



INVESTIGATOR HOME INSPECTIONS

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<https://www.InvestigatorHI.com>



TREC REI 7-6

Anywhere USA
Anytown, Tx 76000



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PROPERTY INSPECTION REPORT FORM

Name of Client	07/16/2025 8:30 am Date of Inspection
, Weatherford , TX 76088	
Address of Inspected Property	
Cliff Snyder	Pro. Real Estate Inspector TREC # 23321
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).

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

In Attendance: Buyer, Buyer Agent

Occupancy: Occupied

Additional Information:

Equipment Age Information

This report may contain information provided as a courtesy about equipment age located in their respective sections of the report. Equipment age interpreted from component labels is deemed reliable, but not guaranteed, and should be confirmed.

Location Information

This report may contain information about the location of some defects and is provided as a courtesy.

Plus, with a full buyer home inspection from Investigator Home Inspections, you automatically receive at no cost:

- Over \$110,000 in FREE protection
- 1 Year NXT structural warranty - \$100,000 in free coverage- INCLUDED
- 90 day structural and mechanical warranty - \$2000 in free coverage - INCLUDED
- 90 day warranty on underground sewer and water lines - \$4000 in free coverage - INCLUDED
- 90 day warranty for protection against new signs of visible mold - \$2000 in free coverage - INCLUDED
- 5 year roof warranty - \$3000 in free coverage - INCLUDED
- All major appliances and mechanical equipment checked for recalls - INCLUDED

Secondary Reader Of This Report?

If you are reading this report but did not hire Investigator Home Inspections to perform the original inspection, please note that it is likely that conditions related to the home have probably changed even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report. Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Do not rely on old information about one of the biggest purchases you will ever make.

Protect your family and your investment. Please call us directly at 817-752-5974 to discuss the report you're reading for this property so that we can arrange for a re-inspection. Thank you!

I=Inspected

NI=Not Inspected

NP=Not Present

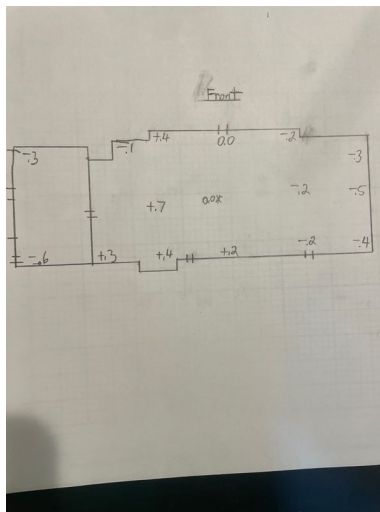
D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS☒ ☐ ☐ ☐ **A. Foundations***Type of Foundation(s):* Slab on Grade*Method Used To Observe Crawlspace:* No crawlspace*Location of Crawlspace Access:* Not Applicable*Foundation Elevation Survey Performed:*

The foundation was measured using a digital level device which provides elevation information about the homes foundation. Base unit locations are identified with 0.0* measurement. Measurement points are relative to the base unit and are in tenths (0.1) of an inch.

A diagram with measurements is provided.

☒ ☐ ☐ ☒ **B. Grading and Drainage****1: Downspout Disconnected**

Deficient

One or more downspouts have become disconnected. Repair as needed.

Recommendation: Recommended DIY Project

I=Inspected

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D=Deficient

I	NI	NP	D
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2: Gutter Damage

☹️Deficient

The gutter was damaged in areas. Repair as needed.

Recommendation: Contact a qualified gutter contractor



3: Gutter Debris

☹️Deficient

The gutters have some debris in areas and should to be cleaned. The debris in gutters can also conceal rust, deterioration, or leaks that are not visible until cleaned.

Recommendation: Recommended DIY Project

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

Types of Roof Covering: Standing seam

Viewed From: Walked roof, Limited



1: Coverings Damaged

▲ Safety Hazard and/or Needs Attention

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair any issues with roof listed and not listed on the report.

Recommendation: Contact a qualified roofing professional.

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Hail damage all over



Hail damage

2: Flashing Loose/Missing/Damaged

Deficient

Flashing was loose, missing, or damaged. A roofing contractor should evaluate the flashing details and make any needed repairs.

Recommendation: Contact a qualified roofing professional.



☒ ☐ ☐ ☐ D. Roof Structure and Attic

Viewed From: Attic

Type of Insulation: Loose Fill, Radiant barrier

Approximate Average Depth of Insulation: 16-18 inches

1: Attic stairs not secured with proper fasteners

Maintenance Item

Attic stairs not secured with proper fasteners. This can cause stairs to become loose overtime. Have a qualified contractor evaluate and repair.

I=Inspected

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I	NI	NP	D
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Recommendation: Contact a qualified professional.



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

Type of Exterior Wall Covering: Siding, Stone

Walls covered:

Some walls were covered with personal property. This made the inspection of the concealed walls incomplete. This is for your information.



Representative Photo

1: Bath Grout/Caulk

⊖ Deficient

Grout and/or caulk improvements are needed at one or more wet locations. Repair as needed.

Recommendation: Contact a qualified professional.

I=Inspected

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D=Deficient

I	NI	NP	D
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Five Bathroom



Left Side(Facing Front) Bathroom

2: Brick/Mortar Separation Minor

☹️Deficient

Minor brick or mortar separations were noted. Water can entered behind masonry cladding and cause additional damage. Recommend repair as needed to prevent further deterioration.

Recommendation: Recommended DIY Project



3: Exterior Caulking

☹️Deficient

One or more areas at the exterior such as around windows, doors, wood trim, expansion joints, and exterior penetrations require minor caulking improvements. This is a maintenance item that will need to be done periodically.

Recommendation: Recommended DIY Project

I=Inspected

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I	NI	NP	D
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Representative Photo

4: Moisture Intrusion Inactive

🟡 Deficient

One or more areas had signs of moisture intrusion. A moisture meter was used which did not record elevated moisture levels. Additional information should be obtained from the current owner about history and known issues.



5: Interior Paint/Stain Failing Minor

🔧 Maintenance Item

Minor areas of failing paint or stain were noted around the interior. Recommend prep, prime, and paint as necessary.

Recommendation: Contact a qualified painting contractor.

I=Inspected

NI=Not Inspected

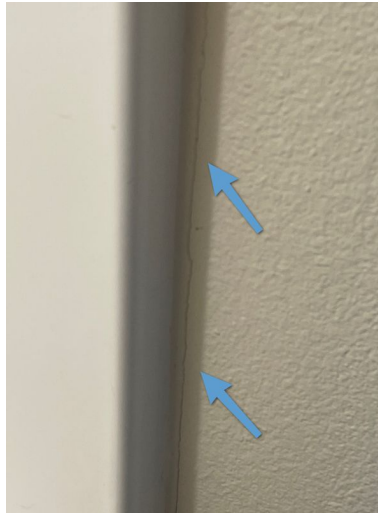
NP=Not Present

D=Deficient

I	NI	NP	D
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2nd Floor Bathroom



2nd Floor Bathroom

6: Walls - Exterior Covering Damaged/Deteriorated

☹️Deficient

One or more areas of the exterior cladding (brick, stone, siding, trim) was damaged or deteriorated. Further deterioration can occur if not corrected. Recommend repair by a qualified contractor.

Recommendation: Contact a qualified professional.



7: Improper flashing at one or more areas on exterior siding

☹️Deficient

Improper flashing at one or more areas on exterior siding. This can allow water to enter behind the siding. Recommend a qualified siding installer evaluate and make any need the repairs to the exterior siding

Recommendation: Contact a qualified professional.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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8: Shower enclosure has a hole present

Deficient

This appears to be cosmetic. Recommend monitoring and repair as needed

Recommendation: Contact a qualified professional.



2nd Floor

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Floors Covered:

The flooring was covered in multiple areas and could not be fully inspected.

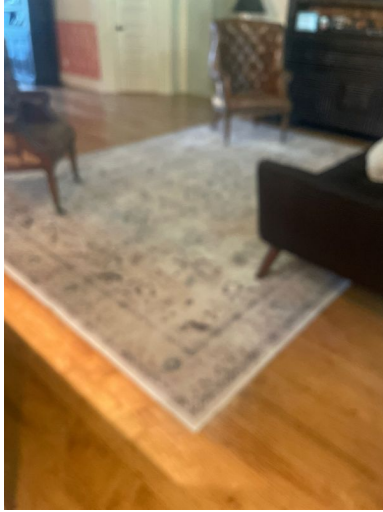
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I	NI	NP	D
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Door obstructed interior of the room not inspected:

A door in garage was obstructed. Interior of room cannot be thoroughly inspected. Additional formation wanted to have owner clear door and call office for reinspection. A reinspection fee would apply



1: Floors - Damaged/Deteriorated

➡Deficient

The flooring had general damage visible at the time of the inspection. Recommend repair as needed.

Recommendation: Contact a qualified flooring contractor

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Scuffs Representative Photo

2: Floors - Heavily Soiled

 [Maintenance Item](#)

The flooring is heavily soiled. Clean or replace as needed.

Recommendation: Contact a qualified professional.



3: Floors - Tiles Grout

 [Maintenance Item](#)

The tile in one or more areas had loose or missing grout. Repair as needed.

Recommendation: Contact a qualified flooring contractor

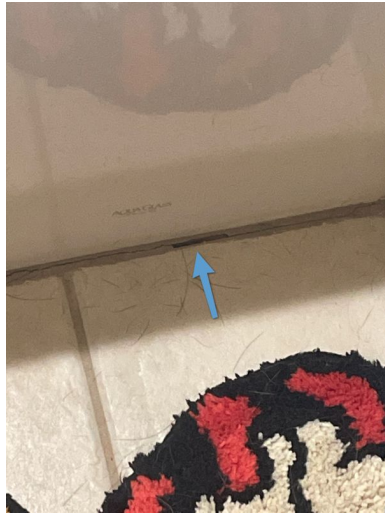
I=Inspected

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I	NI	NP	D
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2nd Floor Bathroom

4: Baseboards have paint deterioration

 [Maintenance Item](#)

One or more areas of baseboards have paint deterioration. Recommend repaint as needed.

Recommendation: Contact a qualified professional.



5: Wood floors have cupping present

 [Maintenance Item](#)

This maybe caused by installation, design or be a sign of deterioration. Recommend having a qualified flooring installer evaluate and repair if needed

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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Representative Photo

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

Door Obstructed:

One or more doors were obstructed and could not be fully inspected.



1: Door Self Closes/ Opens

🟡 Deficient

One or more doors self close or open. Repair as needed.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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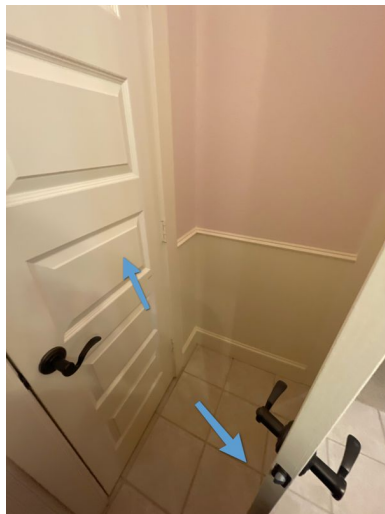


2: Doorstops Missing/Damaged

 Maintenance Item

One or more door stops were missing. Repair as needed.

Recommendation: Recommended DIY Project



3: Strike Latch Adjustment

 Deficient

One or more doors need a strike and latch adjustment to shut properly. Recommend handyman repair latch and/or strike plate.

Recommendation: Contact a handyman or DIY project

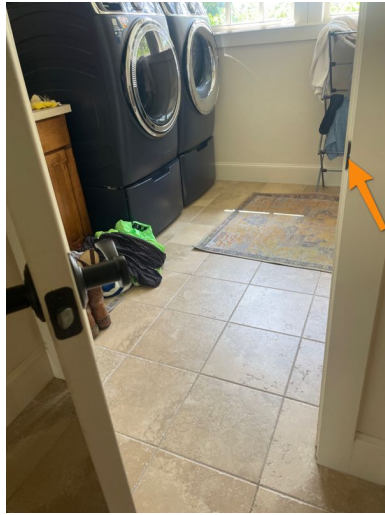
I=Inspected

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I	NI	NP	D
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4: Trim Missing/Damaged

[Maintenance Item](#)

Door trim was missing or damaged. Repair as needed.

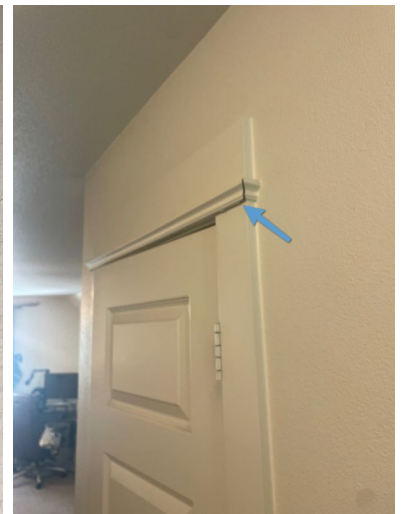
Recommendation: Contact a handyman or DIY project



2nd Floor Closet



2nd Floor Closet



2nd Floor

5: Weatherstripping Missing/Damaged

[Maintenance Item](#)

One or more doors have missing or damaged weather stripping or door sweeps. Energy loss can occur if not corrected. Recommend repair as needed.

[Here is a DIY guide on weatherstripping.](#)

Recommendation: Recommended DIY Project

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D=Deficient

I	NI	NP	D
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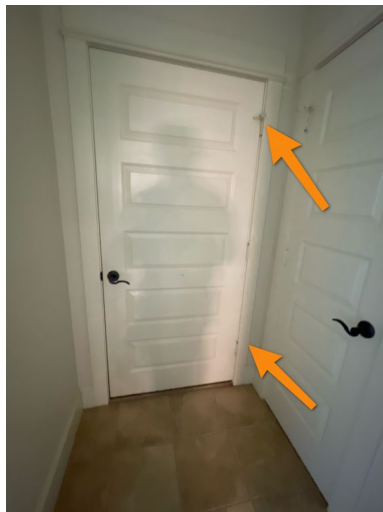


6: Attached garage doorway is not equipped with self-closing or automatic closing devices

🔴 Deficient

Attached garage doorway is not equipped with self-closing or automatic closing devices. Current safety standards require self closing door to garage. Have a qualified contractor install or repair.

Recommendation: Contact a qualified professional.



7: One or more doors have paint blemishes or imperfections present

🔧 Maintenance Item

One or more doors have paint blemishes or imperfections present. Recommend a qualified contractor evaluate and repair

Recommendation: Contact a qualified professional.

I=Inspected

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D=Deficient

I	NI	NP	D
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Representative Photo



Representative Photo



8: One or more areas of door trim has paint deterioration

 Maintenance Item

One or more areas of door trim have paint deterioration. Repair as needed

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☒ H. Windows

1: Difficult to Operate

 Deficient

Throughout house

One or more windows were difficult to open or close. A qualified contractor should evaluate and make any needed repairs.

Recommendation: Contact a qualified window repair/installation contractor.

I=Inspected

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I	NI	NP	D
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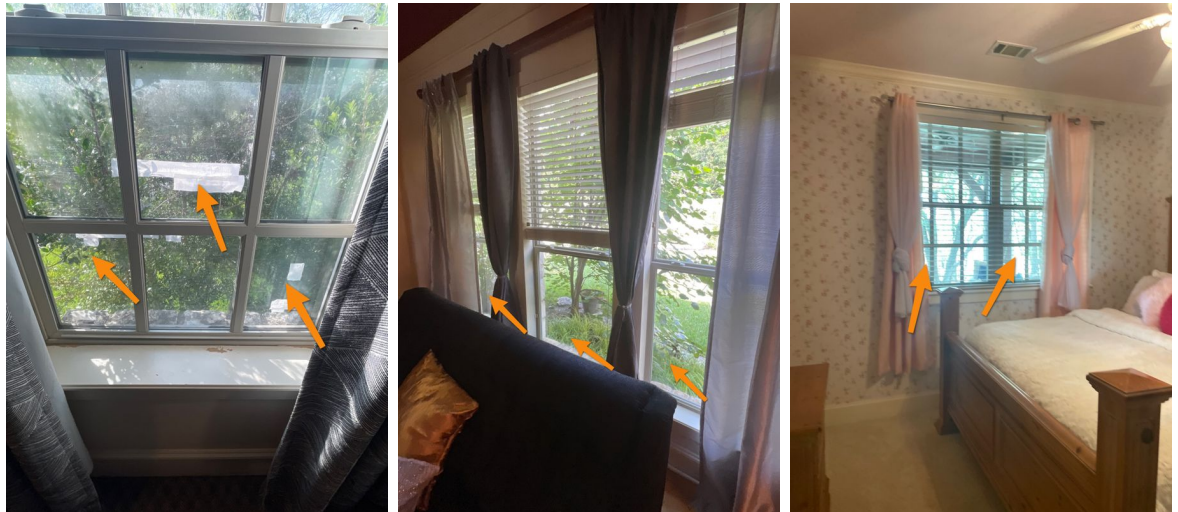
2nd Floor Bedroom

2: Screens Missing/Damaged

🔴 Deficient

One or more windows had missing or damaged screens. Recommend replacement.

Recommendation: Contact a qualified window repair/installation contractor.



2nd Floor Bedroom

I=Inspected

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D=Deficient

I	NI	NP	D
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Left Side(Facing Front) Bathroom



3: Seal Failed

🔴Deficient

One or more windows were cloudy or display other evidence of broken seals. Seals between window panes offer some insulation benefits. A qualified contractor should evaluate all windows in these locations and repair as needed.

Recommendation: Contact a qualified window repair/installation contractor.

I=Inspected

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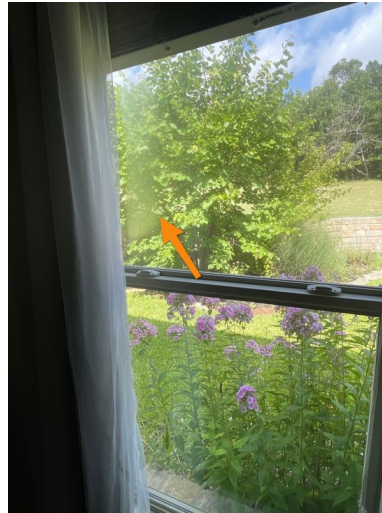
NP=Not Present

D=Deficient

I	NI	NP	D
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Representative Photo 2nd Floor
Bedroom



Main Bedroom

4: Spiral/Spring Balance Damaged

Deficient

One or more windows had damaged spiral or missing spring balances (which help keep the window open). A qualified contractor should repair as needed.

Recommendation: Contact a qualified window repair/installation contractor.



Spiral Balance



Spiral Balance



Stairs

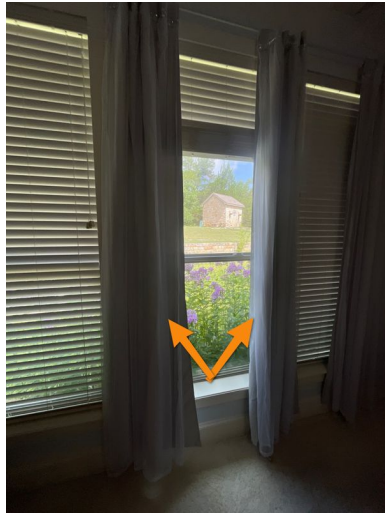
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I	NI	NP	D
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Main Bedroom



5: Stuck Shut

🔴 Deficient

One or more windows are stuck shut. Recommend windows be restored to functional use.

Recommendation: Contact a qualified window repair/installation contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Left Side(Facing Front) Bathroom

6: Window Not Locking

🔴 Deficient

One or more windows did not lock properly. A qualified person should repair as needed.

Recommendation: Contact a qualified professional.



7: One or more window sills have paint deteriorating

🔵 Maintenance Item

Window sill paint deteriorating. Repair as needed

Recommendation: Contact a qualified professional.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐ **I. Stairways (Interior and Exterior)**

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

Type of Fireplaces: Vented gas/LP logs, Conventional, Insert

1: Chimney Siding Deteriorated

🟡Deficient

The chimney siding is damaged or deteriorated. Further deterioration or water intrusion can occur if not corrected. Recommend repair by a qualified contractor.

Recommendation: Contact a qualified siding specialist.



2: Damper Difficult To Operate

🟡Deficient

The damper at the fireplace is difficult to operate. Recommend repair as needed.

Recommendation: Contact a qualified fireplace contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Rear patio

3: Chimney flue in contact with attic insulation

Deficient

Chimney flue in contact with attic insulation. There should be a space in between the chimney flue and any combustibles including attic insulation. Have a qualified contractor repair.

Recommendation: Contact a qualified professional.



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

☒ ☐ ☐ ☐ L. Other

1: Drive/Walkway Settlement Typical

Deficient

The concrete drive or walkways had settlement cracks. This is typical of a house this age. These areas should be monitored and repaired as needed.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified professional.



2: Cabinet hardware loose

[Maintenance Item](#)

Cabinet hardware loose. This can cause doors to be slightly out of alignment or not close properly. This is a minor repair.

Recommendation: Contact a qualified professional.



3: One or more cabinets have paint deficiencies

[Maintenance Item](#)

One amor cabinets have paint deficiencies. These are cosmetic. Paint and refinish as needed

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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Representative Photo

4: Typical energy transfer occurring at doors and windows

 Maintenance Item

The thermal imaging camera shows typical signs of any energy transfer doors and windows. This is for your information

Recommendation: Contact a qualified professional.



Representative Photo

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ A. Service Entrance and Panels

Panel Capacity: 225 AMP, 200 AMP

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

Type of Wiring: Romex type

1: A/C Breaker Oversized

🔴 Deficient

One or more of the A/C Breakers in the electrical panel appeared to be oversized according to the data plate on the unit(s). 2nd floor Condenser sates max breaker size is an 25 amp. Its is protected by an 30 amp in main panel. Have a licensed electrician evaluate and repair.

Recommendation: Contact a qualified HVAC professional.

2: AFCI (Arc Fault) Circuits missing

🔴 Deficient

All

AFCI (Arc Fault Circuit Interrupter) protection should be present at all kitchen, family rooms, dinning rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, and laundry areas. AFCI outlets are missing at one or more locations. Todays electrical standards require ARC Fault connections in the locations listed above. While GFCI protection prevents electrical shock hazards, ARC fault protection protects against fire hazards. The inspector recommends repair by a licensed electrician.

Recommendation: Contact a qualified professional.

3: Fixture Switch Location Unknown

🔧 Maintenance Item

The inspector was unable to locate the wall switch for one or more fixtures. Recommend obtaining additional information from the current owner or repair by a licensed electrician.

Recommendation: Contact a qualified electrical contractor.



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I NI NP D

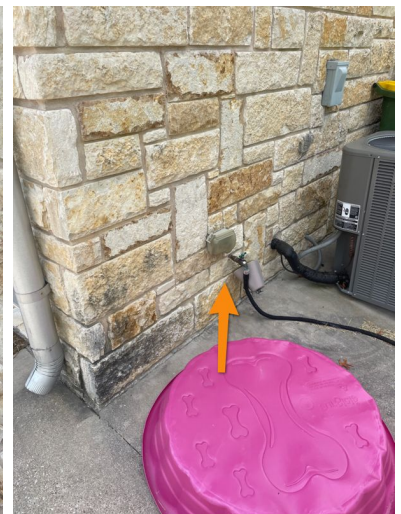
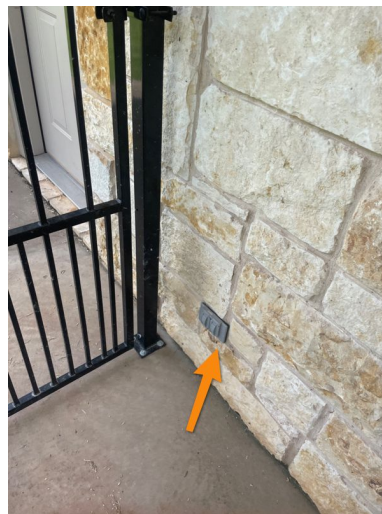
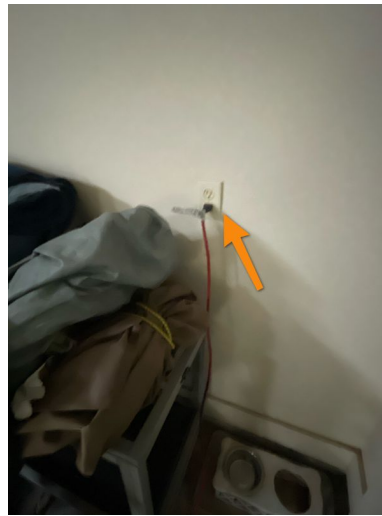
4: GFCI Outlets Missing

🟡 Deficient

GFCI (Ground Fault Circuit Interrupter) protection should be present at all bathroom receptacles, garage receptacles, outdoor receptacles, crawl space receptacles, unfinished basement receptacles, kitchen countertop receptacles, laundry room receptacles, kitchen dishwasher, kitchen dishwasher receptacle and receptacles that are located within six feet of the outside edge of a sink, shower or tub. GFCI outlets are missing at one or more locations. The inspector recommends repair by a licensed electrician.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation: Contact a qualified electrical contractor.

**5: Light Inoperable**

🔧 Maintenance Item

One or more light fixtures were not operating. A new light bulb, repair, or replacement is possibly needed.

Recommendation: Recommended DIY Project

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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6: Wall Switches Unknown Function

 Maintenance Item

The function of one or more wall switches were unable to be determined. Recommend obtaining additional information form the current owner or repair by a licensed electrician.

Recommendation: Contact a qualified electrical contractor.



2nd Floor Bedroom

7: One or more carbon monoxide alarms missing

 Deficient

The absence of carbon monoxide alarms outside each separate sleeping area in the immediate vicinity of the sleeping rooms was observed. When the house has a attached garage or any fuel fired appliances carbon monoxide alarms are required. Have a qualified contractor install carbon monoxide alarms in required areas.

Recommendation: Contact a qualified professional.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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2nd Floor Bedroom

8: One or more receptacles are not tamper resistant

➡Deficient

All

One or more receptacles less than five and a half feet above the floor are not tamper resistant. Modern safety standards require receptacles less than five and a half feet above the floor to be tamper resistant. This is a safety feature to prevent shock hazards. Have a licensed electrician evaluate and repair.

Recommendation: Contact a qualified electrical contractor.

9: One or more lights are flickering

➡Deficient

A new bulb or service may be needed. Recommend having repaired by qualified contractor

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Type of Systems: Forced Air, Second floor heat pump

Energy Sources: Electric

Heating System(s) Age: 1st floor same as cooling system air handlers, 2nd floor same as air handler and condenser

Furnace Performance Adequate:

The noted heating systems performed adequately during testing.



2nd Floor



Middle and right



Left Side(Facing Front)

Furnace outside of life expectancy :

The furnace is out side of its life expectancy. Began budgeting and planning on replacing in the future. This is for your information.

middle/right airhandler

☒ ☐ ☐ ☒ B. Cooling Equipment

Type of Systems: Air Conditioner Unit

Location of Thermostat: 2nd floor bedroom

Cooling System(s) Age: 2nd floor Trane condenser 6 years old with a 3 year old Lennox air handler, middle and right air handler 20 year old Carrier with a 3 year old Lennox condenser, right side air handler and condenser 7 year old Trane

Cooling Performance Adequate:

The above specified cooling systems registered a temperature differential within the expected range indicating the systems were cooling as intended. The measured temperature differential was 17 degrees on 2nd floor, 17 degrees in middle and right of house and 16 degrees on left side of house

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

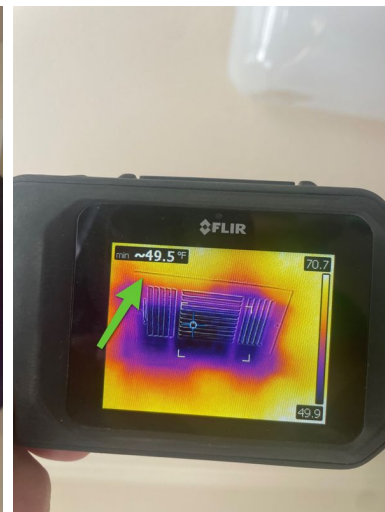
I NI NP D



2nd Floor



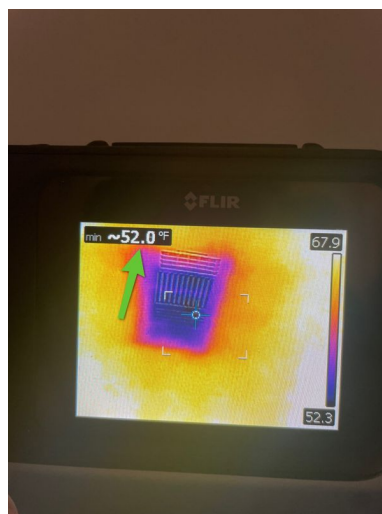
2nd Floor



Middle and right of house



Middle and right of house



Left Side(Facing Front)



Left Side(Facing Front)

Air conditioner outside of life expectancy :

The middle/right airhandler is outside of its life expectancy. Began budgeting and planning on replacing in the future. This is for your information.

Factors that may affect the Temperature Differential : None

Interior of air handler could not be inspected:

As there was a hanging strap attached to the inspection door the inspector could not remove the door. Recommend a qualified licensed HVAC contractor evaluate the interior of the air handler for any issues and make any needed repairs

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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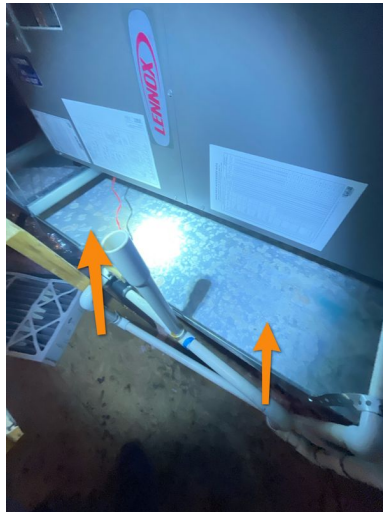
Middle right unit

1: Previous signs of condensation in secondary pan

☹️Deficient

Previous signs of condensation in secondary pan. Recommend monitoring for additional condensation in secondary pan.

Recommendation: Contact a qualified professional.



2nd Floor

2: Mold/mildew like substance in air handler

☹️Deficient

Recommend having a mold/mildew mitigation contractor test and remediate any mold or mildew issues as needed.

Recommendation: Contact a qualified professional.

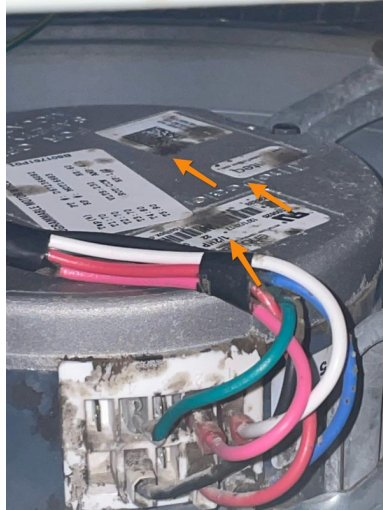
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Left Side(Facing Front)

3: Primary condensate trap is not insulated

☹️Deficient

Primary condensate trap is not insulated in the attic. This can and will cause condensate to leak onto attic floor and then possibly into the house. Recommend having repaired by a qualified contractor.

Recommendation: Contact a qualified professional.



4: Condensation in secondary pan

⚠️Safety Hazard and/or Needs Attention

Condensation in secondary pan. This is a sign that condensation is leaking out of either the secondary condensate drain or leaking out of the air handler. Recommend having a licensed HVAC contractor evaluate and make any need repairs

Recommendation: Contact a qualified professional.

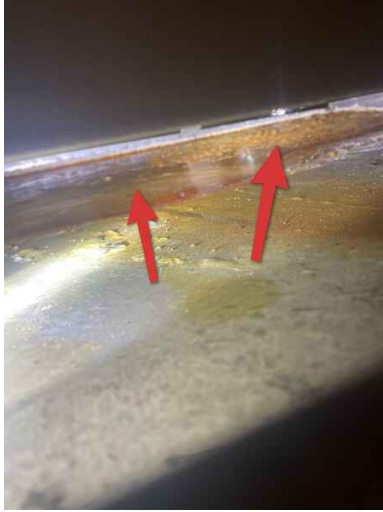
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Middle/right unit

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

Filter Dirty:

One or more filters are dirty and should be replaced. Replace as needed.



Air Filter Size :

I=Inspected

NI=Not Inspected

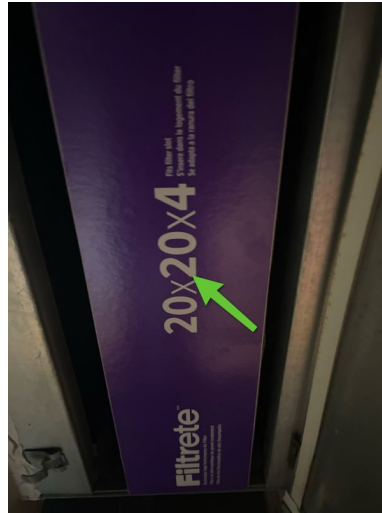
NP=Not Present

D=Deficient

I	NI	NP	D
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Middle right



Left Side(Facing Front)



2nd Floor

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEM

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

Location of Water Meter: None Well in main water supply

Location of Main Water Supply Valve : Rear of home -

If water supply valve was not located. It is important to know where main water valve in located in case water needs to be cut of to house in the case of emergency. Consult home owner to location or contact a qualified contractor to locate.



Static Water Pressure Reading: 55 psi



Type of Supply Piping Material: Copper, Pex

Water Source: Well

Location of main fuel shutoff valve: Propane Tank

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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1: Drain Stoppers Missing/Damaged

Deficient

One or more sink or tub drain stoppers are missing, damaged, or do not work properly. Recommend repair as necessary.

Recommendation: Recommended DIY Project



2: Faucet Leaks

Deficient

One or more faucets leaked when operated. Have a qualified plumbing contractor evaluate and repair

Recommendation: Contact a handyman or DIY project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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3: Flow Weak

⚠️ Safety Hazard and/or Needs Attention

One or more fixtures were weak in volume and/or pressure compared to other fixtures in the home. Recommend further evaluation and repair by a licensed plumber. Recommend having water well fully inspected to insure low pressure issues not caused by the well or well equipment.

Recommendation: Contact a qualified plumbing contractor.



2nd Floor Bathroom



2nd Floor

I=Inspected

NI=Not Inspected

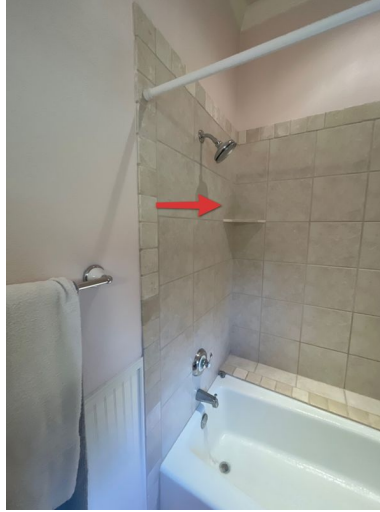
NP=Not Present

D=Deficient

I	NI	NP	D
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2nd Floor



Left Side(Facing Front)



4: Tub Faucet Diverter Leaks

🔴 Deficient

One or more tub faucets leaks a stream through the tub spout when the shower is on. Repair as needed.

Recommendation: Recommended DIY Project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2nd Floor

5: Tub/Sink Surface Chipped (Cosmetic)

🔴 Deficient

One or more tub/sink surfaces are chipped (cosmetic). Repair as needed.



Left Side(Facing Front) Bathroom

6: Vacuum Breaker Missing/Damaged

🔧 Maintenance Item

One or more vacuum breakers are missing or damaged at exterior hose bibbs. Cross contamination can occur if not corrected. Vacuum breakers are inexpensive and easily installed.

Recommendation: Recommended DIY Project

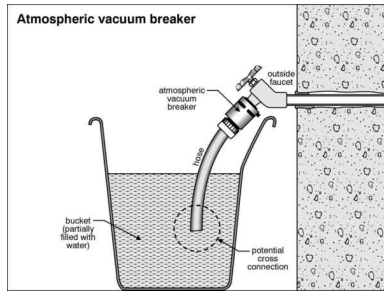
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Atmospheric Vacuum Breaker



7: Shower Arm Loose

Deficient

One or more shower arms are loose. Repair is recommended.

Recommendation: Recommended DIY Project



8: Supply line piping should be insulated

Deficient

Supply line piping in the attic, crawlspace and exterior should be insulated to protect from freeze and help with energy loss. Have a qualified contractor evaluate and repair

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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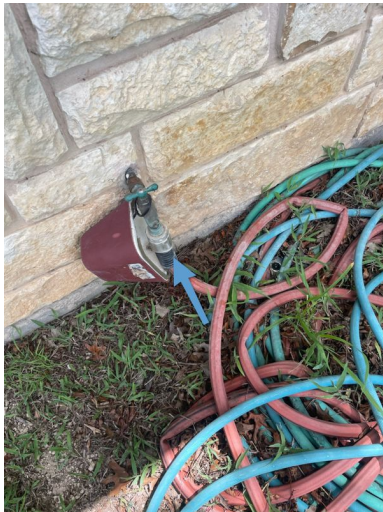


9: Water hose stuck to hose bib

 Maintenance Item

Have a qualified contractor evaluate and repair

Recommendation: Contact a qualified professional.



10: Faucet leaks went off

 Deficient

Have a qualified plumbing contractor evaluate and repair

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Left Side(Facing Front) Bathroom

- ☒ ☐ ☐ ☒ **B. Drains, Wastes, and Vents**
Type of Drain Piping Material: PVC

1: Drain Leaks

▲Safety Hazard and/or Needs Attention

One or more drains leak. Recommend repair by a licensed plumber.

Recommendation: Contact a qualified plumbing contractor.



Left Side(Facing Front) Bathroom

2: Drain Slow/Clogged

○Deficient

One or more drains or waste lines were clogged or slow. Recommend repair by a licensed plumber.

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Slow

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

Energy Source: Gas

Capacity: Instant

Water Heater(s) Age: Middle attic rinnai 20 years old

Water Heater Life Expectancy:

One or more water heaters were beyond their typical life expectancy. Replacement cost should be considered.

Middle attic unit

Only one water heater found in house:

Recommend inquiring to a licensed qualified plumbing contractor about one instant water heater being able to provide adequate hot water to a house of this size.

1: Pan/Drain System Not Present

☹️Deficient

One or more water heaters lack a proper pan and drain system or its location may not allow for a typical pan and drain system. Damage to surrounding materials can occur if the water heater were to leak. The installation of a pan and drain system or other safety device by a qualified licensed contractor is recommended.

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



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

1: Access Panel Not Present

☹️ Deficient

The jetted tub did not have an opening that would allow access to equipment for inspection, service, repair or replacement without removing permanent construction or building finish. Repair as necessary.

Recommendation: Contact a qualified professional.

2: Jetta tub is not GFCI protected

☹️ Deficient

Jetted tub is not GFCI protected. This can be a shock hazard. Have a qualified electrical contractor evaluate and repair.

Recommendation: Contact a qualified professional.

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

Location of Gas Meter: Propane tank

Type of Gas Distribution Piping Material: Csst

1: Bonding Not Present (CSST)

⚠️ Safety Hazard and/or Needs Attention

The home was noted to have CSST (Corrugated Stainless Steel Tubing) installed for the gas supply which requires bonding to help safeguard against potential fire hazards. The inspector was unable to determine if or where bonding may have occurred and recommends further evaluation and repair by a licensed electrical contractor.

Recommendation: Contact a qualified electrical contractor.

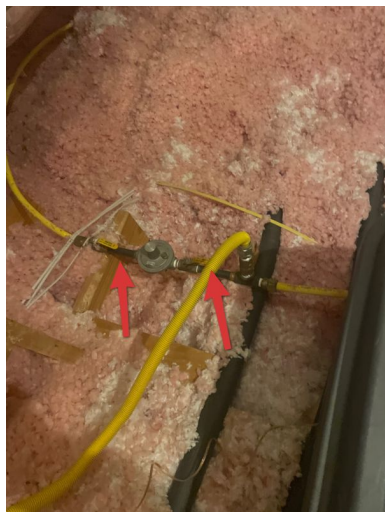
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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2: Drip legs/sediment traps not installed on major gas appliances

☹️Deficient

No drip legs on major gas fired appliances such as water heater and furnace. Certain municipalities or code at time of install may not have required drip legs current standards have drip legs as a requirement. Drip legs help catch moisture in small particles from gas supply. Have a qualified plumbing contractor evaluate and repair if needed.

Recommendation: Contact a qualified professional.



3: Black iron gas supply line piping not protected from Masonary

☹️Deficient

Have a qualified contractor evaluate and repair

Recommendation: Contact a qualified professional.

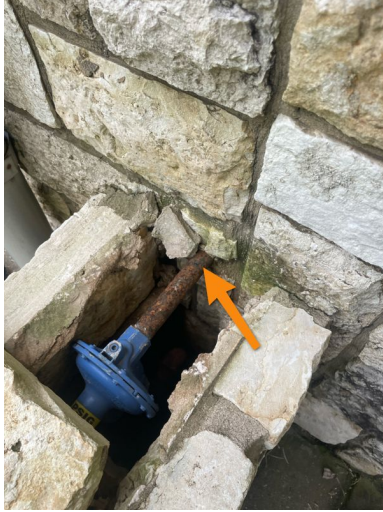
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☐ ☐ ☒ ☐ **F. Other**

Water Softener/Filtration Not Inspected:

The home was equipped with a water softener/filtration system which is outside the scope of this inspection. If additional information is required a qualified contractor should fully evaluate.

☒ ☐ ☐ ☐ **Sewer Camera Inspection**

Sewer camera inspection:

Sewer camera traveled 95 feet under the home. No issues found. Sewer camera traveled 80 feet away from home where the septic system was intersected. No issues found



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwashers

1: Dishwasher is uneven in opening

 Maintenance Item

This is cosmetic. Prepare as needed

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ B. Food Waste Disposers

Garbage disposal present with septic system:

Garbage disposal present with septic system. This puts undigested food and additional water into septic system which can affect performance of septic system. This is for your information

☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

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

☒ ☐ ☐ ☐ E. Microwave Ovens

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

☒ ☐ ☐ ☒ G. Garage Door Operators

Garage Door Type: Garage Door Opener

1: Damage (Minor)

 Deficient

The garage door had minor damage in one or more areas, but is not significantly affecting the garage door operation. Repair is recommended as needed.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified garage door contractor.

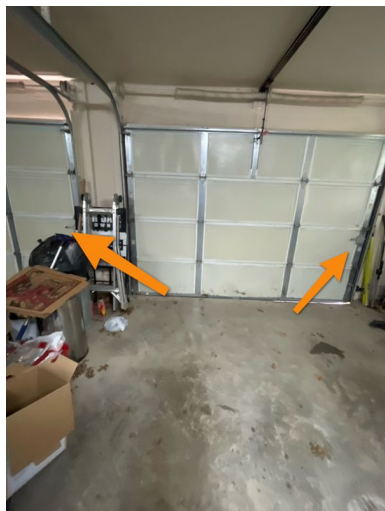


2: Locks Should Be Removed/Disabled

☹️Deficient

Garage door locks should be removed or disabled when automatic openers are installed. Accidental damage to the garage door can occur when the locks are engaged and the automatic opener activates, This is a small repair. Repair is recommended.

Recommendation: Recommended DIY Project



☒ ☒ ☐ ☐

H. Dryer Exhaust Systems

Dryer hooked up to exhaust vent:

The dryer was hooked up to the exhaust vent. Though the plumbing of the exhaust vent was proper it is recommended to have the exhaust vent inspected and cleaned when moving into home.

1: Vent Hood Missing/Damaged

☹️Deficient

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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The dryer exhaust vent had a missing or damaged vent hood outside. Repair is recommended.

Recommendation: Recommended DIY Project



☐ ☒ ☐ ☐ I. Other

Refrigerator not moved:

The refrigerator was not moved. Therefore if there are unknown deficiencies present they were unable to be evaluated or inspected. This is for your information.



1: Icemaker not operational

🟡Deficient

I recommend having a qualified appliance contractor evaluate and repair as needed

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

☒ ☐ ☐ ☒ A. Landscape Irrigation (Sprinkler) Systems

1: Full Evaluation Recommended

▲ Safety Hazard and/or Needs Attention

All sprinkler heads or zones that were tested had low pressure. All zones not tested. An irrigation contractor should fully evaluate the sprinkler system and make any needed repairs.

Recommendation: Contact a qualified landscaping contractor

2: Rain/Moisture Sensor Not Installed

➔ Deficient

The sprinkler system lacked a rain or moisture sensor. A sensor conserves water by preventing the sprinkler system from running during periods of rainfall. Repair is recommended.

Recommendation: Contact a handyman or DIY project

3: Sprinkler Head/Line Defective

➔ Deficient

One or more sprinkler heads or drip irrigation lines did not operate properly. Repair is recommended.

Recommendation: Contact a handyman or DIY project



4: Backflow preventer not found

➔ Deficient

Sprinkler system backflow preventer valve not found. These are often located in a utility box in the yard. This can cause contaminated water to backflow into homes or city's plumbing system. Inquire to current owner on location and/or had qualified plumbing contractor investigate and repair if needed.

Recommendation: Contact a qualified professional.

☐ ☒ ☐ ☐ E. Private Sewage Disposal Systems

Type of System: Unknown

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Location of Drain Field: Unknown

Septic Inspection Declined by Client:

The septic system inspection was declined by client. No part of septic system was inspected.

Leach Field Area Not Determined :

We were unable to determine the location of the leaching bed area. Leaching bed area will give information on distance from water well to leaching bed. The leaching bed area will also sometimes give information about the condition of the leach field. The inspector recommends consulting the owner or a licensed septic professional for this information.

☐ ☒ ☐ ☐ **C. Outbuildings**

Outbuildings not inspected :

This is outside the scope of a home inspection. If a outbuilding inspection is wanted please contact our office to schedule a inspection. A inspection fee will apply.



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

Proximity To Any Known Septic System Tank: Unknown

Water well inspection declined by client:

Water well inspection declined by client. No part of the water wells was inspected including well head, plumbing and electrical components of well.