



HOME INSPECTION REPORT

EXAMPLE

Frisco Tx 75033



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Agent
JT Hardcastle



PROPERTY INSPECTION REPORT

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

Concerning: Frisco Tx 75033
(Address or Other Identification of Inspected Property)

By: Cary Harvey - License # 20818
(Name and License Number of Inspector) (Date)

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.texas.gov.

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 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.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This 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 seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for and 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.

Report Identification:

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; and
- 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 license holders 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

KEY TO OBSERVATION CODES:

- **I - Inspected:** Item was inspected and significant repair needs or imminent unsafe conditions were **not** observed by the inspector during the limited time spent at the home. Unless specified, the following is undetermined or incomplete: compliance to code; insurability of item; remaining life expectancy; that the property is free of unsafe conditions. Comprehensive inspections can further reduce risk.
- **NI - Not Inspected:** If present, the item was present but not inspected.
- **NP - Not Present:** The item was not present or discovered by the inspector.
- **D - Deficient:** General deficiencies include inoperable items, material distress, water penetration, damage, deterioration,

Report Identification:

missing, and unsuitable installation. 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, form OP-I. All further evaluations, repairs and or improvements should be made by a qualified specialist/contractor, licensed and bonded where applicable and prior to closing. At the time repairs are made the entire system should be evaluated by the qualified service person and at the conclusion of the repair, confirm that all aspects of the item and related components are functioning properly and are safe. Some repair and unsafe condition priorities are subjective and you, with the advice of the qualified repairperson, will need to determine what items should be corrected first. Where applicable, I recommend you obtain receipts and warranties for all work performed.

Temperature (approximate): 78 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Cloudy

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are deficient or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you, our client, with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request that the inspector provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any sellers disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activity have taken place at this property. Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary reader of this information should hire a licensed inspector to perform an inspection to meet your specific needs and to obtain current information concerning this property.

Cary Harvey, Justin Harvey dba BTM Inspections (BTM Inspections) provides inspection services based on the standards and practices set forth from the Texas Real Estate Commission. Client(s) agree to read this contract, the inspection report and any other documents provided to Client(s) by BTM Inspections. The Client agrees to pay the inspection fee at time the inspection service is provided. The purpose of the inspection to be performed under this contract is solely an attempt to identify major defects in the items listed on the inspection report, which are reasonably observable at the time that the inspection is performed. The inspection to be performed is limited to those reasonably accessible items or parts of items which can be seen or operated by the inspector at the time of the inspection. The intent of the inspection is to reduce risk of the client but due to the limited scope of the inspection no claims can be made that all risk will or can be eliminated; therefore the inspection to be performed may not identify all defects or problems. Client(s) agrees that the scope of the inspection services to be provided is defined and limited according to the laws of Texas: TAC Section 535.227 535.233 (Standards and Practice)

The inspection report provided by BTM inspections will contain the good faith opinions of the inspector concerning the observable need, if any, on the day that the inspection is to take place, for the repair, replacement or further evaluation by experts of the items inspected. Unless specifically stated, the report will not include and should not be read to express an evaluation as to the environmental conditions, presence of toxic or hazardous waste, mold or substances, presence of termite or other wood-destroying organisms or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

BTM Inspections makes no guarantee or warranty as to any of the following:

1. That all defects have been found or that BTM Inspections will pay for or repair any undisclosed or missed defects.
2. That any of the items inspected are designed or constructed in a good and workmanlike manner.
3. That any of the items inspected will continue to perform in the future as they performed at the time of the inspection.
4. That any of the items inspected are merchantable or fit for any particular purpose

This report is prepared exclusively for the Client(s) named and is not transferable to anyone in any form. Client(s) gives permission for BTM Inspections to discuss report findings with real estate agents, specialists or repair persons for the sake of clarification only. If any provision of this contract is determined to be unenforceable than all remaining portions will remain in effect and enforceable.

Report Identification:

It is beyond the scope of the inspection for the inspector to make comments regarding: improvement options, maintenance recommendations; prioritizing discoveries, property safety, repair cost estimates, and predictions of component life span or future performance. The inspector may make a comment relative to the aforementioned items solely as an added benefit. Please keep in mind that any additional comments are partial in content, subject to validation by you via a specialist and do not apply or extend to all areas of the inspection.

The Texas Real Estate Commission (TREC) limits inspector and inspection company statements on this page. TREC requires any extra comments to be placed at the end of the report. *Very important* additional inspector comments are found at the end of this report. Read them in their entirety before relying on the inspection or purchasing the home.

Additional pages may be attached to this report. If so, read them carefully. This report may not be complete without the attachments. Comments may be provided by the inspector whether or not an item is deemed deficient. **This report may be electronically distributed and changes, deletions or amendments to the report of any type are strictly prohibited.** It is recommended you ask the seller to update the sellers disclosure document to reflect the most current condition of the home at the time of closing. It is recommended you obtain receipts and warranties for repairs resulting from this inspection.

Important Note: Recent public awareness of the hazards of mold (black mold), microbiologicals and Chinese Drywall has surfaced. This inspection does not inspect for the presence or risk (conducive conditions) of these items. If you are concerned about these items, you should consider a specialist performing an additional inspection before closing.

IMPORTANT LIMITATIONS AND DISCLAIMERS :

This Inspection Report reports only on the items listed and only on the condition of those items at the time of inspection. This Inspection Report reflects only if the items inspected are observed to be "operable" or inoperable at the time of inspection. Operable means that the item is observed to serve the purpose for which it is ordinarily intended. This Report reflects only those items that are reasonably observed at the time of inspection. No representation or comment is made concerning any later defect or defects not reasonably observable at the time of the inspection or of items, which require the removal of major or permanent coverings. The inspection of swimming pools and spas is limited to the above ground accessible equipment and plumbing. For example, but without limitation, recent repairs, painting or covering may conceal prior or present leak damage, which is not reasonably observable by the inspector and no representation, or comment can be made. No representation is made concerning any other condition or the future performance of any item. No representation is made as to items not specifically commented upon.

By acceptance of, and reliance upon, this report, the Client agrees that all warranties, expressed or implied, not specifically stated herein are excluded and disclaimed. Inspector assumes no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, Inspector liability is limited to liquidated damages in an amount not greater than the fee Client paid to Inspector. Client waives any claim for consequential, exemplary or incidental damages or for the loss of the use of home. Client acknowledges that this liquidated damages is not a penalty, but that Inspector intends it to: reflect the fact that actual damages may be difficult to ascertain, allocate risk between us, and enable Inspector to perform for the agreed-upon fee.

If a comment is made concerning the condition of any item, the Buyer is urged to contact a qualified specialist to make further inspections or evaluations of that item. Buyer must notify Cary Harvey dba BTM Inspections in writing of any complaints within seven (7) days of inspection and must thereafter allow prompt re-inspection of the item complained of; otherwise, all claims for damages arising out of such complaints are waived by Buyer. If Buyer institutes any legal action concerning this inspection, and fails to prevail on all of the causes of action alleged, Buyer shall be liable to Cary Harvey dba BTM Inspections for all legal fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. Buyer, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers. For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, District, or County Attorney, or your personal attorney of choice. If a dispute arises out of or relative to the independent inspectors performance and, if said dispute cannot be settled between the parties to this inspection by state standards, the parties hereto agree to settle the dispute through binding arbitration according to the Commercial Arbitration Rules of the Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. All requests for arbitration shall be submitted to the Dallas Office of the American Arbitration Association and all arbitration administration costs shall be borne equally by all the parties to the dispute. Any event of waiver by this company of any right herein shall not constitute a continuing waiver or subsequent waiver of other rights. This Report constitutes the sole and only agreement of parties hereto and supersedes any prior understanding or written or oral agreements between the parties respecting the subject matter within. Client fully and completely understands that this inspection is not a warranty or a guarantee. This inspection is essentially visual, it is not exhaustive, and it does not imply that every defect will be discovered. It is only a statement of operation and/or condition as of and on the date of inspection.

IMPORTANT NOTE REGARDING DEFICIENCIES:

Multiple items in this Inspection Report will be noted as Deficient. Some deficiencies may be minor issues easily corrected with basic homeowner maintenance. For other more significant items of concern to the recipient of this report, the inspector recommends that further evaluation of the item be performed by a qualified professional to determine the best means of correcting the deficiency.

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:

Report Identification:

improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;

improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;

ordinary glass in locations where modern construction techniques call for safety glass;

the lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;

excessive spacing between balusters on stairways and porches;

improperly installed appliances;

improperly installed or defective safety devices; and

lack of electrical bonding and grounding.

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.

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I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Note About the Foundation:

Certain areas around the house may not have been fully inspected due to shrubs or other obstructions that prevented full visual inspection of the entire foundation. The opinions expressed here are subjective in nature, based on the knowledge and experience of the inspector, and are not based on measured data. The future performance of the foundation is not warranted. Foundation movement is common in North Texas, therefore, as time passes movements may occur. Normal and expected movements could be indicated by small cracks or sticking doors. Cracks in concrete may be present but not visible because of install the floor covering. If however, you notice large cracks or unusual movements you should consult with a structural engineer the foundation expert as soon as possible. To reduce the risk of future movement a consistent watering maintenance/foilage control program should be maintained. It is important to maintain good drainage around the home while keeping the soil consistently moist. Rainy seasons and droughts are particularly risky periods. Failure to maintain expensive soils at a consistent moisture level can result in foundation movements.

Type of Foundation: Slab

Structural Opinion: Inspection shows what appears to be only minor and typical signs of settlement and/or movement of the structure. The foundation does appear to be functioning as intended at the time of inspection. Deficiencies are noted below

1: Corner Pop(s)

- Corner pops are present at some corners of the foundation (this is considered a cosmetic issue and should not affect performance of foundation)



2: Mortar Cracks

- Slight cracks in mortar in exterior walls

(see more info under walls section)

3: Separation(s) at Siding

- Brick siding has separated or pulled apart from stone and mortar near the corner of the front entry porch. This may be an indicator of foundation movement which caused shifting in the walls

(See more info in Walls section)

Report Identification:

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

I	NI	NP	D
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B. Grading and Drainage

Note Regarding Drainage:

Drainage comments pertain to conditions seen at the time of inspection. Conclusive determinations often require observation over a period of time or topographical surveys. Comprehensive inspections are available from engineers or drainage specialists. The inspector does not determine the presence of underground water nor the efficiency or operation of underground or surface drainage systems. Ideally the soil around the home should slope away from the home and then to an appropriate off site area. It is recommended you monitor your drainage areas during rainy weather. If poor drainage is noticed corrective action to improve drainage should be done. The corrective action may consist of adding native clay base topsoils properly sloped from the home for proper drainage. Bushes and other landscaping planted close to the foundation will prevent a full visual inspection of the drainage on the property.

Adequate Drainage Observed: Structure appears to have adequate drainage typical of most structures in this area. No obvious / apparent areas where water is likely to pond against the foundation of house were observed

Underground Drainage Present:

Underground drains have been installed around the pool area and back porch to assist with drainage. Drains appear to be functioning as intended at time of inspection, but underground drains are not tested so I cannot determine how effectively the drains perform



The Following Deficiencies Are Noted:

1: Cracks in Walkway

- Settlement / separation between steps in front entry walkway

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C. Roof Covering Materials

Roof Viewed From: I walked the roof

Type of Roof Covering: Composition Shingles

Condition of Valleys, Flashings, Ridges etc. appear to be in good working order and performing as intended

Shingle Condition: Overall condition of shingles appears good and roof appears to be performing as intended

Photos Provided For Reference:



Report Identification: _____

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No Deficiencies:

- No apparent deficiencies were observed at time of inspection

D. Roof Structure & Attic

Number of Attics : 2 -

- Attics located in garage and hallway with pull-down stairs. I entered attics and viewed from the floor decking in the attic

Approximate Depth of Insulation (inches): 14 - 16 -

- Approximate R value: R35 - R40



Attic Ventilation Method: Soffit Vents, Ridge Vents

Attic / Roofing Structure in Good Order:

Attic framing (collar ties, purlins and vertical support lumber) appears to be in good order and functioning as intended

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No Deficiencies:

- No apparent deficiencies were noted at time of inspection

E. Walls (Interior and Exterior)

Note Regarding Walls:

*Per TREC limitations, this inspection report does **not** list flaws or damage that is considered cosmetic in nature, such as stains (unrelated to water) or markings on wall surfaces.*

The Following Deficiencies Are Noted:

1: Exterior - Mortar Cracks

- Slight cracks present in mortar in exterior walls



2: Exterior- Mortar Missing

- Mortar has chipped and fallen away from exterior wall at several spots, leaving slight opening in walls. I recommend client re-seal with mortar or caulk to fill openings and prevent water penetration into walls

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3: Exterior- Prior Patches/ Repairs

- Evidence of repair patch at upper corner of back porch area



4: Exterior - Separations

- Separation has occurred at seam between the brick and stone near the corner of the front entry porch

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5: Interior- Damaged Walls

- Wallpaper is peeling slightly at corners in multiple places around the house



6: Interior - Opening in Wall

- Open holes have been cut in the master bedroom wall for TV cables



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F. Ceilings and Floors

Note Regarding Ceilings and Floors:

Per TREC limitations, this inspection report does not list flaws or damage that is considered cosmetic in nature, such as stains or markings on ceilings or floor covering materials.

The Following Deficiencies Are Noted:

1: Ceiling Patch / Repairs

- Minor repairs / patches in ceiling drywall around kitchen light fixture and in the garage ceiling



2: Ceiling Water Penetration

- Evidence of possible water penetration, stains in kitchen and in several places in the garage ceiling. I tested stained areas with a moisture meter, stained areas show to be dry (low moisture content consistent with other ceiling drywall). This appears to be a past issue but I cannot conclusively determine source of staining or if any ongoing water leaks may be present



3: Floor - General Deficiency

- Master bathroom floor is vinyl “peel and stick” squares. Some vinyl tiles are loose and peeling upward along edges of tiles

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G. Doors (Interior and Exterior)

Note Regarding Door Security:

This inspection does not evaluate intrusion or security risk issues. If this is a concern, many police departments and private security companies offer this type of evaluation

The Following Deficiencies Are Noted:

1: Door(s) Don't Latch

- Front entry door knob is not fully latching in door frame. Needs hardware adjustment.

Note: door is locked by using the deadbolt, so this does not affect the security of the door



2: Door Hardware Broken / Damaged

- Decorative door knob trim cover on laundry room door is damaged; this does not affect the operation of the door

Report Identification:

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NP = Not Present

D = Deficient

I	NI	NP	D
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3: Door Sticks

- Door sticks at master bedroom entrance
- Hall bathroom closet top latch door hardware is very tight/sticky, making it difficult to open / close door(s)



4: Door Swings

- Door self-swings partially closed at master bedroom entry door

Report Identification:

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NP = Not Present

D = Deficient

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5: General Deficiency

- Very large dog door is present in the exit door to patio; this creates a potential security risk as a human could easily enter through the dog door



H. Windows

Note Regarding Tempered Safety Glass:

Tempered safety glass should be present at all hazardous window locations, such as bath areas and near exterior doors. Per TREC limitations, not all windows are operated. Windows are opened on a random basis to generate a representative sample of the operation of the home's windows. Windows in inaccessible areas, such as locations behind furniture may not be operated.

Windows Performing Properly:

All operated windows opened, closed and locked properly

The Following Deficiencies Are Noted:

1: Fogged Windows

- Formal dining room left corner window is fogged, exhibits signs that window seals are damaged

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2: Solar Screens on Bedroom Windows (clipped on)

- Some bedroom windows are covered with solar screens, screens are clipped on from the outside and should be removable if needed in case of emergency. Solar screens could potentially prevent emergency exit so I recommend client be certain screens can be easily removed if necessary in emergency situation



3: Window Blinds / Shutters Deficient

- Some window blinds are broken, not functioning properly

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I. Stairways (Interior and Exterior)

J. Fireplaces and Chimneys

Note Regarding Fireplace Operation & Safety :

The flue drafting capability and condition is undetermined. This inspection does not determine code compliance of the fireplace system. Over a period of time, usage of a wood burning fireplace generally causes a buildup of tar and creosote. If the fireplace is wood burning, this buildup has the potential to cause a fire, so the firebox and flue need to be cleaned on a regular basis. I suggest that the chimney be cleaned before utilizing the fireplace, unless you can verify this has been recently done.

Note Regarding Fire Stop Safety:

Fire stop was not accessible to inspector during attic inspection (a fire stop should be installed in the attic at the chimney flue and is part of the flue/ fireplace assembly. TREC inspectors are usually not able to observe this area of the attic to confirm that the fire stop is present because usually there is no safe way to get to this area of the attic. During construction of the home, the builder and the City inspector should have inspected this item and verified proper installation of the fire stop

Type of Fireplace: Metal

Ignition Source: Gas Log

Operation Verified:

The fireplace was lighted, and operated properly

Photos Provided For Reference:

Report Identification:

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I	NI	NP	D
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No Deficiencies:

- No deficiencies were noted at time of inspection

K. Porches, Balconies, Decks, and Carports

Note Regarding Decks / Porch Coverings:

The structural integrity and/or safe engineering & design of porch covers, decks, pergolas, etc. is not assessed in this inspection. My inspection is visual only; I do not perform load bearing or any other type of structural analysis of these systems

Porch Cover Condition:

- The porch cover was visually inspected and generally appears to be in sound condition and functioning as intended



No Deficiencies:

- No deficiencies were noted at time of inspection

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Note Regarding Electrical Safety:

Report Identification:

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

I	NI	NP	D
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Electrical service deficiencies can present very serious, even potentially life-threatening safety issues. For this reason, it is highly recommended that a properly licensed electrician be consulted for further evaluation if you have any concerns related to the electrical service or any deficiencies noted in this report. This inspection does not determine the adequacy of service capacity for the house, the accuracy of service panel labeling, or test the effectiveness or operation of circuit breakers. Since clothes washers & dryers are not part of the TREC inspection, electrical supply to the washer & dryer is not tested.

Type of Electrical Service Entrance: Underground Service Entrance

Breaker Panel Location: Garage

Manufacturer: Square D

Service Capacity (Amps): 200

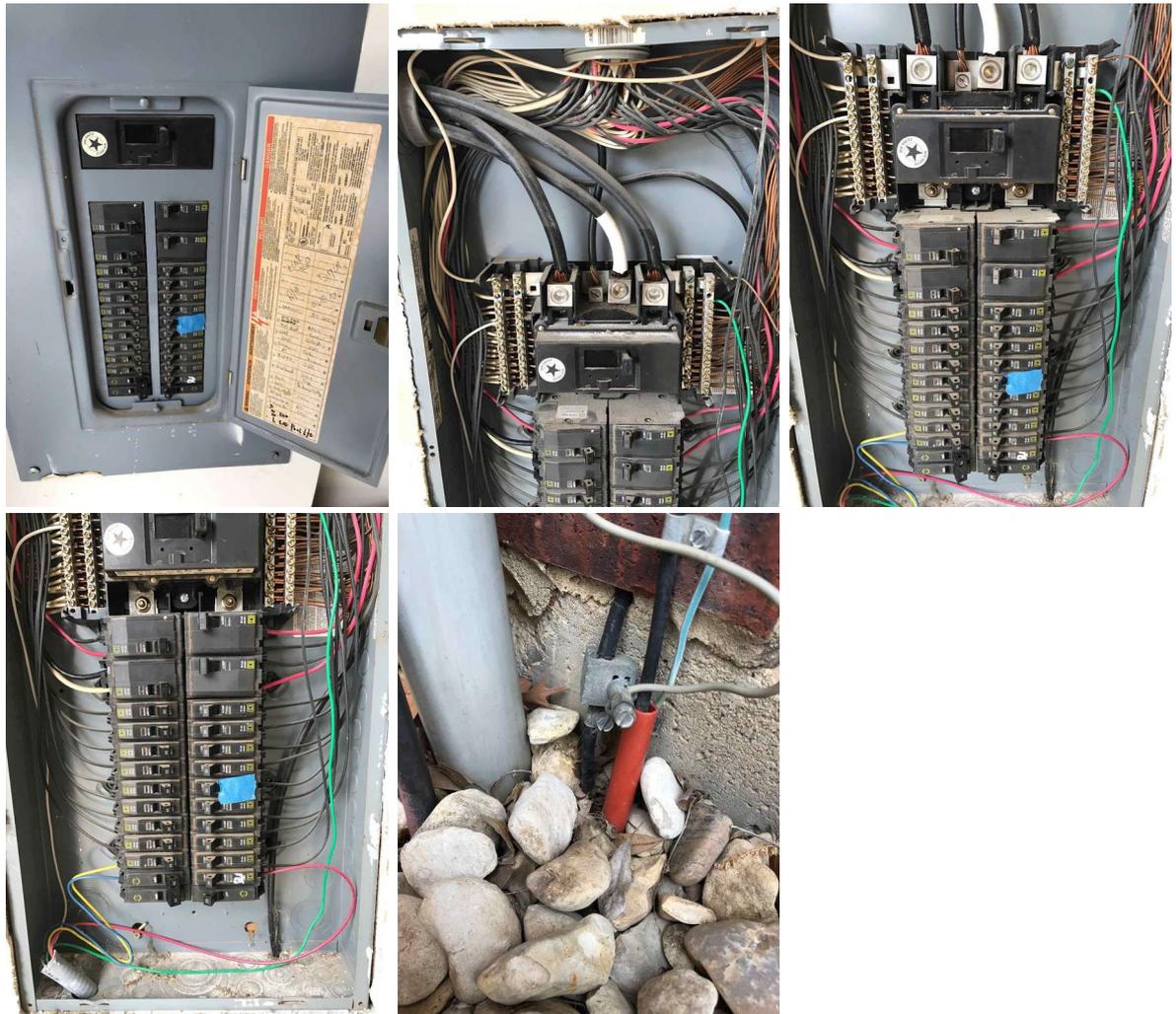
Entrance Wire Type: Copper

AFCI Breakers Are Not Present:

Home inspectors are required to make potential home owners aware that current standards require AFCI. Homes built before the 2009 National Electric Code will typically not have AFCI in all locations as required by the current TREC standards of practice

Panel Observation:

The panel cover was removed for visual observation of the electrical components inside (photos provided for reference)



The Following Deficiencies Are Noted:

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I	NI	NP	D
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1: Panel Not Properly Secured (Screws)

- Panel cover is secured with sharp tipped screws. Panels should only be secured with flat tipped screws

B. Branch Circuits, Connected Devices, and Fixtures

Note Regarding Electrical Testing:

Outlets are randomly selected, inspected in a representative manner. Lights and equipment activated by photocell switches are not tested in this inspection, nor are landscape and/or exterior low-voltage ground lighting. Receptacle outlets and switches are randomly checked circuits are not trace. The presence of smoke detectors are noted that smoke detectors are not tested. Smoke detectors are recommended in every bedroom, every hallway adjacent to a bedroom, and every floor of the home. Carbon monoxide detectors are also recommended but not tested in this inspection. Compliance with current regulatory requirements is not determined regarding electrical and fire safety issues. For this reason, it is highly recommended that a properly licensed electrician be consulted for further evaluation if you have any concerns related to the electrical service or any deficiencies noted in this report.

Note Regarding GFCI and AFCI Protection:

In regards to GFCI & AFCI protection: The Texas real estate commission requires inspectors to compare the home to new work construction standards regarding GFCI and AFCI protection. GFCI and AFCI devices protect against electrical shock and improve electrical safety. If you choose to install the safety devices it is recommended you have a license electrician bring the property up to the most recent recommendations of the national electric code (NEC) or that of the presiding governing agency, whichever is most comprehensive. This action would satisfy TREC recommendations. All outlets Serving kitchen countertops, bathrooms, laundry, garage in the outdoors should be GFCI protected.

Type of Wiring: Copper

Grounding: Grounded 3 Wire Outlets

The Following Deficiencies Are Noted:

1: GFCI Protection Missing

▲ Safety Hazard

- There is GFCI protection missing in some areas of the home such as master bathroom left front counter top outlet. This is a GFCI type outlet, but outlet fails to trip under testing, so GFCI protection is not functioning, outlet should be replaced
- GFCI protection *is* present at all other required locations of the home

(Per TREC, GFCI outlets are required in all wet areas such as all kitchen counter tops, bathrooms, outdoor locations and garages)



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2: Light Inoperable

- Light bulbs at some fixtures are removed or not working as intended. I cannot verify if the fixture itself is functioning correctly, or if the light bulbs are simply burned out. (Photos are examples, some deficient fixtures may not be included in photos below)



Front Yard Uplights



Front Office Ceiling Fan

III. HEATING, VENTILATION & AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Forced Warm Air

Number of Unit(s): 1

Energy Source: Gas

Flame Observation: Flames were observed inside the unit(s). They appeared consistent and uniform with strong blue flames. Unit(s) appeared to be performing as intended at time of inspection



Photos Provided For Reference:

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I NI NP D



Manufacturer: Trane

Manufacture Date: 2014

Temperature Range: 119 - 128 degrees (F) -

Heating system appears to be performing properly and producing adequate temperatures at time of inspection

No Deficiencies:

- No apparent deficiencies were noted at time of inspection

B. Cooling Equipment

Note Regarding A/C Testing:

The following is not determined: system capacity or sizing; refrigerant leaks or refrigerant type; remaining lifespan; evaporator coils, condensing units and air handlers are not disassembled and the condition of these systems interior components remains undetermined. Functional flow of drain lines cannot be determined and are beyond the scope of this inspection. This inspection does not check for microbiologicals such as mold or air quality.

Type of System: Central Air Conditioner

Number of Unit(s): 1

A/C Manufacturer: Trane

A/C Manufacture Date: 2013

Photos Provided For Reference:

Report Identification:

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A/C System Temperature Differential : 17 degrees -

Cooling system was run and tested. Average temperature of the air coming from vents was 60. Return air was measured at 77. The differential was 17. The recommended differential is at least 15-20 degrees. Therefore the system is considered to be performing at a satisfactory level

No Deficiencies:

- No apparent deficiencies were noted at the time of inspection

C. Duct System, Chases, and Vents

Note Regarding Air Quality:

This inspection does not check for microbiologicals such as mold or air quality related to the air conditioning /air handling system and its ducts. Air ducts are not checked for air leaks. Airduct and air quality inspections can be arranged through various specialists. Please contact the Texas Department of Health at <http://www.tdh.texas.gov/ech/env/iaq.htm> for further information.

Photos Provided For Reference:



Operation Verified :

Duct system was observed from the attic (note that much of the duct work may not be visible to inspector due to obstructions, insulation covering ducts, etc.). All observed ducts appear to be properly connected and fully insulated. I did not observe any obstructions or collapsing of duct openings

The Following Deficiencies Are Noted:

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1: Vent Cover Improper

- In the master bedroom ceiling, the return air and supply air vent covers have been reversed / installed crisscrossed. These 2 vent covers should be exchanged for proper vent operation



IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

Note Regarding Hidden Plumbing Lines:

A majority of plumbing supply lines are concealed within walls, as well as the slab of the home, and are not observable to us as inspectors. Therefore, we cannot fully assess the performance of the plumbing system, or make guarantees as to condition of these supply lines and their connections. We base our opinions of the plumbing only on what is observable during the time of the inspection and any other indicators that may relate to the plumbing of the home. Furthermore, if repairs have been made to the foundation or structure of the home, it is possible that shifting in, or stress to plumbing lines may have occurred during the process. If you have any concerns about the performance or capabilities of the home's plumbing system, a licensed plumber may be able to perform a more in depth, thorough analysis of the piping to evaluate and test for leaks.

Note About Exposed Plumbing Lines:

Some plumbing and hose bibs may be located on outside walls. During times of freezing weather it is wise to insulate and cover up all exposed water pipes on the outside of the home. You may also want to keep your cabinets open so that the heat from your home will help to keep the outside wall warm, reducing the chance for these pipes to freeze. If the water heater is located in the attic, you may want to insulate pipes there and / or verify that attic temperatures remain above freezing.

Location of Water Meter: Front curb -

No indication of water supply leaks were seen at meter

Location of Water Shut Off Valve: Front curb

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*Static Water Pressure Reading: 107 PSI -
(should be between 40-80 PSI)*



Note About Water Pressure Above 80 PSI:

A pressure reducing valve is recommended to be installed (usually installed at the water meter) *IF* the water pressure exceeds 80 PSI. If a reducing valve is installed, then an expansion tank is also required to be installed on the water heater

The Following Deficiencies Are Noted:

1: Shower Door Deficient

- Shower door in master bathroom sticks, drags on the frame, is difficult to open and close

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2: Shower Door Seal

- Gasket seal along edge of shower door is damaged



3: Sink Drain Stoppers Not Operable

- Sink drain stoppers not operable in hallway and master bathrooms

4: Sink Fixture Leak Damage

- Water was apparently leaking under the kitchen sink in the past. No current leaks were observed in or under the kitchen sink fixture. There is evidence of water damage to the cabinet floor below the sink, such as wood deterioration and possible organic growth in the cabinet

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5: Toilet Run-On

- Hall bathroom toilet runs on for an extended time after flushing. This may indicate a need for hardware adjustment or replacement

6: Toilet Seat Loose

- Bathroom toilet seat is loose, requires hardware tightening in hall bathroom

7: Tub Drain Stopper Not Sealing

- Bath tub drain stopper(s) does not quite fully seal in hall bathroom

8: High Water Pressure

- Water pressure exceeds the recommended limit 80 psi, no pressure reducing valve observed

(See note about high water pressure in report)

B. Drains, Wastes, & Vents

Note Regarding Drain Lines :

Based upon home inspection industry standards for "functional drainage", the plumbing drain lines appear to be performing and operational at time of inspection. However, drainage testing is limited to water run through drain system during the inspection. Underground and hidden drain lines are not visible and cannot be inspected. If client has concerns about drainage and sewer lines, it may be prudent to have a more thorough examination, such as video scanning of the lines, performed by a qualified plumbing specialist.

The Following Deficiencies Are Noted:

1: Leak in Plumbing Drain(s)

- Slight drip leaks observed under both of the master bathroom sinks

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C. Water Heating Equipment

Note About TPR Valves:

The Temperature & Pressure Relief (TPR) valve is a very important safety device required on your water heater. The TPR protects the water heater against the risk of explosion from excessive heat and pressure build up. Most manufacturers of water heaters suggest that the valves be tested on a yearly basis. Testing the TPR valve can sometimes cause the valve to not re-set, causing leakage of the valve. Therefore the TPR valve was not tested.

Number of Water Heaters: 1 unit(s)

Location: Garage

Power Source: Gas

Manufacturer : GE

Manufacture Date : 2011 year

Capacity : 50 Gallons

Proper Operation Verified: Unit came on when triggered by water heater thermostat. Flame was observed and burned blue and without disruption; indicating proper operation



Photos Provided for Reference:

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I NI NP D



No Deficiencies:

- No apparent deficiencies were noted at time of inspection

D. Hydro-Massage Therapy Equipment

V. APPLIANCES

A. Dishwashers

Operation Verified:
Dishwasher operated properly

No Deficiencies:

- No apparent deficiencies were noted at time of inspection

B. Food Waste Disposers

Operation Verified:
Disposal operated properly

The Following Deficiencies Are Noted:

1: Wire Clamp Missing

- Electrical supply wire located at the bottom of the unit is missing collar clamp, which acts to secure the wire going into the unit

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C. Range Hood and Exhaust Systems
Exhaust Hood Type: Recirculating -

Vent Fan Built Into Microwave:

- Vent fan is recirculating type built into microwave, no vent hood or external vent is present

No Deficiencies:

- No apparent deficiencies were noted at the time of inspection

D. Ranges, Cooktops, and Ovens

Note About Testing Ovens:

Oven is tested only in standard bake mode. Other functions of the oven, including self-cleaning operations, are not part of the inspection.

Oven Energy Source: Electric

Oven Produced Temperature Of: 353 degrees -

Note: Oven was set to 350 degrees for testing purposes. The actual oven temperature was within +/- 25 degrees which is considered satisfactory

Oven Performance:

Oven performed properly

No Deficiencies (Oven):

- No deficiencies noted at time of inspection

Stove Energy Source: Electric

Stove Top Performance:

Stove top operated properly

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No Deficiencies (stove):

- No apparent deficiencies noted in stove operation during time of inspection

E. Microwave Ovens

Note Regarding Microwave Testing:

The inspection tests only standard operating mode of the microwave. Microwaves are not tested for radiation leaks.

Proper Operation Verified:

Microwave and all of its components are performing properly at time of inspection

No Deficiencies:

- No apparent deficiencies were noted at time of inspection

F. Trash Compactor

G. Mechanical Exhaust Vents and Bathroom Heaters

Operation Verified :

Bathroom exhaust vents were operated and appeared to perform properly

No Deficiencies:

- No deficiencies were noted at the time of inspection

H. Garage Door Operators

Garage Door Type: Double Door (2 Car)

Operation Verified:

Garage doors proper operation verified

No Deficiencies:

- No apparent deficiencies were noted at time of inspection

I. Doorbells and Chimes

No Deficiencies:

- Doorbell operated properly, no apparent deficiencies were noted at time of inspection

J. Dryer Exhaust Systems

No Deficiencies:

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- No apparent deficiencies were noted at time of inspection

VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Note Regarding Back Flow Protection:

The Back flow prevention device is not tested or verified to comply with local regulatory requirements. I do not inspect the automatic function of the timer or control box, the rain sensor, or any lines or other sprinkler components located below ground level.

Number of Zones: 4

The Following Deficiencies Are Noted:

1: Broken Sprinkler Head(s)

- Broken sprinkler head noted at zone 3, at edge of front sidewalk



B. Swimming Pools, Spas, Hot Tubs, and Equipment

Photos Provided for Reference: Pool & Spa

Comments and Observations About Pool:

Type of construction: In Ground - Gunite

Type of heater: Gas

Gas shut off valve: Present

Pool Structure:

- Gunite surface appears to be in good order and functioning properly
- Pool tiles appear to be in good order and functioning properly
- Coping (stone border around exterior perimeter of pool) appears to be in good order and functioning properly
- Decks appear to be in good order and functioning properly
- Pool appears level
- No pool exit stairs or railings are present (none are required)

Pool Equipment:

- Cartridge Filter tank, made by Hayward,, appears to be in good order and functioning properly, operating at 16 PSI (normal pressure range)
- There is a water drip leak at bottom of in-line chlorine feeder
- All water inlets flowing into the pool appear to be in good order and functioning properly
- Pool has 2 surface skimmer baskets, both appear to be in good order and functioning properly, skimmers have functioning weirs (flapper doors that keep debris enclosed)
- Main pool pump is made by Century, pump appears to be in good order and functioning properly
- There are water features in place, such as waterfall over rocks and from spa into main pool. Water features appeared to be performing properly at the time of inspection
- Pool equipment is controlled by a Hayward OmniLogic digital control panel / automated timer. The control panel appears to be in good order and functioning properly. Panel appears to be wi-fi type that can be controlled from a web app
- The pool has a spa area, I was unable to determine any way to turn on and operate the spa from the digital control panel, so I cannot verify operation of the spa bubbler equipment
- Freeze protection device is most likely built-in to the automated timer unit to pool equipment, but I cannot verify this (this device automatically turns on pool pump to prevent water from freezing in cold weather)
- Pool sweeper is present, made by Polaris, and appears to be in good order and functioning properly
- Gas heater is made by Hayward. Heater appears to be in good order and functioning properly
- Pool & spa lights are functioning
- No diving board, water slides, etc. are present

Pool Safety:

- Drains in pool & spa appear to be Virginia Graeme Baker Act safety compliant anti-vortex type drains
- GFCI protected outlet is present at pool equipment
- Electrical bonding is present for all pool equipment

- There is no safety equipment observed for swimmer rescue, such as pole with body hook, rope with buoy

- Fences are safety compliant. Fence gates are not self-closing as they should be, should have latches at least 54 above ground, and must be kept locked
- **ALL** doors leading from house to pool should be self-closing doors, with extra safety latch at least 54 high on the door, and an automatic pool alarm on all doors and windows leading to the pool is required by current safety standards. This house does not have any of those items. See more details below

Important Note: *The pool inspection is limited in scope. The inspection does not test the components of the system, such as computer controls, pump motor timers, chlorinators, filters, etc. Nor does the inspection uncover or excavate any lines or otherwise concealed components of the system or determine the presence of sub-surface leaks. I cannot determine if electrical pool equipment such as pool controls, pumps and underwater light fixtures are properly GFCI protected for electrical safety. For a complete pool inspection and electrical safety assessment it is recommended that you consult a pool service specialist.*

Note: *Pool drains should comply with the Virginia Graeme Baker Act regarding pool safety. Pool drains are observed from standing on the pool deck, which provides only a limited visual observation*

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of drains located at the bottom of pool. Inspector does not view drains from underwater and cannot give assurance that drains are installed properly and actually comply with all requirements of the Baker Act.

Additional Safety Note: *All doors leading into the pool area must be equipped with an alarm that sounds continuously for at least thirty (30) seconds or until the alarm is manually reset (if the door closes within the 30 second period, the alarm is manually reset). The alarm must be capable of being heard throughout the house during normal household activities and should automatically reset under all conditions. All doors leading from the house into the pool area are to be equipped with self-closing and self-latching devices. The latch must be at least fifty-four (54) inches above the floor. Fence gates must also be self-closing, with locking device, and must open outwardly (away from the pool). For more details on this subject: <http://poolfencetexas.com/watersafety.html>*



Report Identification:

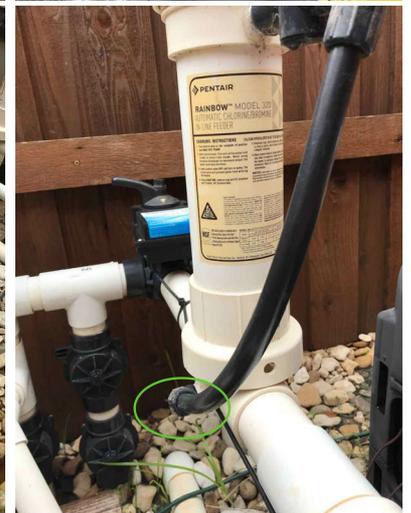
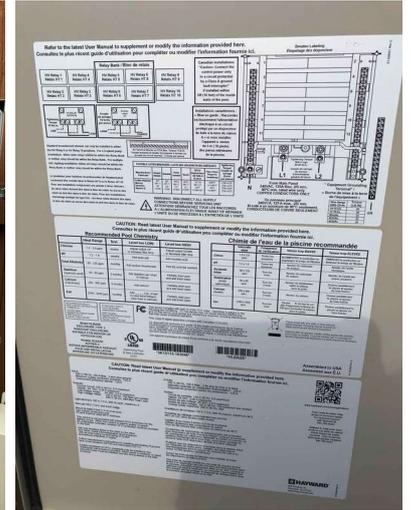
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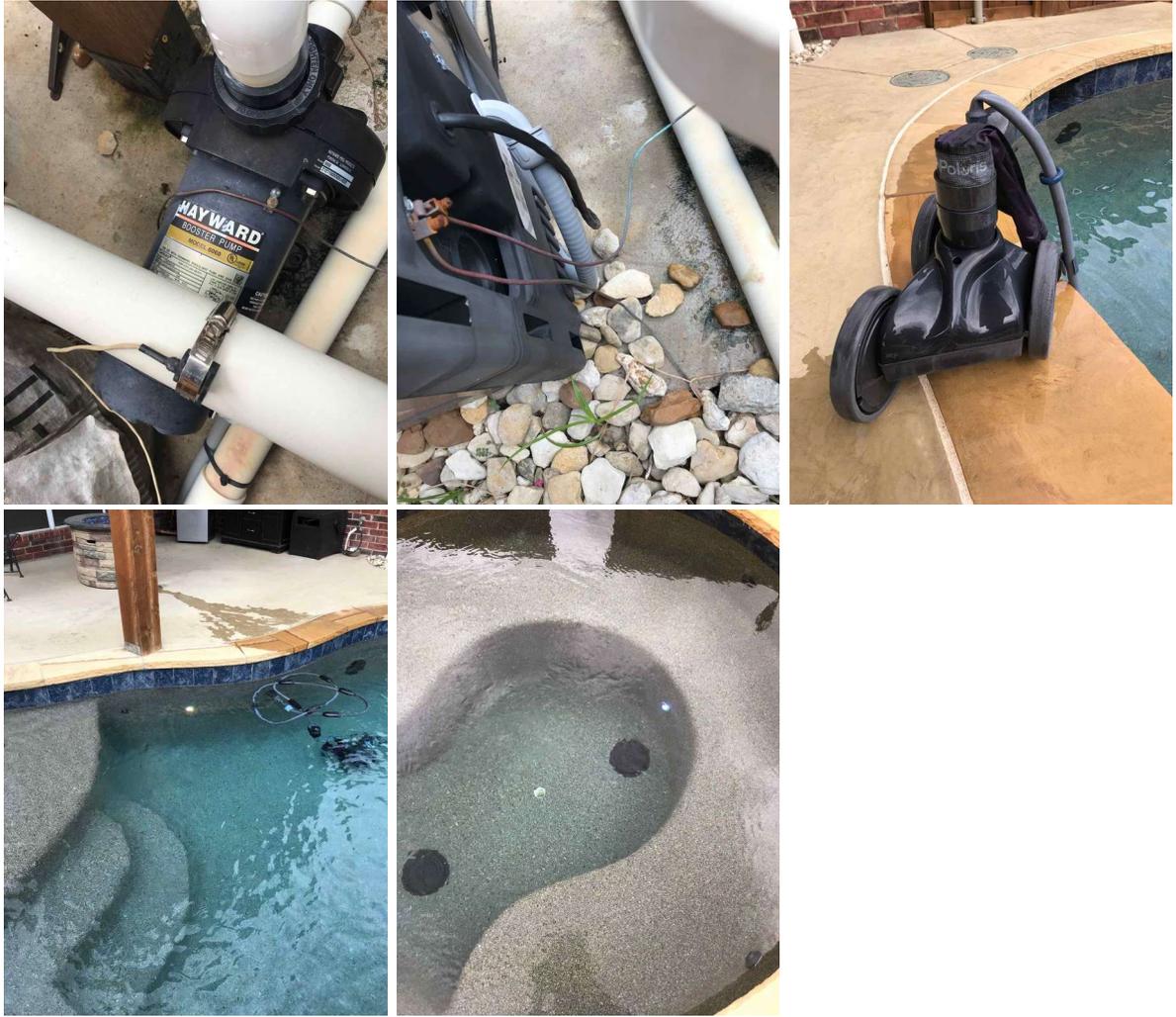


Pool Leak

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The Following Deficiencies Are Noted:

1: House Doors Leading to Pool Not Safety Compliant

- All doors leading from house to pool should be self-closing doors, with extra safety latch at least 54 high on the door, and. See more details in the "Safety Notes" section above

2: Rescue Equipment Not Present

3: Leak Observed

- Drip leak observed at line connection at bottom of in-line chlorine dispenser

C. Outbuildings

D. Outdoor Cooking Equipment

E. Gas Supply System

The Following Deficiencies Were Observed:

I	NI	NP	D
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1: CSST- No Apparent Bonding

- The gas piping throughout the house is a relatively new technology, called CSST (corrugated stainless steel tubing). CSST represents a relatively recent technology for leading gas piping in a house, but it also is controversial as there are documented cases of houses with CSST have incurred fires after electrical storms in recent years, possibly due to electrical arcing from lightning strikes damaging the CSST piping and causing an explosion. It is unclear whether this is due to a defect in the technology, improper installation or improper electrical bonding. It is also unclear whether there are statistically more problems with this technology than standard black gas piping, but there are significant concerns regarding the safety of CSST. CSST should be electrically bonded to reduce these risks.
- I did not observe a grounding / bonding wire connected to the CSST line in the attic, so it appears that the CSST may not be electrically bonded as it should be
- I cannot conclusively assess the safety or proper installation of the CSST in the house. If you have any concerns about potential risks associated with CSST, I recommend you consult a licensed electrician with expertise on this issue and/or a licensed electrician to discuss the bonding of the CSST. To learn more about this technology you may visit www.csstsafety.com.



F. Private Sewage Disposal (Septic) System

G. Private Water Wells

H. Whole-House Vacuum System

I. Other Built-In Appliances

J. Fire Protection Equipment

K. Security Systems

Security Systems Not Inspected :

- This inspection does not include or test security systems. It is recommended that you contact a licensed security company for testing and consultation regarding your security system