

Burgess Inspection Group

195 Murray Farm Road
Suite 200
Fairview, TX 75069
Phone: 972-690-3838

Inspector: Bruce Barcuch, TREC 20979
bbarcuch@burgess-inc.com TPCL 9156

INVOICE/RECEIPT

CLIENT:

Sam & Margarita Piassick

REPORT NUMBER 170701241
INSPECTION DATE 07/01/2024

LOCATION 3504 Villanova Street
Dallas, TX 75225

DESCRIPTION	PRICE	AMOUNT
Crawl Space	\$200.00	\$200.00
Gas Line Check	\$55.00	\$55.00
Inspection Fee	\$655.00	\$655.00
WDI Report	\$119.08	\$119.08
PAID IN FULL BY: Prepaid		
SUBTOTAL		\$1,029.08
TAX		\$0.00
TOTAL		\$1,029.08
BALANCE DUE		\$0.00

THANK YOU FOR CHOOSING BURGESS INSPECTION GROUP!



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Every Home*

BURGESS INSPECTION GROUP, INC.

195 Murray Farm Road #200 Fairview, Texas 75069

Phone: 972-690-3838 Fax: 972-690-1616



PROPERTY INSPECTION REPORT FORM

Sam & Margarita Piassick

Name of Client

07/01/2024

Date of Inspection

3504 Villanova Street, Dallas, TX 75225

Address of Inspected Property

Bruce Barcuch, TREC #20979 Cell: 214-998-4233

Name of Inspector

20979

TREC License #

Name of additional inspector(s)

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 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

PROPERTY FACES: South
STRUCTURE WAS: Two-Story
PROPERTY WAS: Occupied
WDI REPORT NUMBER: T170701241
PARTIES PRESENT AT INSPECTION: Friend/Buyers Agent/Tenant

WEATHER WAS: Sunny
OUTSIDE TEMP: Above 80
REPORT NUMBER: 170701241
INSPECTION FEE: \$1,029.08

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.

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.*

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 repair persons for the sake of clarification.

By my acceptance of this 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.

THIS REPORT IS OUR INVOICE

Fee: \$1,029.08 Report #: 170701241 Inspector/TREC License #: **Bruce Barcuch #20979**

Buyer: Sam Piassick Inspection Date: 07/01/2024

☐ Client Not Present

☒ Emailed Report to Client

☐ Called Client/Reviewed Report

☒ Emailed Report to Realtor

I=Inspected

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D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

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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(s): Pier & Beam

Comments:

Inspector Note:

✓ 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

✗ Crawlspace access hole is too small. The access hole should be a minimum of 18 x 24 inches.



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B. Grading and Drainage

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

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Type of Drainage: Grade

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.
- ✓ Sump pump is not inspected..

Deficient Item(s): Grading and Drainage

- ✗ Drainage slope at the perimeter of foundation is essentially flat or not well defined.
- ✗ The current slope appears to negative (move water towards the home) at the left side.
- ✗ Gutters and downspouts are rusting and appear to be leaking.
- ✗ Gutters are full of debris and need cleaning.



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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.

Types of Roof Covering: Asphalt (Composition) Shingles

Viewed From: Viewed roof from ground level and accessible drip edge with a ladder

If not inspected from roof level: Too Steep, Too High/Not Accessible

Comments:

Inspector Notes:



Deficient Item(s): Roof Covering Material

- X** Recommend having the roof evaluated for condition, / serviced as regular ongoing maintenance / repaired or discover the cost of possible repairs by a qualified roof specialist.
- X** Observed what appears to be "scuffed" shingles. This is likely the result of previous foot traffic.
- X** Surface granules on the composition shingles are worn/thinning.
- X** Trees near the structure need to be trimmed at least 5 feet away from the roof.
- X** Debris (leaves, limbs) needs to be cleared from roof, especially from valleys.
- X** Exposed nail heads and/or staples at ridges and/or flashing areas need to be sealed with caulk.
- X** Discolored shingles at some places.

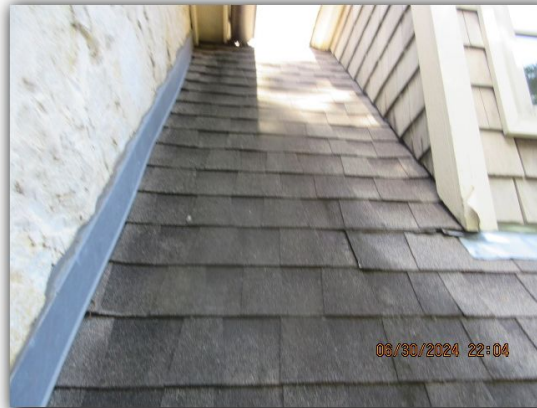
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D. Roof Structures and Attics

Type of Framing: Conventional

Viewed Attic: Entered attic and performed a visual inspection

Approximate Average Depth of Insulation: 6-8 inches

Type of Insulation: Blown/Loose Fill

Attic Ventilation: Static Roof Vents/Soffit Vent

Comments:

Inspector Notes:

✓ Performed a visual inspection. Areas where decking is not present or where the attic and attic floor is not visible and/or accessible due to normal attic conditions (framing, ductwork, insulation, storage, inaccessible areas, etc.), or where physical egress may result in accidental/ incidental damage is not physically accessed but is viewed from a distance with a flashlight from an accessible area.

Note: There is the possibility that defects or other problems are present but not visible due to these conditions. During an inspection the attic insulation is never moved or otherwise disturbed, so anything under the insulation is not examined.

✓ Condition of attic and interior ceilings and walls seem to indicate that there are no major defects relating to the attic or roof at the time of the inspection.

✓ Attic has radiant barrier insulated decking installed. Radiant barrier insulation is a reflective insulation system that offers a permanent way to reduce energy costs.

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- ✓ The roof decking appears reasonably level which indicates the present attic bracing for the roof is performing adequately at this time.
- ✓ Access to attic area was limited due to type of roof structure in place.



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E. Walls (Interior and 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/Wood Trim

Comments:

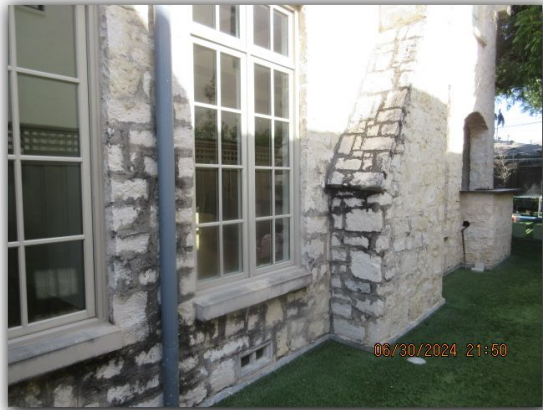
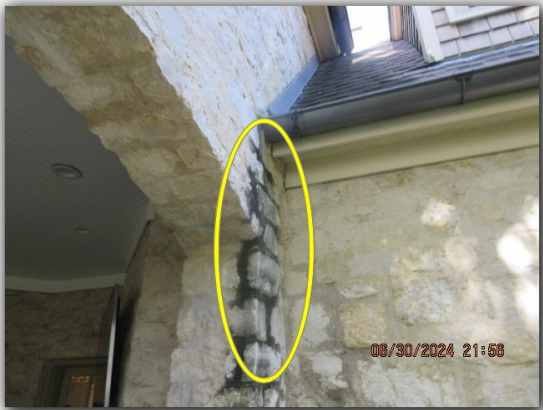
Inspector Notes:

- ✓ Interior walls have been recently painted and/or textured which may hide previous damages or defects from view at this time.

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

- ✗ Observed previous repairs to exterior masonry.
- ✗ Observed peeling paint at the garage wall.
- ✗ The header trim at the garage door opening is sagging. The resulting gap should be sealed.
- ✗ Discolored mortar at more than one area of the exterior.
- ✗ Keep vegetation away from exterior walls; these are highways for insect and pest infiltration. Hedges should be trimmed at least 1 foot away from exterior walls.
- ✗ Rusty water stains on the wall at left side. This is the result of a previous leak of condensate/water coming from the attic unit overflow drain pan.
- ✗ Dark stains on the wall at more than one place. Consistent water running on wall can lead to water penetration.
- ✗ Masonry wing walls at the front of the house are pulling away from the main structure.
- ✗ Caulking needed at/or around some window frames. (example: front upper)
- ✗ Exterior wood siding/trim is weathered and needs painting / sealing.
- ✗ Pests have damaged the wood material with chewing at eaves.

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F. Ceilings and Floors

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

Comments:

Inspector Notes:

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Deficient Item(s): Ceilings & Floors

- ✗ Observed small sheetrock cracks in some of the ceilings (example: garage).
- ✗ Paint is peeling at the garage ceiling..
- ✗ Floor tiles are cracked in the upstairs bathroom right and primary bathroom.



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G. Doors (Interior and Exterior)

Comments:

Inspector Notes:

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

- ✗ The top of the door ball-latch(s) is damaged / not operating properly at the primary closet.
- ✗ The door to the garage is not self-closing as is currently required.
- ✗ Door(s) not latching (misaligned with striker plate) at the powder bath.



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H. Windows

Note: Only accessible windows are inspected. Defective thermal-pane windows are not always visible. Dirt, haze, cloudy days, rainy days, solar screens, 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: Double Pane Thermal Seal

Comments:

Inspector Notes:

- ✓ Not every window was opened or inspected because of furniture or personal items

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that could be damaged.



Deficient Item(s): Windows

- ✗ Window screens are missing / not installed.
- ✗ Window crank handles are missing at several locations, mostly upstairs. These windows were not opened today.



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I. Stairways (Interior and Exterior)

Comments:

Inspector Notes:

- ✓ The stairways appear to be functioning as intended.

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J. Fireplaces and Chimneys

Location/Type of Fireplace: Masonry, Appliance, Living Room, Family Room, Exterior

Comments:

Inspector Notes:

- ✓ Fireplace damper operates to control and firebox appears to be in good condition.
- ✓ The top chimney cap(s) was not accessible and was not observed.



Deficient Item(s): Fireplaces and Chimneys

- ✗ Dampers are not fitted with a blocking clamp which is required when gas logs with a gas control valve are present. (indoor fireplaces) The small opening would allow carbon monoxide to escape if someone forgot to open the damper.
- ✗ Open mortar / grout at the front fireplace should be sealed.

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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:

✓ The patio appears to be in reasonable condition.

II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Main Panel Location: Garage

AFCI's Location: All bedrooms and smoke alarms

Comments:

Inspector Notes:



Deficient Items: Service Entrance and Panels

X Arc-fault circuit interrupting (AFCI) devices not observed at all currently required locations in the panel box. AFCI's were first required in bedrooms in January 2002. Starting in January 2008, Combination AFCI's are required in all 15-20 amp non-GFCI circuits. An arc fault is an unintended arc created by current flowing through an

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unplanned path. AFCI's are designed to detect arcing and trip the circuit off.

- ✗ Observed at least two wires "doubled tapped" (two wires under one connection) at a neutral and / or ground bars.
- ✗ Observed that tree limbs are in contact with the service entrance wire; contact can contribute to service interruption.



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B. Branch Circuits, Connected Devices, and Fixtures

Note: Lights and equipment activated by photocell switches are 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 of Wiring: NA

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

Smoke Alarms Located at: Bedroom and Halls

Comments:

Inspector Notes:

- ✓ Smoke detection is not tested when a security system is present. If the system is hardwired to local emergency responders, testing the smoke detectors could possibly result in a false alarm report.
- ✓ NOTE: Due to furniture placement, some interior outlets were not readily accessible at this time.
- ✓ We recommend that you install new batteries in smoke alarms upon move-in.
- ✓ Smoke alarms were present in required locations. (see below)

Deficient Item(s): Branch Circuits, Connected Devices and Fixtures

- ✗ Exterior receptacles in wet locations do not have an in-use cover (cord can be plugged in while cover is closed).
- ✗ Some light bulbs not responding. Replace bulbs and recheck.
- ✗ Switch with unknown function at several locations.
- ✗ Did not observe carbon monoxide alarms outside sleeping areas. (Currently required for homes with gas appliances or opening to an attached garage.)
- ✗ Receptacles are not "tamper proof" as is currently required.
- ✗ Light fixture at the j-n-j bath did not respond.
- ✗ Smoke alarm missing from its bracket at primary bedroom.

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C. Door Bells/Chimes

Comments:

Inspector Notes:

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



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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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 degrees.

Type of Systems: Main House Central (3)

Energy Sources: Gas

Comments:

✓ We recommend the heating system be serviced by an HVAC professional before the

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expiration of any warranty or option periods to verify that all components are working properly. (If applicable, this will be needed for a home warranty.) Regular maintenance is recommended. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and proper airflow is not included in this inspection.

- ✓ 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 appear to be working as intended.



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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 degrees because of possible damage to the compressor.

Type of Systems: Main House Central (3)

Comments:

Inspector Notes:

- ✓ We recommend the cooling system be serviced by an HVAC professional before the

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expiration of any warranty or option periods to verify that all components are working properly. (If applicable, this will be needed for a home warranty.) Regular maintenance is recommended. Filters should be changed at regular intervals. Checking humidifiers, electronic air filters, and proper airflow is not included in this inspection. The primary condensate drain line be flushed with a chlorine bleach/water solution every 2 months during the cooling season to prevent clogging.

- ✓ The cooling units responded to control; supply air and return air was measured within the acceptable temperature differential range of 15 to 22 °F.
- ✓ The condenser(s) (outside) are dated 2023, 2006, 2008.

Deficient Item(s): Cooling Equipment

- ✗ Recommend cooling unit be checked/serviced/repared by a qualified HVAC technician.
- ✗ The attic safety secondary drain pan (2 of 3) has 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.
- ✗ The attic secondary drain pan has a rust/corrosion buildup and contains water at this time. This indicates a possible problem with the primary condensate drain line. Dripping at the secondary drain, left exterior.
- ✗ Condensing units are unlevel.
- ✗ Vegetation/debris/obstructions within 2 to 3 feet of the condensing unit needs to be removed to provide proper ventilation and improve system efficiency.



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C. Duct Systems, Chases, and Vents

Type of HVAC Ductwork: Flex

Comments:

Inspector Notes:

✓ Consistent temperatures readings at supply registers.

Deficient Item(s): Duct System, Chases and Vents

- ✗ Recommend ducts be checked/serviced/repared by a qualified HVAC technician.
- ✗ An unknown black substance and/or organism was observed on several supply registers.



IV. PLUMBING SYSTEMS

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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 and on demand hot water systems are not inspected. Laundry equipment is not operated to check the drain system.

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Location of water meter: Alley

Location of main water supply valve: Undetermined, Shut-off at meter

Static water pressure reading: 70-80 PSI

Type of supply piping material: Copper

Number of Bathrooms: 6

Comments:

Inspector Notes:

- ✓ 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.
- ✓ Shower(s) checked for 5-10 minutes for the possibility of 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.
- ✓ Stored items under the sinks do not allow for full view of plumbing or cabinet.
- ✓ With all supply valves on and no water running, the static pressure was 70-80 psi which is inside the acceptable range of 40-80 psi.



Deficient Item(s): Plumbing Supply, Distribution System & Fixtures

- ✗ Exterior hose faucets (left) are not equipped with backflow prevention devices that insure water only flows out and cannot siphoned back into the home.

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I	NI	NP	D
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- ✗ The shower diverter is not functioning properly at the j-n-j bathtub.
- ✗ The cold water control is stuck / difficult to turn at the primary tub.
- ✗ The shower handle is loose at the primary.



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B. Drains, Wastes, and Vents

Note: Only visible and accessible waste lines are checked.

Type of drain piping material: PVC

Comments:

Inspector Notes:

- ✓ Water drained normally.

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C. Water Heating Equipment

Energy Sources: Gas

Capacity: 2 @ 40 Gallons each

Comments:

Inspector Notes:

- ✓ Water heaters are operating and delivering hot water to all fixtures at this time.
- ✓ Manufacture date for the water heaters is 2016.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Deficient Item(s): Water Heating Equipment

X The safety drain pan contains debris that should be removed to prevent clogging the drain line.



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D. Hydro-Massage Therapy Equipment

Pump was: Accessible

GFCI Protected: Yes

Comments:

Inspector Notes:

✓ Whirlpool bath responded to control, all jets operated, air injection/volume control(s) functioned properly, and unit was GFCI-protected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: alleyway

Type of gas distribution piping material: black pipe

Comments:

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



Deficient Item(s): Gas Line Inspection

- ✗ Gas riser pipe at the right of the structure is rusted and needs to be protected with anti-rust paint.
- ✗ The gas supply line is not equipped with a sediment trap just before the gas appliance connector at the HVAC equipment.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



V. APPLIANCES

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A. Dishwashers

Comments:

Inspector Notes:

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



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B. Food Waste Disposers

Comments:

Inspector Notes:

- ✓ Disposer operated without excessive noise or vibration and no leaks or damages noted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Deficient Item(s): Food Waste Disposers

✗ Wiring entering the disposer is not properly protected/clamped.



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C. Range Hood and Exhaust Systems

Type: Vented to exterior

Comments:

Inspector Notes:

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

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



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D. Ranges, Cooktops, and Ovens

Type of Cooking Appliance: Range

Comments:

Inspector Notes:

- ✓ Burners/elements are properly responding.
- ✓ The left oven produced a reading of 350 °F at a 350 °F setting in BAKE mode.
- ✓ The right oven produced a reading of 330 °F at a 350 °F setting in BAKE mode. This is within the acceptable range of ± 25 °F.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---



Deficient Item(s): Ranges, Cooktops & Ovens

X The gas shutoff valve for the range / cooktop is not readily accessible.

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E. Microwave Ovens

Note: Microwave ovens are not checked for radiation leakage.

Comments:

Inspector Notes:

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



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F. Mechanical Exhaust Vents and Bathroom Heaters

Types Present: Exhaust Fan

Comments:

Inspector Notes:

✓ Exhaust fans responded to control without excessive noise or vibration.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

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G. Garage Door Operators

Comments:

Inspector Notes:

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



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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.

Deficient Item(s): Dryer Exhaust Systems

✗ The dryer vent has lint buildup and should be cleaned.



VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Backflow Preventer In Place: Yes

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Number of Zones: 9

Comments:

Inspector Notes:

- ✓ All stations responded to manual control and all areas of the lawn/landscape appear to be getting adequate coverage at this time.



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.

FOUNDATIONS

- ✗ Crawlspace access hole is too small. The access hole should be a minimum of 18 x 24 inches.

GRADING AND DRAINAGE

- ✗ Drainage slope at the perimeter of foundation is essentially flat or not well defined.
- ✗ The current slope appears to negative (move water towards the home) at the left side.
- ✗ Gutters and downspouts are rusting and appear to be leaking.
- ✗ Gutters are full of debris and need cleaning.

ROOF COVERING MATERIALS

- ✗ Recommend having the roof evaluated for condition, / serviced as regular ongoing maintenance / repaired or discover the cost of possible repairs by a qualified roof specialist.
- ✗ Observed what appears to be "scuffed" shingles. This is likely the result of previous foot traffic.
- ✗ Surface granules on the composition shingles are worn/thinning.
- ✗ Trees near the structure need to be trimmed at least 5 feet away from the roof.
- ✗ Debris (leaves, limbs) needs to be cleared from roof, especially from valleys.
- ✗ Exposed nail heads and/or staples at ridges and/or flashing areas need to be sealed with caulk.
- ✗ Discolored shingles at some places.

WALLS (INTERIOR AND EXTERIOR)

- ✗ Observed previous repairs to exterior masonry.
- ✗ Observed peeling paint at the garage wall.
- ✗ The header trim at the garage door opening is sagging. The resulting gap should be sealed.
- ✗ Discolored mortar at more than one area of the exterior.
- ✗ Keep vegetation away from exterior walls; these are highways for insect and pest infiltration. Hedges should be trimmed at least 1 foot away from exterior walls.
- ✗ Rusty water stains on the wall at left side. This is the result of a previous leak of condensate/water coming from the attic unit overflow drain pan.
- ✗ Dark stains on the wall at more than one place. Consistent water running on wall can lead to water penetration.
- ✗ Masonry wing walls at the front of the house are pulling away from the main structure.
- ✗ Caulking needed at/or around some window frames. (example: front upper)
- ✗ Exterior wood siding/trim is weathered and needs painting / sealing.
- ✗ Pests have damaged the wood material with chewing at eaves.

CEILINGS AND FLOORS

- ✗ Observed small sheetrock cracks in some of the ceilings (example: garage).
- ✗ Paint is peeling at the garage ceiling..
- ✗ Floor tiles are cracked in the upstairs bathroom right and primary bathroom.

DOORS (INTERIOR AND EXTERIOR)

- ✗ The top of the door ball-latch(s) is damaged / not operating properly at the primary closet.
- ✗ The door to the garage is not self-closing as is currently required.
- ✗ Door(s) not latching (misaligned with striker plate) at the powder bath.

WINDOWS

- ✗ Window screens are missing / not installed.
- ✗ Window crank handles are missing at several locations, mostly upstairs. These windows were not opened today.

FIREPLACES AND CHIMNEYS

- ✗ Dampers are not fitted with a blocking clamp which is required when gas logs with a gas control valve are present. (indoor fireplaces) The small opening would allow carbon monoxide to escape if someone forgot to open the damper.
- ✗ Open mortar / grout at the front fireplace should be sealed.

SERVICE ENTRANCE AND PANELS

- ✗ Arc-fault circuit interrupting (AFCI) devices not observed at all currently required locations in the panel box. AFCI's were first required in bedrooms in January 2002. Starting in January 2008, Combination AFCI's are required in all 15-20 amp non-GFCI circuits. An arc fault is an unintended arc created by current flowing through an unplanned path. AFCI's are designed to detect arcing and trip the circuit off.
- ✗ Observed at least two wires "doubled tapped" (two wires under one connection) at a neutral and / or ground bars.
- ✗ Observed that tree limbs are in contact with the service entrance wire; contact can contribute to service interruption.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

- ✗ Exterior receptacles in wet locations do not have an in-use cover (cord can be plugged in while cover is closed).

- ✗ Some light bulbs not responding. Replace bulbs and recheck.
- ✗ Switch with unknown function at several locations.
- ✗ Did not observe carbon monoxide alarms outside sleeping areas. (Currently required for homes with gas appliances or opening to an attached garage.)
- ✗ Receptacles are not "tamper proof" as is currently required.
- ✗ Light fixture at the j-n-j bath did not respond.
- ✗ Smoke alarm missing from its bracket at primary bedroom.

COOLING EQUIPMENT

- ✗ Recommend cooling unit be checked/serviced/repared by a qualified HVAC technician.
- ✗ The attic safety secondary drain pan (2 of 3) has 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.
- ✗ The attic secondary drain pan has a rust/corrosion buildup and contains water at this time. This indicates a possible problem with the primary condensate drain line. Dripping at the secondary drain, left exterior.
- ✗ Condensing units are unlevel.
- ✗ Vegetation/debris/obstructions within 2 to 3 feet of the condensing unit needs to be removed to provide proper ventilation and improve system efficiency.

DUCT SYSTEMS, CHASES, AND VENTS

- ✗ Recommend ducts be checked/serviced/repared by a qualified HVAC technician.
- ✗ An unknown black substance and/or organism was observed on several supply registers.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

- ✗ Exterior hose faucets (left) are not equipped with backflow prevention devices that insure water only flows out and cannot siphoned back into the home.
- ✗ The shower diverter is not functioning properly at the j-n-j bathtub.
- ✗ The cold water control is stuck / difficult to turn at the primary tub.
- ✗ The shower handle is loose at the primary.

WATER HEATING EQUIPMENT

- ✗ The safety drain pan contains debris that should be removed to prevent clogging the drain line.

GAS DISTRIBUTION SYSTEMS AND GAS APPLIANCES

- ✗ Gas riser pipe at the right of the structure is rusted and needs to be protected with anti-rust paint.
- ✗ The gas supply line is not equipped with a sediment trap just before the gas appliance connector at

the HVAC equipment.

FOOD WASTE DISPOSERS

✗ Wiring entering the disposer is not properly protected/clamped.

RANGES, COOKTOPS, AND OVENS

✗ The gas shutoff valve for the range / cooktop is not readily accessible.

DRYER EXHAUST SYSTEMS

✗ The dryer vent has lint buildup and should be cleaned.