equipment and the accuracy cannot be guaranteed.

If the buyer has current or future concerns regarding the cooling system, it is recommended that a qualified, licensed HVAC technician further evaluate the cooling system prior to closing.

1: Evaporator coil: Damaged
Further Evaluation Recommended

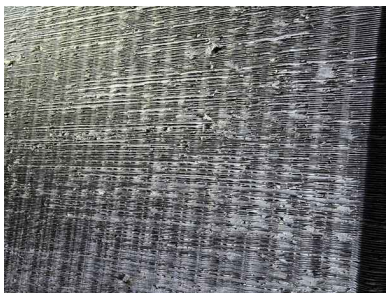
At the time of the inspection, the evaporator coil was going to be damaged at the HVAC unit. A damaged evaporator coil may reduce cooling efficiency, shorten the life expectancy of the system or cause damage to the system. It is recommended that a qualified, licensed HVAC technician further evaluate and repair or replace as needed.

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

I	NI	NP	D


Damaged fins at evaporator coil in HVAC closet - photo 1


Damaged fins at evaporator coil in HVAC closet - photo 2


Damaged fins at evaporator coil in HVAC closet - photo 2

2: HVAC workspace / decking: Evidence of previous moisture penetration / discoloration

Further Evaluation Recommended

Evidence of previous water penetration or discoloration was observed on the decking material near the HVAC unit in the attic. Water penetration/discoloration may be an indication of a previous roof covering material defect(s), a leak at the HVAC system or another issue. While the area did appear to be dry at the time of the inspection, it is recommended that a qualified contractor further evaluate, identify the moisture/water source, correct the condition and repair the damaged area. It is also recommended to closely monitor this area after corrections have been completed.


Below HVAC unit looking up

3: Primary condensate drain line: Insulation not present

Further Evaluation Recommended

The insulation on the primary condensate drain line that runs from the coil housing was observed to be missing in one or more areas at the time of the inspection. Properly insulating the drain line will help to prevent moisture from building on the exterior of the drain line and reduce the chances for leaking condensate on the outside of the line due to the very cold condensate leaving the evaporator coil.


At HVAC closet

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

I	NI	NP	D

4: Primary condensate drain line: Terminates near foundation

Further Evaluation Recommended

The main/primary condensation line coming from the coil box was observed to terminate to the exterior of the home. Evaporator coils at HVAC units produce condensation when in cool mode. Condensate drain lines for HVAC units help move the condensation away from the HVAC unit.

When a main condensate drain line terminates to the exterior of the home, it can interfere with maintaining a constant moisture content around the perimeter of the foundation and can also become susceptible to debris clogging the end of the line. It is recommended that the main condensate line terminates into an interior sewer drain or an unobscured location approximately 5 feet away from the foundation.

Northwest corner of house - photo 1

Northwest corner of house - photo 2

5: Refrigerant line insulation: Damaged

Further Evaluation Recommended

At the time of the inspection, insulation at the refrigerant line was found to be damaged. Refrigerant lines at HVAC units can reach cold temperatures and will produce condensation if not properly insulated. Properly insulated refrigerant line can improve performance, help to prevent moisture from building on the exterior of the line and help reduce the chances of dripping condensate. It is recommended that a qualified, licensed HVAC technician further evaluate and repair or replace as needed.

Front of HVAC unit

6: Refrigerant line insulation: Not present or not properly installed

Further Evaluation Recommended

At the time of the inspection, insulation at the refrigerant line was found to be missing or not properly installed. Refrigerant lines at HVAC units can reach cold temperatures and will produce condensation if not properly insulated. Properly insulated refrigerant line can improve performance, help to prevent moisture from building on the exterior of the line and help reduce the chances of dripping condensate. It is recommended that a qualified, licensed HVAC technician further evaluate and repair or replace as needed.

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

I	NI	NP	D

Insulation not present at suction line near condenser unit

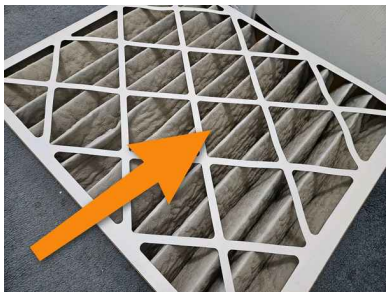
☒ ☐ ☐ ☒ **C. Duct Systems, Chases, and Vents**

Maintain air filters:
Proper maintenance of the air filter(s) is very important for the HVAC system. It is highly recommended that the filter(s) be replaced about every 1 to 3 months or replaced as needed to assist in the overall function of the HVAC system and to improve air quality within the home.

When a media (thick) filter is installed, smaller air return filters are normally not installed at the return air registers. Media filters should be replaced 1 to 2 times a year or as needed.

Photos of media filter installed at HVAC unit:
A media (thick) filter has been installed for the HVAC system at the HVAC unit(s). When a media filter is installed, smaller air return filters are normally not installed at the return air registers.

1: Air filter: Dirty
Further Evaluation Recommended
An air filter was found to be dirty in one or more locations at the time of the inspection. Dirty air filters can reduce the HVAC's overall efficiency, shorten the equipment's serviceable life and can also result in damage to the cooling equipment. It is recommended to replace dirty air filters.



2: Duct: Debris

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

I	NI	NP	D

Further Evaluation Recommended

Ducting in one or more locations was found to have debris or an obstruction. Ducting should have unrestricted airflow throughout the house as restricted airflow may affect performance. It is recommended that a qualified HVAC technician further evaluate and repair as needed.

Debris at return ducting below HVAC unit

3: Air supply register: Not present

Further Evaluation Recommended

At the time of the inspection, one or more supply register was found to not be installed. Supply registers supply cool and warm air at different rooms and locations throughout the house from the HVAC unit. A room or location without a supply register may not reach desired temperatures. It is recommended that a qualified, licensed HVAC technician further evaluate and repair as needed.

Downstairs living room

4: Exterior plenum / duct connection: Fungal growth

Further Evaluation Recommended

A fungal-like substance was found to be where the plenum and ductwork connect in one or more locations in the attic area. Moisture at these locations may be caused by excess humidity levels, improperly sealed/insulated ducts or other reasons.

Fungal growth can cause deterioration of construction materials and in some cases, attribute to adverse health conditions. Fungal growth at these locations is typically not a health hazard but should be removed to mitigate spreading of the fungal growth.

It is recommended that a qualified, licensed HVAC technician further evaluate and repair as needed.

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

I	NI	NP	D

At HVAC closet

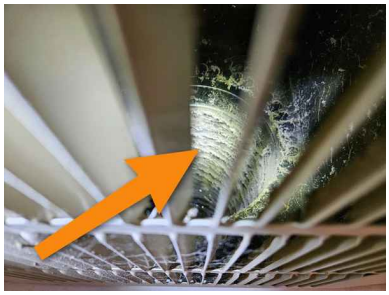
5: Return ducting: Dirty

Further Evaluation Recommended

Return ducting for the HVAC system was found to be dirty in one or more locations. Dirty return ducting can be an indication that the air filters were not changed frequently, are in need of changing or other reasons.

When air filters become dirty they can reduce the HVAC's overall efficiency, shorten the equipment's serviceable life and can also result in damage to the cooling equipment.

NOTE: This area is located before the air filter.



☐ ☒ ☐ ☐ **D. Other**

Comments:

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

I	NI	NP	D

IV. PLUMBING SYSTEMS

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

[a.a] Static water pressure reading: n/a -
The recommended water pressure for the house should be between 40-80 psi.

[a.b] Location of water meter with a reference and close up photo: Front Yard - Left


[a.c] Location of main water supply valve with a reference and close up photo: At Meter


[a.d] Location of main water pressure reducing valve with a reference and close up photo: Pressure reducing valve - not located

[a.e] Type of supply piping material: Copper

Monitor shower / tub areas:
As with any home, shower stalls and tub enclosures are exposed to high volumes of water and are vulnerable to leak in areas such as in the corners and at or around the threshold. It is recommended to monitor shower stalls and tub enclosures and repair peeled or separated caulking and repair grout cracks (if applicable) when needed.

Supply valve: Turned off or in off position:
At the time of the inspection, the main shut off valve was found to be in the off position and the plumbing fixtures were unable to be checked for functionality. Due to an active remodel, plumbing lines and plumbing valves not present, the plumbing supply remained in the off position during the inspection and may conceal defects that may have been observed if operated.

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

I	NI	NP	D

Shut off out in the off position near main water meter

1: Exterior water line: Insulation damaged, not present or not properly installed

Further Evaluation Recommended

The insulation of the exterior water line was found to be damaged, missing or improperly installed at the time of the inspection. Exposed exterior water lines should be properly insulated in order to help reduce the chances of the water line freezing during cold temperatures. It is recommended that a qualified, licensed plumber further evaluate the condition of the exposed pipe(s) in this location and insulate as needed.

Exterior hose bibs

2: Water shut off valve: Buried

Further Evaluation Recommended

The shutoff valve for the main water supply line was found to be buried at the time of the inspection. Water supply shut off valves should be easily accessible in the event the water should be shut off due to an emergency. It is recommended that the dirt/debris be removed so that the valve can easily be accessible.

Near water meter

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

Drain: Inspector did not test or operate:

At the time of the inspection, the inspector did not test or operate one or more of the drains due to drain not being installed / missing, not being properly installed, not ready to operate or other reasons. Plumbing drains that were not tested may conceal defects that may have been observed if operated.

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

I	NI	NP	D

Overflow drains not tested:
The overflow drain for tubs are not tested due to the possibility of hidden, concealed or inaccessible leaks that would not be otherwise visible to the inspector. Additionally, we do not evaluate below grade drainage systems and buried or concealed sewer lines.

Type of Drain Piping Material: PVC
Drains: Unable to verify functionality due to water supply:
Due to an active remodel, plumbing lines and plumbing valves not present, the plumbing supply remained in the off position during the inspection and drains were unable to be checked for functionality.

1: Drain cover: Damaged, missing or not properly installed
Further Evaluation Recommended

One or more drain cover was found to be damaged, missing or not properly installed at the time of the inspection. Drain covers that are damaged, missing or not properly installed may not function as intended and allow oversized debris to enter into the drain system. It is recommended that a qualified contractor further evaluate and repair or replace as needed.

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

I	NI	NP	D

Utility room

2: Toilet: Loose, damaged or improperly installed

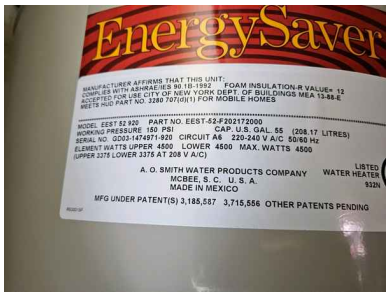
Further Evaluation Recommended

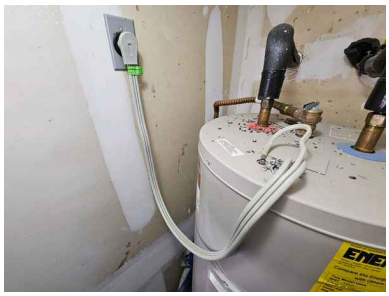
A toilet was found to be loose, damaged or not properly installed at the time of the inspection in one or more locations. It is recommended that a qualified contractor further evaluate are repair or replace as needed.

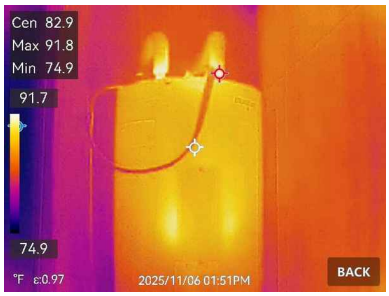
Primary bathroom

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

[a.b] Photos of water heating equipment:







[a.c] Manufacturer: [a.a] AO Smith

[a.d] Manufactured date: [a.a] 2003

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

I	NI	NP	D

[a.e] Capacity: 55 Gallons
[a.f] Energy source: [a.a] Electric
[a.g] Location: [a.a] Garage
Recommend annual flushing:
It is recommended that water heaters be flushed annually. This helps to prevent sediment buildup, maintain efficiency and extends the water heaters serviceable life.

Here's a helpful video on how to drain your water heater.

TPR valve not operated:
The TPR (temperature and pressure release) valve was not operated. In the inspector's opinion, damage may occur from a malfunction, improper resetting may occur if discharged or a likelihood of leaks at this location after testing. If this is an item of concern, it is recommended that the buyer consult with a qualified, licensed plumber to further evaluate prior to closing.

Water heater: Unable to verify functionality due to water supply:
Due to an active remodel, plumbing lines and plumbing valves not present, the plumbing supply remained in the off position during the inspection and the water heater was unable to be checked for functionality and may conceal defects that may have been observed if operated.

1: TPR valve line: Flexible line used
Further Evaluation Recommended
At the time of the inspection, a flexible line was found to be used for the TPR (temperature and pressure relief valve) drain line. TPR lines assist in removing excessively high temperature and/or excessively high pressurized water from the water heater to the outside of the structure in the event the water heater malfunctions. Under current building standards, TPR drain lines are to be installed without kinks or restrictions in the piping material. CPVC pipe, copper pipe or other material designed to withstand higher temperatures/pressures should be used as the TPR drain line.

It is recommended that a qualified, licensed plumber further evaluate and repair or replace as needed.

International Residential Code (IRC) 2804.6.1 (3)

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**

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

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

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☒ **A. Dishwashers**

Dishwasher: Unable to verify functionality due to water supply:

Due to an active remodel, plumbing lines and plumbing valves not present, the plumbing supply remained in the off position during the inspection and the dishwasher was unable to be checked for functionality and may conceal defects that may have been observed if operated.

1: Dishwasher: Loose or improperly secure / mounted

Further Evaluation Recommended

The dishwasher was observed to be loose or not properly secured or mounted at the time of the inspection. It is recommended that a qualified contractor properly mount and secure the dishwasher to prevent damage or tipping.

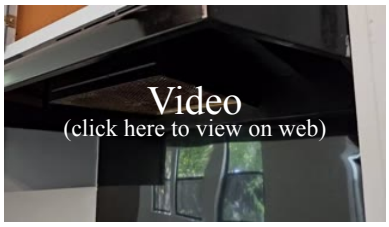
☐ ☐ ☒ ☐ **B. Food Waste Disposers**

Food waste disposal not present:

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

[a.a] Hood range & exhaust systems performing:

The hood range and exhaust system were checked for operation and functionality. At the time of the inspection, the hood range and exhaust system appeared to be performing as intended and no significant deficiencies were observed.



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

I	NI	NP	D

1: Hood range and exhaust system: Light not operating

Further Evaluation Recommended

The light for the hood range and exhaust system was found to not be operating at the time of the inspection. It is recommended that a qualified contractor further evaluate and repair as needed.

2: Range hood filter: Dirty

Further Evaluation Recommended

The filter for the range exhaust system was found to be dirty. Over time, filters can become clogged with grease and other cooking residues, reducing the range hood's effectiveness. It is recommended that the dirty filters be replaced or cleaned.

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

[a.a] Range / cooktop performing:

The cooktop/range was inspected for functional operation, missing and/or damaged hardware/components and proper clearance to combustible materials. At the time of the range/cooktop appeared to be performing as intended and no significant deficiencies were observed.

[a.c] Oven temperature reading: n/a -

The recommended temperature differential is +/- 25 degrees when set to 350 degrees.

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

I	NI	NP	D

1: Anti - tip device: Missing or damaged

Safety Hazard

The freestanding oven/range was observed to be missing an anti-tip device. A freestanding oven/range without an anti - tip device is considered to be a SAFETY HAZARD and should be repaired.

2: Oven: Dirty

Further Evaluation Recommended

The oven was found to be dirty at the time of the inspection.

3: Oven hardware: Not present, damaged or not properly installed

Further Evaluation Recommended

At the time of the inspection, oven hardware was found to be missing, damaged or improperly installed. It is recommended that a qualified contractor further evaluate and repair or replace as needed.

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

I	NI	NP	D

Handle loosely installed at oven

4: Oven temperature: Out of recommended range

Further Evaluation Recommended

The recommended temperature differential is +/- 25 degrees when set to 350 degrees. The oven temperature is out of the recommended range and may not perform as intended.

NOTE: When an oven's temperature is different from the desired temperature, homeowners can use an external thermometer that is installed on an oven rack to get a desired and accurate temperature instead of what is programmed within the oven.

317 degrees

☐ ☐ ☒ ☐ **E. Microwave Ovens**

Microwave oven not present:

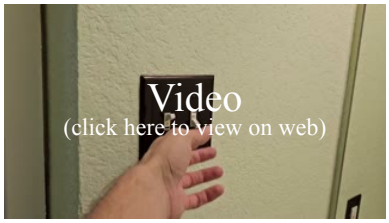
☒ ☐ ☐ ☒ **F. Mechanical Exhaust Vents and Bathroom Heaters**

[a.a] Mechanical exhaust vents & bathroom heaters performing:

The mechanical exhaust fans, vents, bathroom heaters (if applicable) were checked for operation and functionality. At the time of the inspection, the mechanical exhaust fans, vents, bathroom heaters (if applicable) appeared to be performing as intended and no significant deficiencies were observed.

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

I	NI	NP	D



Ventilation:
Bathrooms with a tub or shower should have a form of ventilation such as a window opening or an exhaust fan that is vented to the structures exterior to order to help reduce moisture levels.

1: Exhaust vent ducting: Loose and improperly sealed at attic decking
Further Evaluation Recommended

An exhaust vent duct was found to be loose and improperly sealed at the decking area in the attic in one or more locations. Ducting that is not properly sealed / connected may become loose over time resulting in mildew and/or organic growth and cause damage to the surrounding building materials. Mechanical exhaust vents should always vent to the exterior of the structure. It is recommended that a qualified contractor further evaluate and repair or replace as needed.


Above hallway bathroom in attic area

☐ ☐ ☒ ☐ **G. Garage Door Operators**
Safety maintenance:
When garage door operators are installed, the auto reverse pressure mechanism and auto reverse sensors near the garage floor should be routinely checked and adjusted as needed.

Garage door operator not present:

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**
Proper venting:
Dryer exhaust ducts should terminate on the outside of the structure and should be equipped with a back drafting device to prevent back drafting and rodents from entering the vent system. The dryer exhaust duct

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

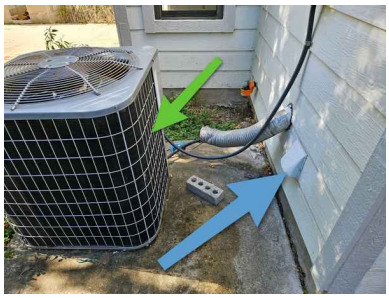
I	NI	NP	D

system should be constructed of rigid metal ducts with a smooth interior surface and without the use of screws. Screens should not be installed where the ducts terminate due to lint buildup.

1: Dryer vent: Improperly terminated near AC condenser

Maintenance or Recommendation

Due to the proximity of the dryer vent termination and the AC condensing unit, it is recommended to monitor the condensing unit fins periodically as lint may find its way onto the outer sides of the fins. The AC condensing unit's fins should always be free of debris as clogged fins can reduce the condenser's efficiency.



2: Dryer vent: Lint and/or debris build up

Further Evaluation Recommended

Lint and/or debris was found to be in the dryer vent area. Lint build up in dryer vents up can become a fire hazard and reduce the efficiency of the dryer.