



*Quality, Consistency...  
Every Home*

# BURGESS INSPECTION GROUP, INC.

101 W. Renner Rd., Suite 400, Richardson, Texas 75082  
Phone: 972-690-3838 Fax: 972-690-1616



## PROPERTY INSPECTION REPORT

**Prepared For:** Anyone  
(Name of Client)

**Concerning:** Anywhere  
(Address or Other Identification of Inspected Property)

**By:** Any Inspector  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number and Signature of Sponsoring Inspector, if required)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or deficiencies below - form OP-I.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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;
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST)

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

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**

PROPERTY FACES: South  
STRUCTURE WAS: Two-Story  
PROPERTY WAS: Occupied  
WDI REPORT NUMBER:

WEATHER WAS: Sunny  
OUTSIDE TEMP: Above 60°F  
REPORT NUMBER:  
INSPECTION FEE:

PARTIES PRESENT AT INSPECTION: Buyer / Buyers Agent

**RIGHT/LEFT AND FRONT/REAR** may be used as orientation terms (from a front view perspective) for location of specific areas or items described in the report.

---

---

# AGREEMENTS AND LIMITATIONS

This report was written in accordance with the **Standards of Practice 535.227-535.233** of the *Texas Real Estate Commission* by which we are regulated. These standards are available to you on our website - [www.burgessinspection.com](http://www.burgessinspection.com) or at <https://www.trec.texas.gov>.

**Scope of Inspection:** This is a visual inspection only. We inspect only what we see. We do not disassemble anything. We do not inspect for any environmental issues such as lead paint, asbestos, mold, etc. No intrusive, moisture, and/or Indoor Air Quality (IAQ) tests are performed as they are beyond the scope of the inspection. We do not inspect for building codes, soil analysis, adequacy of design, capacity, efficiency size, value, flood plain location, pollution or habitability. Please remember that older houses do not meet the same standards as newer houses, even though items in both might be performing the function for which they are intended. We do not hold ourselves to be specialists for any particular item; nor are we engineers. We are a general real estate inspection company. This inspection report covers only the items listed in the report which are reasonably observable, and are based only on the present condition of those items. For example, we do not move furniture, rugs, paintings, or other furnishings. There is no responsibility expressed or implied for latent defects, or for defects not reasonably observable at the time of the inspection, or for defects that would require the removal of major or permanent coverings for observation. No representation is made concerning any condition other than the operability of any item. No representation is made as to the future performance of any item. There are no warranties, either expressed or implied. If you would like a warranty or guarantee you must obtain it from a warranty company. *When an item is noted as deficient, not functioning or in need of repair, replacement or further evaluation by a specialist, the Purchaser agrees to contact a qualified specialist to make further evaluations of the item before you purchase the home.*

**360 Home Connect:** Burgess Inspection Group partners with "360 Home Connect" who will contact Client by phone and/or email regarding their complimentary no-cost services. They are a single point of contact to connect all utilities, arrange for movers, painters and additional home service providers at the best rates and plans that Client may choose. If Client chooses to utilize "360 Home Connect", Burgess Inspection Group receives a nominal fee for referring Client to them. At any time Client may opt out of the "360 Home Connect" program as it is completely optional.

**Limitation of Liability:** By signing this agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Additionally, the Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

**Dispute Resolution:** In the event a dispute arises regarding this inspection that has been performed under this agreement, the Client agrees to notify Burgess Inspection Group, Inc. within ten (10) days of the date the Client discovers the basis of the dispute so as to give a reasonable opportunity to re-inspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the re-inspection himself or can employ others (at Inspector's expense) to re-inspect the property. In the event a dispute cannot be resolved by the Client and Burgess Inspection Group, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association (AAA) pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

**Defense Costs:** In the event the purchaser files suit against Burgess Inspection Group, Inc. or its inspector, the purchaser agrees to pay all the company's legal fees, costs of expert witnesses, court costs, costs of depositions and all other such expenses incurred by Burgess Inspection Group, Inc. if the purchaser fails to prevail in the lawsuit.

**Exclusivity:** The report is prepared exclusively for the Client(s) named and is not transferable to anyone in any form. Client(s) gives permission for Burgess Inspection Group, Inc. to discuss report findings with real estate agents, specialists or repairpersons for the sake of clarification.

---

By my signature below or the acceptance of the report, I acknowledge that I have read these "Agreements and Limitations", that I understand the terms and conditions, and that I agree to be bound by them. I have also been given our website link - [www.burgessinspection.com](http://www.burgessinspection.com) to access our "Helpful Hints" book which has our standards of practice and offers other useful information for the purchaser.

**THIS REPORT IS OUR INVOICE**

Inspection Fee:

Report #:

Inspector/TREC License #:

Buyer: \_\_\_\_\_

Inspection Date:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficiency

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

## I. STRUCTURAL SYSTEMS

### A. Foundations

Note: Foundations on clay-based soils require adequate and evenly-distributed moisture around the perimeter of the foundation to prevent excessive movement. Trees and shrubbery can cause foundation damage when growing too close. Water should not be permitted to erode the soil or to pond alongside or under any part of the foundation. Depending on the design and construction of a pier and beam foundation, periodic leveling may be required.

Type of Foundation: Slab-on-Grade

*Comments:*

#### Inspector Notes:

- ✓ No evidence of excessive movement or structural failure observed at this time. Small random cracks, separations and other similar signs indicate some movement due to type of foundation, age, consolidation and soil and drainage characteristics.

#### Deficient Item(s): Foundation

- x Observed foundation corner wedge cracks/pops in one or more places; not structurally significant.
- x Post-tensioned cable ends are exposed. These need to be sealed to prevent further corrosion and/or rusting.



I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- 
- 
- 
- 

**B. Grading & Drainage**

Note: Foundation area surface and/or subsurface drains are not inspected.

Type of Drainage: Grade / Gutters

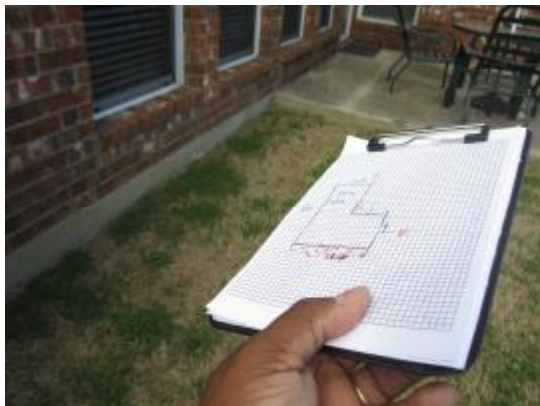
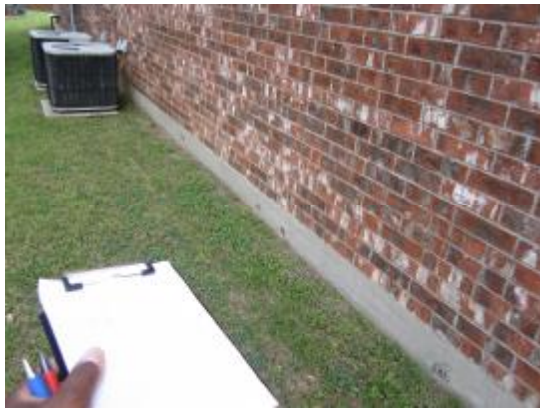
Comments:

**Inspector Notes:**

- ✓ Proper drainage is defined as grass and landscaping in place in such a way as to move water away from foundation and have no low spots to allow pooling next to foundation.

**Deficient Item(s): Grading & Drainage**

- x Soil washout is happening under the roofline at the left, right and rear of the home. If not corrected this can result in flat drainage or lead to water ponding/pooling next to slab.
- x The foundation footer is exposed; soil line is too low at the right side next to the shed. Lack of sufficient soil, sod and grading around a foundation can be a detriment to the foundation because improper drainage can lead to the foundation not performing as intended.
- x Observed area where water is ponding at the left side by the a/c unit.



I	NI	NP	D	Inspection Item
---	----	----	---	-----------------



- 

**C. Roof Covering Materials**

Note: Not all roofs are walked on during the inspection due to height, slope of roof, type of roofing material, weather and/or other safety concerns. Weather conditions (wind, hail, extreme temperatures, etc.) affect all roofing materials from day to day. Periodic observation by the homeowner is recommended. Roofs are not checked for insurability due to the fact that different insurance companies have different standards for insuring homes.

Type(s) of Roof Covering: Asphalt (Composition) shingles

Viewed From: Viewed with binoculars from ground level and viewed from windows

*Comments:*

**Inspector Notes:**

- ✓ Could only observe a portion of the roof due to height/pitch/type. Can only comment on the portion I could see and observe.
- ✓ From what I could see there appeared to be no lifting/damaged/missing shingles or other abnormalities beyond normal wear and tear observed at this time.

- 

**D. Roof Structure & Attic**

Type of Framing:  Conventional  Truss System

Viewed From: From access hole to A/C deck(s)

Approximate Average Depth of Insulation: 9-11 inches

Attic Ventilation: Wind Turbines / Soffit Vents

*Comments:*

**Inspector Notes:**

**Deficient Item(s): Roof Structure & Attic**

- x Observed signs of pests (rodents) in attic (trails). Pests have been known to damage various attic components.
- x The attic access ladder should have weather-stripping around the perimeter and should close up securely at the ceiling opening. This helps the ladder to act as a fire-blocking agent.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------



- 
- 
- 
- 

**E. Walls (Interior & Exterior)**

Note: Not all interior walls are visible/accessible as they may be obstructed by wallpaper, wall coverings, paneling, furniture, stored items, etc.

Type of Exterior Walls: Brick Veneer

*Comments:*

**Inspector Notes:**

**Deficient Item(s): Walls (Interior & Exterior)**

- x Open spots/separations in brick mortar that need sealing in one or more places. These do not appear to be structurally significant and would just need pointing-up if desired.
- x Observed a little separation at the garage door trimmers; these gaps should be caulked and sealed to prevent pest infestation.
- x Caulking maintenance needed in one or more places at the exterior, i.e., around exterior wall lights, at some or all windows; should be sealed against water penetration.





<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>	<b>Inspection Item</b>
----------	-----------	-----------	----------	------------------------



- 
- 
- 
- 

**F. Ceilings & Floors**

Note: Not all interior floors are visible/accessible as they may be obstructed by floor coverings, furniture, stored items, etc.

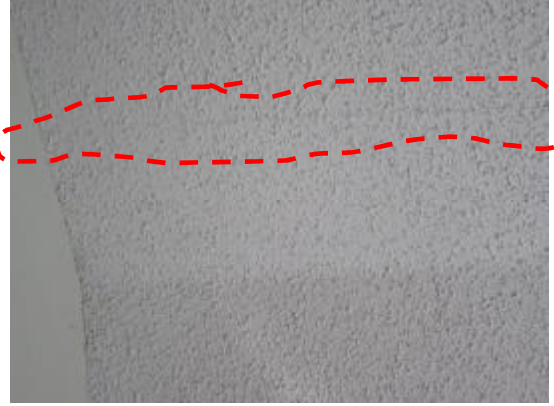
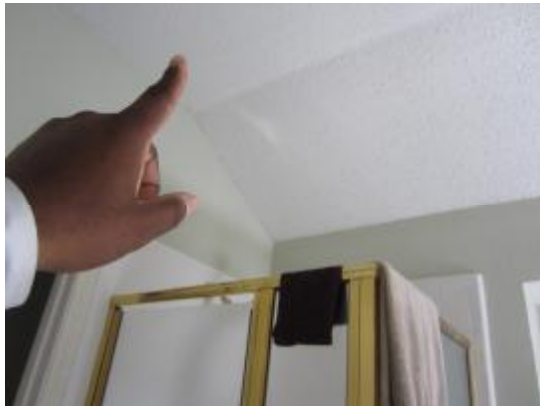
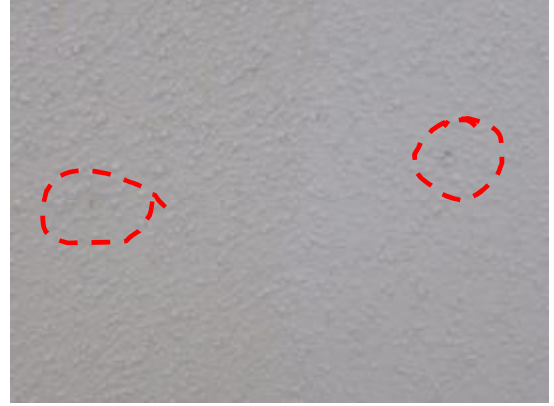
*Comments:*

**Inspector Notes:**

**Deficient Item(s): Ceilings & Floors**

- x Observed previously patched/repared area on ceiling.
- x Observed random nail-pops on some of the ceilings; these are typically cosmetic items.
- x Observed tape/shrinkage cracks in the ceiling(s) in kitchen; these do not appear to be structurally significant.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------



- 
- 
- 
- 

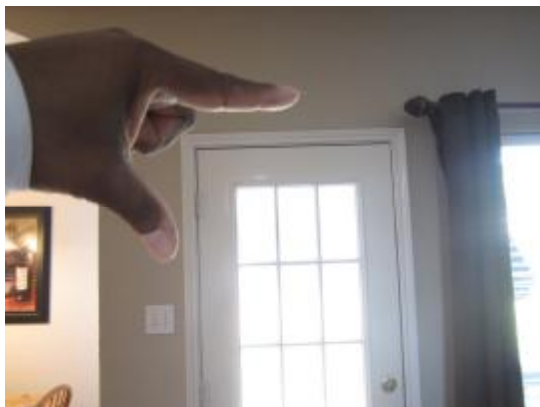
**G. Doors (Interior & Exterior)**

*Comments:*

**Inspector Notes:**

**Deficient Item(s): Doors (Interior & Exterior)**

- x Door frame is a little out-of-square at the rear patio exit.
- x Observed that the threshold at the rear patio exit door has evidence of moisture penetration. This should be repaired/replaced and sealed against future moisture penetration.



I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- 

**H. Windows**

Note: Only accessible windows are inspected. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days and other weather conditions can obscure their condition. Window conditions are noted as observed at the time of the inspection and no warranty is implied.

Type of Windows: Metal

Type of Glazing: Thermal Seal

*Comments:*

**Inspector Notes:**

- ✓ All accessible windows are opening and closing properly at the time of inspection.

**Deficient Item(s): Windows**

- x At the exterior: window glazing bead is deteriorated/has small splits in various locations.



- 

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

*Comments:*

**Inspector Notes:**

- ✓ The stairway appears to be functioning as intended.

- 

**J. Fireplaces/Chimneys**

Location/Type of Fireplace: Family Room / Metal

*Comments:*

**Inspector Notes:**

- ✓ Starter bar lit; no gas leaks.

- 

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

Note: For safety reasons wood decks and stairs should be checked frequently for loose boards, screws and/or nails.

*Comments:*

**Inspector Notes:**

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- ✓ All cement slabs (garages, porches, patios, driveways, home under floor coverings) can have small surface cement cracks. Generally these cracks are less than 1/8 inch wide and are shrinkage cracks.

**L. Other**

*Comments:*

**Inspector Notes:**

- ✓ We do not inspect: driveway automatic gates, fish or decorative ponds and fences.

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

Main Panel Location: Garage

AFCI's Located at: None in place

*Comments:*

**Inspector Notes:**

**Deficient Item(s): Service Entrance & Panels**

- x Observed at least two wires "doubled tapped" (two wires under one connection) at a neutral and ground bars.



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

Note: Lights and equipment activated by photocell switches were not checked. Landscape and/or exterior low-voltage ground lighting is not included in this inspection.

Note: Smoke alarms are not checked when a security system is in place.

Type Wiring: Copper

GFCI's Located at: Exterior / Garage / Kitchen / Bathrooms

Smoke Alarms Located at: In each bedroom and outside bedroom vicinity and at least one on each story

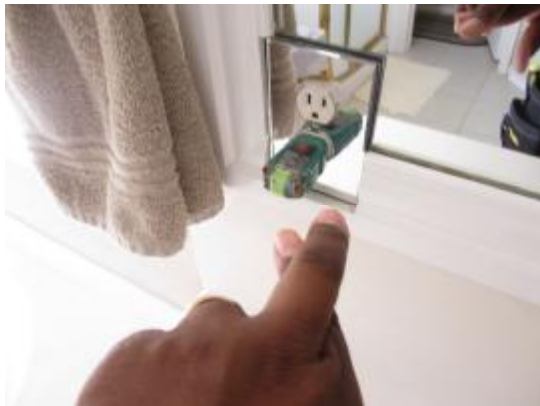
*Comments:*

**Inspector Notes:**

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

**Deficient Item(s): Connected Devices & Fixtures**

- x Some of the kitchen counter receptacles are not protected by Ground Fault Circuit Interrupters (GFCI's). Since 2000 *all* counter receptacles in the kitchen are required to be GFCI protected. (See TREC Notice on page 2 of this report)
- x The Ground Fault Circuit Interrupter (GFCI) receptacle in the hall bath has no power; the external tester does not light up when plugged in to the outlet.
- x Outlet with Hot/Neutral reversed (incorrect polarity) at the master bath.
- x Wall outlet(s) loose in one or more places may just need tightening; see sticker dots.
- x Exterior receptacle in wet locations (front/rear porch) do not have an **in-use** cover (cord can be plugged in while cover is closed).
- x Observed that the smoke alarms are a little loose/not mounted flush against the ceiling in one or more places.



I	NI	NP	D	Inspection Item
---	----	----	---	-----------------



These are two different units



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

- 

#### A. Heating Equipment

Note: We recommend the heating system be completely serviced before each heating season. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters and proper airflow is not included in this inspection. Only the Emergency Heat mode is checked on heat pump systems when the outside temperature is above 80 °F.

Type of System: 2-Central Forced-Air Furnace

Energy Source: Gas

*Comments:*

#### Inspector Notes:

- ✓ Inspection of the gas heat exchanger is beyond the scope of this inspection. Exchanger inspection requires disassembling of heating unit by Qualified Heating Specialist.
- ✓ Gas heating units responded to control and produced over 100 degrees of hot air at registers.

- 

#### B. Cooling Equipment

Note: We recommend the cooling system be completely serviced before each cooling season and the primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging. Cooling equipment is not checked when the outside temperature is below 60 °F because of possible damage to the compressor.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>	<b>Inspection Item</b>
----------	-----------	-----------	----------	------------------------

Type of System: 2-Central Forced-Air System / Electric

*Comments:*

**Inspector Notes:**

- ✓ The lower cooling unit responded to control, supply air was measured at 55 °F, and return air was measured at 70 °F. This represents a temperature differential that is within the acceptable range of 15 to 22 °F.
- ✓ The upper cooling unit responded to control, supply air was measured at 54 °F, and return air was measured at 70 °F. This represents a temperature differential that is within the acceptable range of 15 to 22 °F.

**Deficient Item(s): Cooling Equipment**

- x The attic safety secondary drain pan has a rust buildup, but no water at this time. This indicates that the pan has held water in the past and should be closely monitored for clogged primary condensate drain line.
- x Coolant line insulation is missing/deteriorating at outside condensing units.



- 
- 
- 
- 

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

Type of HVAC Ductwork: Flex

*Comments:*

**Inspector Notes:**

- ✓ Consistent temperatures readings at supply registers.

**IV. PLUMBING SYSTEM**

- 
- 
- 
- 

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

Note: Pipes, plumbing equipment, and reservoirs concealed in enclosures or underground are not checked for leaks or defects. The pipes and plumbing in walls, in or under concrete slabs, or concealed by personal possessions are not included in this inspection. Water purification systems are not inspected. Laundry equipment is not operated to check the drain system.

Location of water meter: Front curb

Location of main water supply valve: Unable to locate

Static water pressure reading: 60-70 PSI, at 9:00am

Number of Bathrooms: 3

*Comments:*

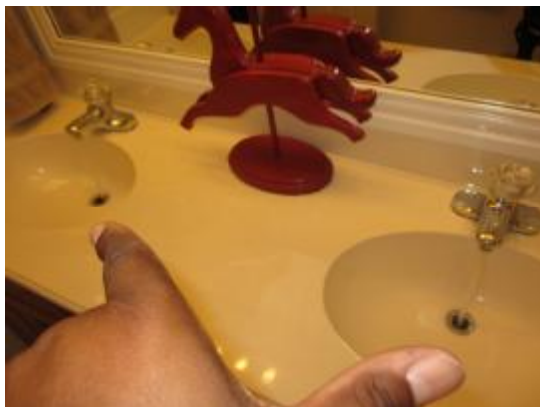
**Inspector Notes:**

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- ✓ No dial movement was observed with a 1 minute check at the water meter.
- ✓ All fixtures were run for 1 minute to look for leaks.
- ✓ Note: Laundry connection faucets and drain are given a visual inspection only. Faucets are not operated. Tub overflows are not inspected.
- ✓ Refrigerator water supply lines and valves not inspected.

**Deficient Item(s): Water Supply System & Fixtures**

- x The exterior hose faucet(s) are not equipped with backflow prevention devices to insure water cannot be siphoned back into the home. (See TREC Notice on page 2 of this report)
- x The exterior water spicket has stripped threads; cannot connect water hose.
- x Observed that the fiberglass tub/shower kit has some damage.
- x No sink drain stopper in place at the JJ sinks in the master bath.
- x The hot and cold water supply connections are reversed at the powder bath sink.
- x Tub stopper is loose, not functioning as intended at the master bath.





<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>	<b>Inspection Item</b>
----------	-----------	-----------	----------	------------------------



- 

**B. Drains, Wastes, Vents**

Note: Only visible and accessible waste lines are checked.

*Comments:*

**Inspector Notes:**

- ✓ Exterior cleanout ports in the ground are not inspected
- ✓ Water drained normally.

- 

**C. Water Heating Equipment**

Energy Source: Garage, Gas

Capacity: 50 gallon

*Comments:*

**Inspector Notes:**

- ✓ The lever on the Temperature and Pressure (known as T &P valve) relief valve(s) was not operated manually because of the possibility of damage to personal property.

**Deficient Item(s): Water Heating Equipment**

- x No manufacturer recommended safety pan, which drains to the exterior, under the unit for possible leaks.
- x No insulation on water supply lines to a unit located in an area that could be subjected to freezing temperatures.
- x Observed no quick disconnect union on the water supply lines for replacement or service of the water heater.
- x No water heater vent pipe firestop/support collar in place at the ceiling penetration.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------



**D. Hydro-Massage Therapy Equipment**  
*Comments:*  
**Inspector Notes:**

**E. Other**  
*Comments:*  
**Inspector Notes:**

**V. APPLIANCES**

**A. Dishwasher**  
*Comments:*  
**Inspector Notes:**

- ✓ The dishwasher operated to control, the soap dispenser appeared to function properly and there were no signs of leaks.

**Deficient Item(s): Dishwasher**

- x Observed rust on the dish rack(s).

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------



- 
- 
- 
- 

**B. Food Waste Disposer**

*Comments:*

**Inspector Notes:**

- ✓ Disposer operated with no leaks or damages noted.

**Deficient Item(s): Food Waste Disposer**

- x The disposer is a little noisy.



- 
- 
- 
- 

**C. Range Hood and Exhaust Systems**

Type: Recirculating

*Comments:*

**Inspector Notes:**

- ✓ Unit responded to controls, fan and light operated at all speeds/settings and filters are in place.

- 
- 
- 
- 

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

Type of Cooking Appliance: Oven (Built-In): Single/Electric Cooktop: Gas

*Comments:*

**Inspector Notes:**

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

- ✓ The upper oven produced a reading of 350 °F at a 350 °F setting in BAKE mode. This is within the acceptable range of ±25 °F.

- 
- 
- 
- 

**E. Microwave Oven**

Note: Microwave ovens are not checked for radiation leakage.

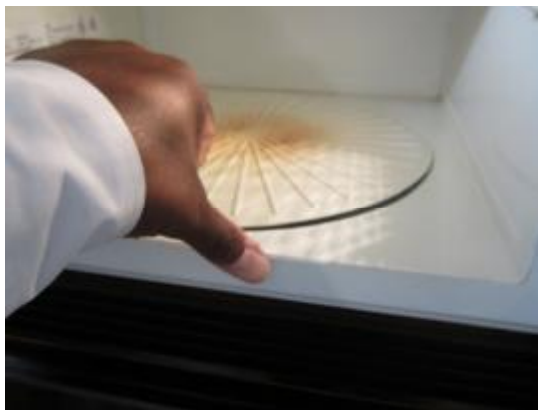
Comments:

**Inspector Notes:**

- ✓ The unit responded to control and passed the water heat test.

**Deficient Item(s): Microwave Oven**

- x The turntable did not turn.
- x The plate for the turntable is missing.



- 
- 
- 
- 

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

Types Present: Exhaust Fan

Comments:

**Inspector Notes:**

- ✓ Exhaust fans responded to control without excessive noise or vibration and vents terminated to the exterior.

- 
- 
- 
- 

**G. Garage Door Operators(s)**

Comments:

**Inspector Notes:**

- ✓ Opener(s) did respond to control, did open and close the garage door(s) and did auto-reverse as designed.

**Deficient Item(s): Garage Door Operators**

- x Manual lock mechanism in place on a garage door(s) with an automatic operator. If the manual lock is engaged and the automatic button is pushed the door can be damaged. The manual lock mechanism should be removed or disabled. (See TREC Notice on page 2 of this report)
- x The garage door opener wall control (button/console) is loose.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------



- 

**H. Dryer Exhaust Systems**

Note: Laundry equipment is not moved to check vents.

*Comments:*

**Inspector Notes:**

- ✓ Dryer appears to be properly vented to the exterior.

- 

**I. Other**

*Comments:*

**Inspector Notes:**

- ✓ The doorbell did respond to test and made an audible noise.

**VI. OPTIONAL SYSTEMS**

- 

**A. Landscape Irrigation Sprinkler Systems**

Backflow Preventer In Place:  Yes  No  Unable to Locate

Number of Zones: 6

*Comments:*

**Inspector Notes:**

**Deficient Item(s): Lawn and Garden Sprinkler Systems**

- x Possible broken sprinkler water line (water gushing from the ground) observed in one or more places, i.e., at the left side.
- x Some of the heads did not automatically retract/go back down after operation; may just be in need of seasonal maintenance.
- x Suggest a sprinkler professional further evaluate the system for possible repairs and costs.

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>	<b>Inspection Item</b>
----------	-----------	-----------	----------	------------------------



- 

**B. Other**

*Comments:*

**Inspector Notes:**

- ✓ With all pilot lights off, no dial movement observed with a 5 to 10 minute check at the gas meter.

**Deficient Item(s): Gas Supply Systems**

- x Supply pipes at the gas meter have visible rust and needs to be protected with an anti-rust paint.
- x Gas riser pipe at the structure has visible rust and needs to be protected with an anti-rust paint.



## SUMMARY OF DEFICIENT ITEMS

This list of deficient items or corrective action should be viewed as supplemental to the main report. Other important and useful information is found there. When an item is noted as not functioning, in need of repair, replacement, or further evaluation by a specialist, the Purchaser agrees to contact a qualified specialist to make further evaluations of the item before the home is purchased.

---

### Deficient Item(s): Foundation

- x Observed foundation corner wedge cracks/pops in one or more places; not structurally significant.
- x Post-tensioned cable ends are exposed. These need to be sealed to prevent further corrosion and/or rusting.

### Deficient Item(s): Grading & Drainage

- x Soil washout is happening under the roofline at the left, right and rear of the home. If not corrected this can result in flat drainage or lead to water ponding/pooling next to slab.
- x The foundation footer is exposed; soil line is too low at the right side next to the shed. Lack of sufficient soil, sod and grading around a foundation can be a detriment to the foundation because improper drainage can lead to the foundation not performing as intended.
- x Observed area where water is ponding at the left side by the a/c unit.

### Deficient Item(s): Roof Structure & Attic

- x Observed signs of pests (rodents) in attic (trails). Pests have been known to damage various attic components.
- x The attic access ladder should have weather-stripping around the perimeter and should close up securely at the ceiling opening. This helps the ladder to act as a fire-blocking agent.

### Deficient Item(s): Walls (Interior & Exterior)

- x Open spots/separations in brick mortar that need sealing in one or more places. These do not appear to be structurally significant and would just need pointing-up if desired.
- x Observed a little separation at the garage door trimmers; these gaps should be caulked and sealed to prevent pest infestation.
- x Caulking maintenance needed in one or more places at the exterior, i.e., around exterior wall lights, at some or all windows; should be sealed against water penetration.

### Deficient Item(s): Ceilings & Floors

- x Observed previously patched/repared area on ceiling.
- x Observed random nail-pops on some of the ceilings; these are typically cosmetic items.
- x Observed tape/shrinkage cracks in the ceiling(s) in kitchen; these do not appear to be structurally significant.

### Deficient Item(s): Doors (Interior & Exterior)

- x Door frame is a little out-of-square at the rear patio exit.
- x Observed that the threshold at the rear patio exit door has evidence of moisture penetration. This should be repaired/replaced and sealed against future moisture penetration.

### Deficient Item(s): Windows

- x At the exterior: window glazing bead is deteriorated/has small splits in various locations.

### Deficient Item(s): Service Entrance & Panels

- x Observed at least two wires "doubled tapped" (two wires under one connection) at a neutral and ground bars.

### Deficient Item(s): Connected Devices & Fixtures

- x Some of the kitchen counter receptacles are not protected by Ground Fault Circuit Interrupters (GFCI's). Since 2000 all counter receptacles in the kitchen are required to be GFCI protected. (See TREC Notice on page 2 of this report)
- x The Ground Fault Circuit Interrupter (GFCI) receptacle in the hall bath has no power; the external tester does not light up when plugged in to the outlet.
- x Outlet with Hot/Neutral reversed (incorrect polarity) at the master bath.
- x Wall outlet(s) loose in one or more places may just need tightening; see sticker dots.
- x Exterior receptacle in wet locations (front/rear porch) do not have an in-use cover (cord can be plugged in while cover is closed).
- x Observed that the smoke alarms are a little loose/not mounted flush against the ceiling in one or more places.

I	NI	NP	D	Inspection Item
---	----	----	---	-----------------

Deficient Item(s): Cooling Equipment

- x The attic safety secondary drain pan has a rust buildup, but no water at this time. This indicates that the pan has held water in the past and should be closely monitored for clogged primary condensate drain line.
- x Coolant line insulation is missing/deteriorating at outside condensing units.

Deficient Item(s): Water Supply System & Fixtures

- x The exterior hose faucet(s) are not equipped with backflow prevention devices to insure water cannot be siphoned back into the home. (See TREC Notice on page 2 of this report)
- x The exterior water spicket has stripped threads; cannot connect water hose.
- x Observed that the fiberglass tub/shower kit has some damage.
- x No sink drain stopper in place at the JJ sinks in the master bath.
- x The hot and cold water supply connections are reversed at the powder bath sink.
- x Tub stopper is loose, not functioning as intended at the master bath.

Deficient Item(s): Water Heating Equipment

- x No manufacturer recommended safety pan, which drains to the exterior, under the unit for possible leaks.
- x No insulation on water supply lines to a unit located in an area that could be subjected to freezing temperatures.
- x Observed no quick disconnect union on the water supply lines for replacement or service of the water heater.
- x No water heater vent pipe firestop/support collar in place at the ceiling penetration.

Deficient Item(s): Dishwasher

- x Observed rust on the dish rack(s).

Deficient Item(s): Food Waste Disposer

- x The disposer is a little noisy.

Deficient Item(s): Microwave Oven

- x The turntable did not turn.
- x The plate for the turntable is missing.

Deficient Item(s): Garage Door Operators

- x Manual lock mechanism in place on a garage door(s) with an automatic operator. If the manual lock is engaged and the automatic button is pushed the door can be damaged. The manual lock mechanism should be removed or disabled. (See TREC Notice on page 2 of this report)
- x The garage door opener wall control (button/console) is loose.

Deficient Item(s): Lawn and Garden Sprinkler Systems

- x Possible broken sprinkler water line (water gushing from the ground) observed in one or more places, i.e., at the left side.
- x Some of the heads did not automatically retract/go back down after operation; may just be in need of seasonal maintenance.
- x Suggest a sprinkler professional further evaluate the system for possible repairs and costs.

Deficient Item(s): Gas Supply Systems

- x Supply pipes at the gas meter have visible rust and needs to be protected with an anti-rust paint.
- x Gas riser pipe at the structure has visible rust and needs to be protected with an anti-rust paint.