GREENBELT STRUCTURAL SERVICES
A DIVISION OF TAHI LLC

Property:	123 Sample Rd. Austin , TX 78736
Client:	Sample Report - Existing Building
Inspector:	Andy Jordan #9458
Date:	September 8, 2023

To Whom It May Concern:

On September 8, 2023, a site visit to the above mentioned address was made in order to perform a property inspection. Information discovered during the inspection process has been provided in this report.

Multiple limitations were present and additional issues, minor and/or significant, may not be documented in this report or discovered during the property assessment. The inspection process is not designed to be intrusive, destructive, or all encompassing. Rather, the inspection and report represent this inspector's professional opinion of the overall condition of the structure and associated systems. Concerns, recommendations, and opinions may vary from one professional to another. This 3rd party inspection and report has been provided to the client for the purposes of due diligence, research, and filing of available information. The inspection process and report do not, in any manner, represent a guarantee or warranty that all issues, minor and/or significant, will be discovered during the inspection process. Further information and helpful links in regards to inspection limitations and licensing standards can be found in the addendum section of this report.

PROPERTY INSPECTION REPORT

Prepared For: Sample Report - Existing Building
(Name of Client)

Concerning: 123 Sample Rd. Austin , TX 78736
(Address or Other Identification of Inspected Property)

By: Andy Jordan, Lic #9458 September 8, 2023
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

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

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (http://www.trec.texas.gov).

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 ADDITIONAL INFORMATION PROVIDED BY INSPECTOR
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST)

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

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

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

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

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I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

GENERAL STATEMENTS

– FOUNDATION AND STRUCTURAL INFORMATION:
FOUNDATION TYPE: Concrete Slab
VANTAGE POINT OF CRAWLSPACE: N/A
FOUNDATION AGE: Under 40 Years
APPX. SQUARE FOOTAGE: Under 4000

VISUAL ASSESSMENT AND INDICATORS OF FOUNDATION SETTLEMENT:
STRUCTURAL STRESS: No Detectible Indicators of Failure or Elevated Stress
FUNCTIONALITY ISSUES: Common Issues for Structure Age/Type
ARCHITECTURAL/COSMETIC DAMAGE: Common for Structure Age/Type
ISSUES AT PIER/BEAM SYSTEM: N/A

SURROUNDING GEOLOGICAL FORMATIONS:
ASSOCIATED ROCK/SOIL TYPES: Specific Research Not Conducted
EXPANSIVE SOILS PRESENT: Mixed Soil Materials – Typical for Central Texas
MAP REFERENCED: USGS – Geological Atlas of Texas (If Applicable)

RELATIVE ELEVATION SURVEY: Performed – See Below
EQUIPMENT USED: Altimeter – ZipLevel Pro 2000
PRIMARY PURPOSE OF MEASUREMENT: Determine Elevation – Real Estate Transaction

PRIMARY SOURCE OF INFO COLLECTION: Visual Inspection
SCOPE OF WORK: Determine if Indicators of Catastrophic Failure are Present
STANDARDS OBSERVED: Professional Opinion and Protocols Noted Below
INSPECTOR NOTES: Minor Settlement Cracks/Damage are Considered Common
INSPECTOR NOTES: Professional Opinion May Vary
GENERAL RECOMMENDATIONS: theaustinhomeinspector.com/client-care
STANDARDS OF PRACTICE (STRUCTURAL): atxinspect.com/sop (§535.228)

– FOUNDATION AND STRUCTURAL INSPECTION PROCEDURE:
The foundation inspection procedure performed by TAHI Inspection Services has been created through the guidance of several industry-specific publications, C.E. course work, industry association standards, individual work experience, and mandates set forth through the Texas Real Estate Commission. Certain aspects of the structural and foundation assessment will vary depending on the building type, inspection limitations, and scope of the project. The complete methodology used by this company to inspect and evaluate structures is proprietary. The findings noted in this report constitute the professional opinion of the project lead inspector. Professional opinions may vary from one specialist to the next. Further investigation and/or verification of information noted in this section can be obtained through consultation with a licensed structural engineer.

– TREC INSPECTION REQUIREMENTS - FOUNDATIONS:
Per standards set forth by the Texas Real Estate Commission and published in Chapter 535 of the Texas Administrative Code, the licensed inspector will render a written opinion as to the performance of the foundation. Visible indications employed in order to render the opinion of adverse performance, and notices of inspection limitations can be viewed at: atxinspect.com/sop (§535.228)

– PROFESSIONAL OPINION - COMMON SETTLEMENT DISCOVERED:
The visual analysis of the structure and foundation (primary source of information gathering) did not reveal indicators associated with catastrophic foundation failure. Evidence of minor to moderate phenomena (structural damage caused by settlement) was noted at various locations.

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Relative height differences recorded by foundation-surveying equipment (ZipLevel Pro) indicated that settlement has occurred. When the recorded elevation differences were calculated using commonly applied field analysis, it was determined that the overall degree of settlement was not indicative of current or imminent foundation failure. In this inspector's professional opinion, the degree of visually detectable damage to the structure does not indicate that catastrophic failure of the foundation has occurred (visual analysis is the primary method of inspection). Ensure that the building is monitored, properly maintained, and updated as needed. Regular checks for increases in settlement damage/issues should take place. If continued damage/issues occur, the building will require further assessment and investigation. Any recommendation or concerns noted in this report should be addressed by skilled professionals. If further evaluation or verification of these findings is required, a structural engineer should be contacted.
NOTE: Professional opinion may vary from one specialist to the next. Conclusions and recommendations are based primarily on the visual assessment of the structure.

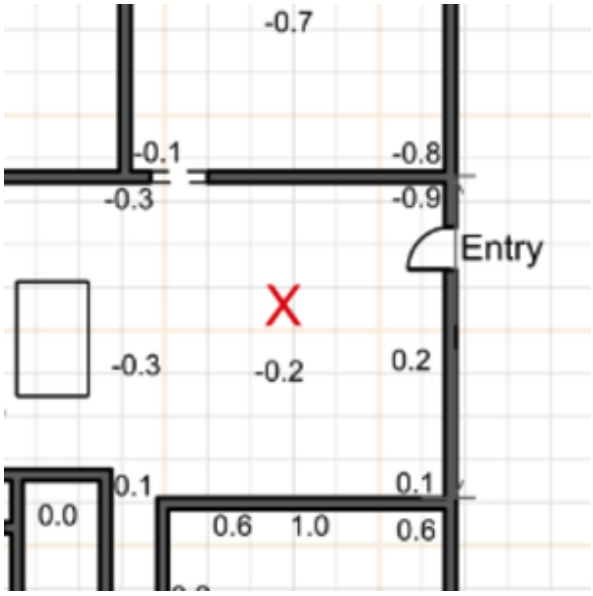
COMMON ISSUES

– DESIGN OF GARAGE FOUNDATION NOT DETERMINED:
The garage appears to be a structural addition supported by a separate slab. Observations at slab walls suggest that the slab may be floating (no below grade beam walls). 4x4" posts and post bases were noted at the slab walls (passing through the slab). We were unable to determine that pier or footer was present and supporting the posts (see pic below). At the time of inspection, no evidence of substantial stress damage was discovered at the garage structure, however, the slab type may increase the likelihood of future foundation movement and complicate future renovations/additions (if additional load needs are required at the garage).

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Top (ft.)	Bottom (ft.)	Description
0	20	LIMESTONE TAN/BROWN
20	240	LIMESTONE TAN/GREY/WHITE
240	520	LIMESTONE BROWN/GRAY
520	560	LIMESTONE TAN W/ SANDSTONE
560	600	SANDSTONE TAN/WHITE
600	660	LIMESTONE GREY/WHITE
660	698	LIMESTONE TAN W/ SEASHELLS
698	700	CLAY, DARK GREY, HAMMETT SHALE

GEOLOGICAL DETAILS: LIMESTONE BASED



APPX. 1" DROP: COMMON AREA

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VISIBLE UNEVEN FLOOR SURFACE

4X4" POST AT GARAGE SLAB

☒ ☐ ☐ ☒ **B. Grading and Drainage**

GENERAL STATEMENTS

– GRADING AND DRAINAGE - SCOPE OF INSPECTION:
METHOD OF INSPECTION: Visual
GRADING : 5% Grade Slope Where Attainable
DRAINAGE PERFORMANCE: Per Professional Opinion
DRAINAGE FEATURES: Functional/Promotes Moisture Diversion

GRADING AND DRAINAGE - FURTHER INFO AND NOTICES:
GENERAL RECOMMENDATIONS: atxinspect.com/client-care
LIMITATIONS: Limited to Date/Time of Inspection – Long Term Monitoring Required
ADDITIONAL LIMITATIONS: Various Factors May Prevent Discovery of Issues
ADDITIONAL LIMITATIONS: Inspection Limited to Areas Surrounding Foundation
INSPECTOR NOTES: Supporting Details May Be Provided in Photo Gallery

– NOTICE OF INSPECTION AND REPORTING PROCEDURES:
Any site/property specific recommendations or concerns within the scope of work and discovered during the inspection process will be included below. Items considered to be 'deficient' are in accordance with Texas Administrative Code Ch. 535 Subchapter (R) Rule §535.228, and/or per the professional opinion of the licensed inspector. Additional concerns may be included per the professional opinion of the lead inspector. Mandatory administrative code items within the scope of the grading and drainage inspection, and notices of inspection limitations can be viewed at: atxinspect.com/sop (§535.228)

GENERAL RECOMMENDATIONS

– ENSURE DRAINAGE FEATURES MEET SITE DEMANDS - ALL PROPERTIES:
A professionally installed and functioning rain gutter system, in conjunction with secondary drainage features (as needed) and proper soil grading, is necessary to ensure adequate moisture diversion away from the structure. Ensure all drainage features are professionally maintained and serviced as needed. Proper grading and drainage is essential to the overall protection of the structure as a whole. Contacting a rain gutter and grading/drainage specialist will aid in determining what improvement options are available and warranted based on site specific

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conditions.

– ONGOING MONITORING/MAINTENANCE REQUIREMENTS – ALL PROPERTIES:
Per general maintenance guidelines, areas surrounding the structure should be monitored (particularly after heavy rains) for excess moisture pooling and/or marginal drainage away from the structure. If a 5% grade slope (6" drop per 10') away from the structure is not feasibly attainable due to topographic or other limitations, drainage features should be installed to attain sufficient moisture diversion. Monitoring of the property and maintenance of drainage features should be considered an ongoing requirement. If areas of concern are discovered, an irrigation or system specialist should be contacted.

COMMON ISSUES

– ADDITIONAL RAIN GUTTER INSTALLATION ADVISED:
The installation of additional rain gutters is recommended to improve the overall diversion of moisture away from the structure. This update would be considered a general improvement. Proper grading and drainage is essential to the overall protection and maintenance of the structure as a whole. Contacting a rain gutter installation specialist is advised.

– GRADE LEVEL AND/OR DRAINAGE CONCERNS NEAR THE FOUNDATION:
General grade slope, moisture diversion, and/or drainage concerns were noted at area/s surrounding the structure. Reduced moisture diversion can result in water penetration into the structure, damage to building material, insect intrusion (to include termites), and is a common contributing factor in foundation settlement issues. General standards call for no less that 3" of foundation wall to be visible above grade and a minimum 5% grade slope (6" drop per 10') away from the structure. Ensure all grading/drainage issues are professionally addressed as needed to meet minimum standards. If property limitations are present which prevent the ability to feasibly attain minimum grading/drainage standards, a landscaping/irrigation specialist should be contacted to determine what improvement options are available and warranted.
NOTE: The overall grading, drainage, and improvements to moisture diversion appear to meet or exceeds commonly applied standards. Any isolated/minor areas of concern will be noted in the photo gallery below.

– ADDITIONAL NOTES - SITE SPECIFIC CONCERNS:
Additional site specific concerns noted during the property assessment are included below. Ensure all recommendations and concerns are professionally addressed as needed. Areas of additional concern noted at the time of inspection include, but are not limited to:
-Address areas of pooling near/under primary suite window
-Ensure grass or other forms of erosion control are in place at OSSF and berm areas
-Servicing and updating sub-grade drains is advised
-Ensure proper drainage and moisture diversion away from septic drain field is provided
-Improve protection of mini-split HVAC condenser: Condenser located near edge of loose dry-stacked stone retaining wall, under roof drainage point, within natural drainage path (erosion and equipment shifting/damage concerns)
-The front facing, left side retaining wall has undergone shear stress, causing the wall to become unlevel, cracks have appeared at recently installed cladding (stucco type facade): Further stress damage would require repair and/or replacement
-Water diversion issue over the primary suite window (draining water filled interior window sash/slide well

– UNIQUE GRADING AND DRAINAGE NEEDS - UPDATING ADVISED:
The building's grading and drainage requirements are unique due to the construction type and surrounding topography (both natural and man-made). Ensure drainage updates address all site specific building needs and eliminate any issues or potential issues. Noted areas of concern include, but are not limited to:
-Loose dry-stacked retaining walls and earth berm top soils are vulnerable to erosion damage as a result of drought conditions (most grass/vegetation has died or is in shock)
-Loose dry-stacked retaining walls shifted/stones fell during the inspection process (additional shifting/falling stones may result in a need for repair/updating)
-Stones abutting exterior walls create gaps at the cladding and create atypical wall intersection points: Ensure

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stones/material remain secured and well sealed, future update/repair needs may require non-typical solutions
-Ensure stones over/around left side bedroom walls and windows are properly secured (erosion over time may cause failure, hazards)
-Ensure run-off at the roof level (berm area) has a proper path to drain away from the building (pooling water was observed at front facing berm corners (leak discovered at/near corner over main entry)
-Request additional information regarding recent repairs at the left retaining wall (contact current owner to request repair details)

SUB-GRADE DRAINS PRESENT

SERVICE SUB-GRADE DRAINS

UNIQUE DRAINAGE NEEDS AT ROOF

DRAINAGE PATH CONCERNS

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AREA OF PREVIOUS REPAIR

FRONT ROOF GUTTER PROVIDED

DRAINAGE ISSUE NEAR LEFT WALL

LOOSE DRY STACK ABUTTING WALLS

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DRAINAGE CONCERN OVER WINDOW

ATYPICAL DRAINAGE POINT AT STONE/CLADDING

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GENERAL STATEMENTS

– ROOFING COVERINGS - GENERAL INFORMATION:
ROOF TYPE: Composite Shingles (Garage)
ROOF TYPE: TPO (Bonus Room)
ROOF TYPE: Concrete/Earth Covered
FEATURES: Skylight, Vent Stacks, Channel Drain, Walls
VIEWED FROM: Walked Roof
WATER PENETRATION: Noted Below if Discovered (See Tolerances/Limitations)

ROOF COVERINGS - SCOPE OF INSPECTION:
PRIMARY INSPECTION METHOD: Visual - Determine General Condition
INDICATORS OF PREVIOUS REPAIR: Noted Below if Discovered/Substantial
ROOFING MATERIAL ISSUES: Noted Below if Discovered/Substantial
PENETRATION OR ADHESION ISSUES: Noted Below if Discovered/Substantial
ROOF FLASHING/FASTENER ISSUES: Noted Below if Discovered/Substantial
SKYLIGHT/ROOF FEATURE ISSUES: Noted Below if Discovered/Substantial

ROOF COVERINGS - FURTHER INFO AND NOTICES:
AVERAGE MATERIAL LIFE SPAN: atxinspect.com/client-care
GENERAL RECOMMENDATIONS: atxinspect.com/client-care
TOLERANCES: Superficial Flaws and Wear/Tear Not Included in Report
TOLERANCES: Superficial/Minor Moisture Stains in Attic May Not Be Noted
LIMITATIONS: Visual Assessment - Undiscovered Issues May Be Present
LIMITATIONS: Determining Material Age May Not Be Possible
LIMITATIONS: Determining Specific Cause of Damage May Not Be Possible
INSPECTOR NOTES: Partial Supporting Details May Be Provided in Photo Gallery

_ NOTICE OF INSPECTION AND REPORTING PROCEDURES:
The primary intention of the roofing inspection is to determine the general condition of the accessible roof

covering materials and features. To accomplish this, the inspector will perform a visual assessment from safely accessible locations. If additional, specific limitations prevent direct access to the roof, the method of inspection, and notice of further limitations will be provided. A good faith effort is made by the inspector to provide sufficient details within the report to adequately convey his or her professional findings, however, the roofing assessment and report information is not intended to be a complete and itemized list of issues. Issues which are undiscovered and/or outside the scope of work may be present. Professional opinion may vary from one specialist to the next. Verification and further analysis of the findings provided in this report are available through consultation with roofing and framing specialists (as needed). As a general recommendation, budgeting for regular maintenance, unexpected issues, and eventual material replacement needs is advised.

GENERAL RECOMMENDATIONS

– ONGOING MONITORING/MAINTENANCE REQUIREMENTS - ALL PROPERTIES:
The roof system, roof coverings, attic are a critical building components. Reoccurring maintenance checks and updates will be required. Roof and attic assessments should take place bi-annually and following any inclement weather. Caulking/sealing, updates to shingle adhesion (particularly in high wind areas), and general maintenance updates are typically required every 5-7 years (or as needed). Safety factors may require skilled professionals to perform routine maintenance checks and updates.

– ENSURE ROOF PENETRATIONS SEALED AND MONITORED - ALL PROPERTIES:
Areas of roof penetrations (vent and exhaust pipes exits, skylights, chimney connections, etc.) are one of the most common points of moisture entry and damage to the building. Special care should be taken to ensure all roof penetration points remain properly sealed and well maintained. Ongoing maintenance and monitoring of these areas (from roof and attic) should take place. If access and/or safety issues prevent regular maintenance, annual visits from a roofing specialist is advised.

– ENSURE PROPER CLEARANCE FROM TREES/FOLIAGE - ALL PROPERTIES:
Any tree limbs and foliage nearing contact with the structure should be addressed as needed to ensure proper clearance and protection of the structure. Trees/foliage in or near contact with the structure is a common cause of material damage and vermin/insect entry. Ensure all branches and shrubs near the roof/structure are monitored and trimmed as needed. Large trees near or overhanging the structure may require further investigation by a skilled arborist.

COMMON ISSUES

– REPLACE COMPOSITE SHINGLE ROOFING MATERIAL:
The roofing material is considered to be in a state of deterioration and has surpassed its overall useful life span. Due to current condition of the roof covering, it is recommended that action take place to replace the coverings (repair no longer a feasible option). Contacting a roofing expert to provide options, costs and conduct professional work.

– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the roof assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Loose TPO and exposed plywood noted at the roof channel drain termination point (roofer to further inspect and update as needed)
-Adjustments to allow for the proper drainage/diversion of water required
-HVAC equipment placed under flat roof drainage point: Consider relocation of HVAC equipment or addition of scupper drain (or other means to redirect runoff)

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IMMEDIATE ACTION REQUIRED

– ACTIVE LEAKS IN NEED OF IMMEDIATE ACTION:
Active leaks and/or moisture entry points were noted. Immediate action is recommended to address all possible leak points. Moisture entry into the home can lead to increased and significant damage in a relatively short amount of time. Contacting a roofing and repair specialist is recommended to address roof issues and any associated material damage. Areas in need of further evaluation and/or repair include, but are not limited to:
-Leak discovered at skylight
-Leak discovered at area over laundry/main entry
-Potential leak (high moisture readings) identified at the ceiling near dining area/bonus room entry
-Roof run-off water entered into interior window sash/slider (primary suite)
-NOTE: Leaks discovered through a limited/partial moisture intrusion test (hose placed at portions of roof berm and water allowed to run/naturally drain for appx. 3-5 minutes per location). Please note that high pressure water or insertion of hoses below soil line was not employed. Additional leak points may be present are non-tested locations.
NOTE: Roof repair needs may require removal of berm soils (plan and budget accordingly).

MULTIPLE ROOF COVERING TYPES

INDICATORS OF PREVIOUS EXCAVATION

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PREVIOUS ROOF/WALL REPAIRS

PARTIAL SHINGLE REPLACEMENT

REMAINING SHINGLES IN POOR CONDITION

REMAINING SHINGLES IN POOR CONDITION

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ROOF INTERSECTION CONCERNS

EXPOSED PLYWOOD, LOOSE TPO

DATED SKYLIGHT

DETERIORATION OF FOAM SURROUNDING

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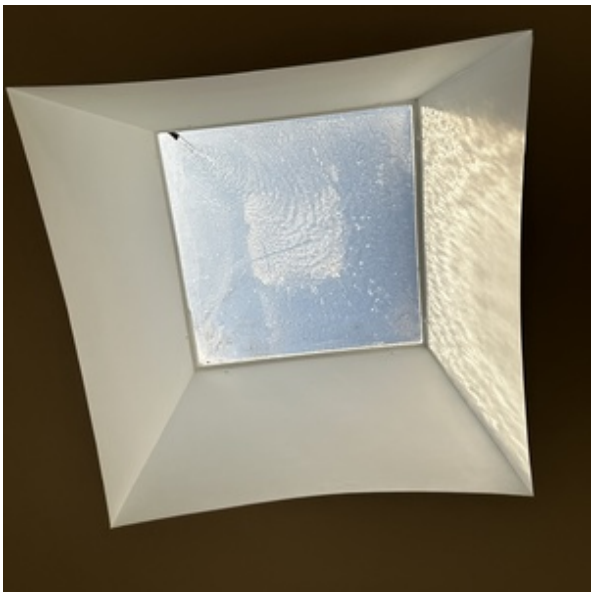
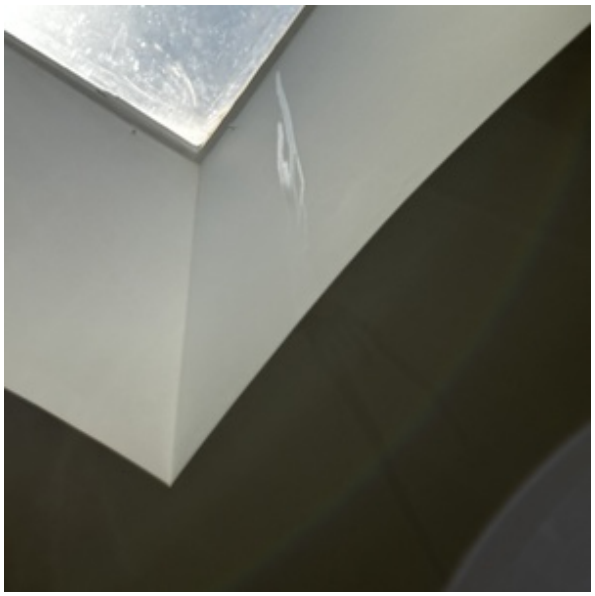


MOISTURE TESTING CONDUCTED



LEAK AT SKYLIGHT

MOISTURE MAPPING: CONTROL READING

ELEVATED READING: NEAR DINING CEILING

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MAX READING: NEAR DINING CEILING

PREVIOUS DAMAGE NEAR HIGH READING

CONCERNS AT ROOF TRANSITION (TESTED)

LEAK DISCOVERED IN LAUNDRY

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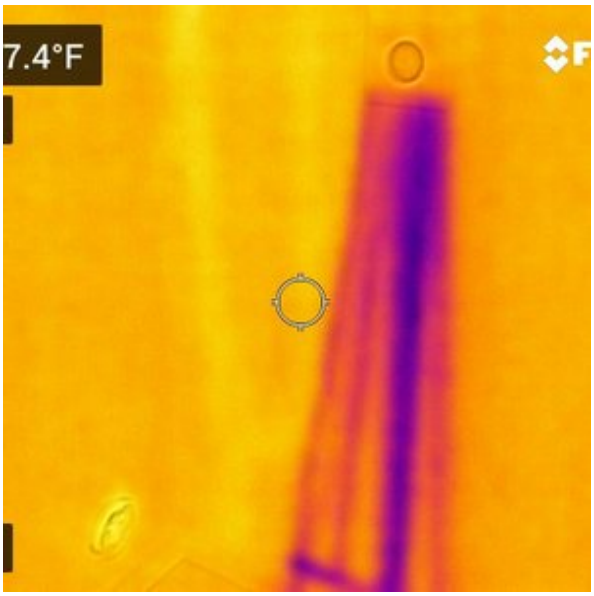
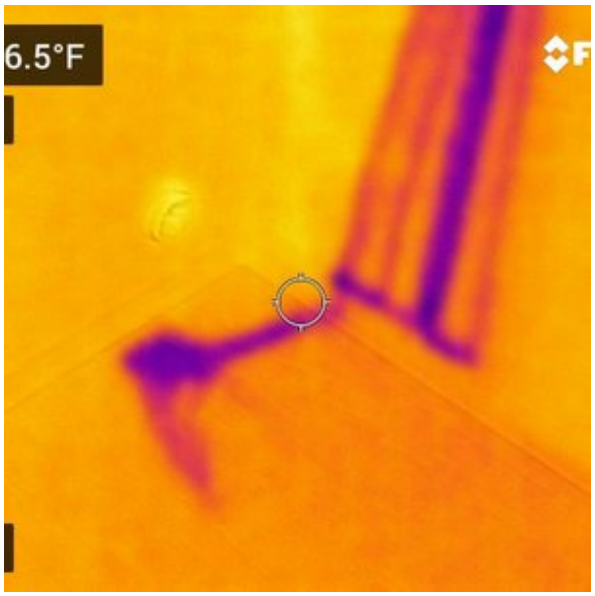
I	NI	NP	D



THERMAL: LAUNDRY AREA LEAK



THERMAL: LAUNDRY AREA LEAK

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

GENERAL STATEMENTS

– ROOF STRUCTURE/ATTICS - GENERAL INFORMATION:
VIEWED ATTIC FROM: Entered the Attic (Where Safely Accessible)
ROOF FRAMING: Stick Built (Garage)
ROOF FRAMING: Concrete Structure
INSULATION TYPE: Earth Covered
APPX. INSULATION DEPTH/R-VALUE: Not Determined
WATER PENETRATION: Noted Below (See Tolerances/Limitations)

ROOF STRUCTURE/ATTICS - SCOPE OF INSPECTION:
PRIMARY INSPECTION METHOD: Visual - Determine General Condition
FRAMING/DECKING: Assess for Errors/Issues Causing Structural Damage
ATTIC ACCESS (MIN. ALLOWANCE): N/A
TARGET INSULATION R-VALUE: R-38 (To Meet Current Standards)
VENTILATION STANDARD (VENTING TO SQ. FOOTAGE): 1/150

ROOF STRUCTURE/ATTIC - FURTHER INFO AND NOTICES:
GENERAL RECOMMENDATIONS: atxinspect.com/client-care
TOLERANCES: Minor Flaws/Errors to be Expected (Not Specified in Report)
TOLERANCES: Superficial/Minor Moisture Stains in Attic May Not Be Noted
TOLERANCES: Will Vary Based on Structure Type/Age/Scope of Work
LIMITATIONS: Visual/Access Limitations - Undiscovered Issues May Be Present
INSPECTOR NOTES: Partial Supporting Details May Be Provided in Photo Gallery
LIMITATIONS: Main Structure is Concrete (No Attic Present)

– NOTICE OF ATTIC ACCESS LIMITATIONS:
All attic spaces present visual and access limitations. The degree of limitation will vary depending on multiple factors. As a general rule, portions of the attic which are blocked, areas in which framing/electric is fully covered by insulation, areas not equipped with walkways/catwalks, and/or areas which create a concern of personal injury

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or property damage (as determined by the inspector) are not accessed. In such cases, a visual inspection from accessible areas occurs (with sight improvements by use of flashlights). Undiscovered issues and areas of damage may be present at non-inspected locations. Properly budgeting for incidental repair needs is recommended to all clients and for all structures.

COMMON ISSUES

– INDICATORS OF PREVIOUS MOISTURE ENTRY:
Evidence of previous leak issues was identified through review of sales photos prior to the recent building renovation. Active leaks were also identified during the site assessment and have been detailed in the previous chapter. Requesting all available documents regarding previous leak damage and repair is advised. current leak repairs are needed.

– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the roof structure/attic assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Ensure a proper firewall is provided to separate living space and the garage (to meet current safety standards)

IMMEDIATE ACTION REQUIRED

– MOISTURE ENTRY POINTS DISCOVERED:
Active leaks discovered. Additional details have been provided in the previous chapter (Roof Coverings).

CONCRETE STRUCTURE - NO ATTIC

ENGINEERED TRUSS AT GARAGE

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

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

i. Interior Walls

GENERAL STATEMENTS

– INTERIOR WALLS/FEATURES - GENERAL INFORMATION:
INTERIOR WALL TYPE: Drywall and/or Approved Materials
WATER PENETRATION: Noted Below if Discovered (See Tolerances/Limitations)

INTERIOR WALLS/FEATURES - SCOPE OF INSPECTION:
PRIMARY INSPECTION METHOD: Visual - Determine General Condition
FIRE BARRIERS: Barrier Required at Garage/Living Space and Garage/Attic

INTERIOR WALLS/FEATURES - FURTHER INFO AND NOTICES:
GENERAL RECOMMENDATIONS: atxinspect.com/client-care
TOLERANCES: Minor Flaws/Errors to be Expected (Not Specified in Report)
TOLERANCES: Superficial Moisture Stains/Flaws May Not be Specified in Report
LIMITATIONS: Visual Limitations - Undiscovered Issues May Be Present
INSPECTOR NOTES: Photos Provide a Representation (Additional Issues May be Present)

– COMMON FLAWS MAY BE PRESENT - NOT SPECIFIED IN REPORT:
Material flaws and cosmetic damage caused by general wear/tear, typical building settlement, or other common occurrences was noted during the general building assessment of interior walls and features (cabinets, base boards, trim work, ceiling material, flooring material, etc.). These noted flaws are considered to be common for a structure of this age/type and should be addressed as needed/desired or in conjunction with ongoing maintenance procedures. Specific issues and concerns considered to be outside the scope of common wear/tear, or items which require additional explanation, will be specified as needed and per the professional opinion of the lead inspector (reporting methods vary on a case by case basis).

GENERAL RECOMMENDATIONS

– MONITOR AND MAINTAIN HIGH MOISTURE/TRAFFIC AREAS - ALL PROPERTIES:
Ensure regular maintenance (caulking/sealing) and monitoring interior wall material takes place per general guidelines. Particular importance should be applied to areas/material considered to be high moisture/high traffic locations (kitchens, bathrooms, material surrounding windows and egress doors, etc.). Proper maintenance and occasional updating is the best protection against ongoing damage of building material and components.

– COMMON SETTLEMENT CRACKS NOTED:
Wall cracks due to structural settlement and shifting were noted at various areas. At the time of inspection, the cracks appeared to be mainly cosmetic in nature and not indicative of significant structural issues (less than 1/8" in width – common for building age/size/type). Any repairs to these cracks would be considered a cosmetic improvement. Ensure the structure is monitored per general maintenance guidelines. If wall cracks increase in size and/or number, further evaluation should take place.

COMMON ISSUES

– INTERIOR WALLS REQUIRE GENERAL MAINTENANCE AND/OR COMMON REPAIRS:
The overall condition of the accessible walls and features (cabinets, base boards, trim work, etc.) appeared to be fair/normal when considering the age and type of the inspected structure. Regular maintenance needs, areas of architectural (cosmetic) damage, and/or isolated flaws were noted during the general inspection process. Isolated flaws should be professionally addressed as needed and/or in conjunction with ongoing maintenance schedules (links to various maintenance calendars provided above). Examples and site specific details noted during the property inspection may be listed below or included in the chapter photo gallery. Specific issues and/or areas of concern discovered the assessment process include, but are not limited to:
-Install door stops throughout the building to protect walls
-Active leaks discovered: Water damage may have occurred (possible repair needs)
-NOTE: Examples of common, minor flaws included in photo gallery below.

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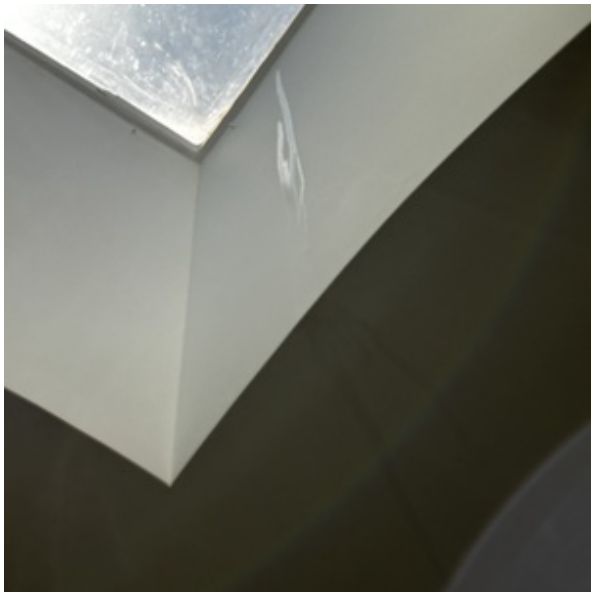
-NOTE: Recent renovation of building. Additional flaws may appear as building acclimates. Previous damage may have been masked.

IMMEDIATE ACTION REQUIRED

– ELEVATED INTERIOR WALL ISSUES DISCOVERED:
Areas of elevated concern, possible safety hazards, significant damage, and/or issues that may be causing continued and increased damage and/or loss of value to the property were noted. These issues should be addressed and/or further investigated in a timely fashion to eliminate the concerns noted below. Areas in need of immediate repair or further investigation by a subject matter expert include, but are not limited to:
-Previous and current/active leak affecting interior material was discovered: Ensure any water damaged material is repaired/replaced as needed.
NOTE: The degree of repair to previously water damaged material is unknown.

LEAK UNDER BATHROOM SINK



LEAK AT SKYLIGHT

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

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DINING: ELEVATED MOISTURE READINGS

DINING: ELEVATED MOISTURE READINGS

LEAK OVER LAUNDRY/NEAR MAIN ENTRY

LEAK EXITING AT DRYER OUTLET

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

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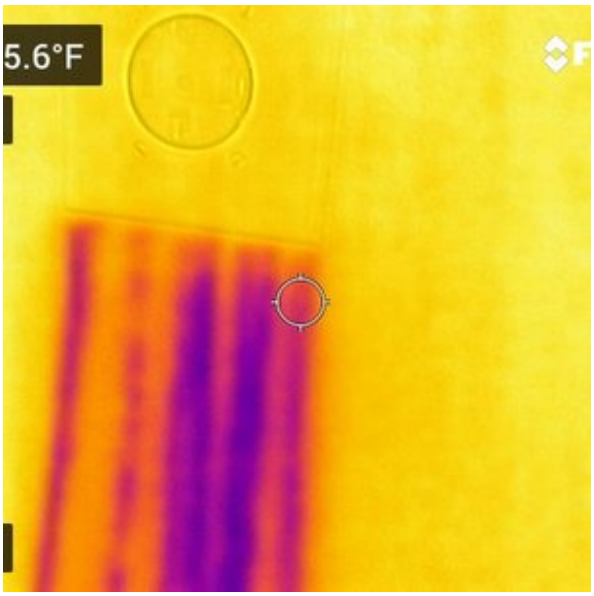
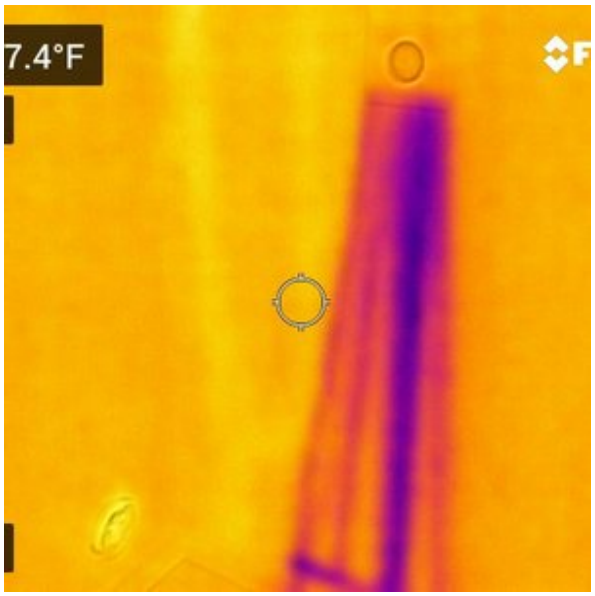


LEAK OVER LAUNDRY/NEAR MAIN ENTRY



LEAK OVER LAUNDRY/NEAR MAIN ENTRY

ii. Exterior Walls

GENERAL STATEMENTS

– EXTERIOR WALLS/FEATURES - GENERAL INFORMATION:
EXTERIOR WALL MATERIAL: Stucco
EXTERIOR WALL MATERIAL: Stone
WATER PENETRATION: Noted Below if Discovered (See Tolerances/Limitations)

EXTERIOR WALLS/FEATURES - SCOPE OF INSPECTION:
PRIMARY INSPECTION METHOD: Visual - Based on Age/Type of Material (General Condition)
STRUCTURAL RELATED ISSUES: Per Professional Opinion, Varies on Case by Case Basis
EXTERIOR CLADDINGS: Note Issues/Damage Outside Scope of Common Wear/Tear
WATER RESISTANT MATERIALS: Note Issues/Damage Outside Scope of Common Wear/Tear
FLASHING DETAILS AND PENETRATIONS: Note Moisture Entry Concerns (Where Detectible)

EXTERIOR WALLS/FEATURES - FURTHER INFO AND NOTICES:
GENERAL RECOMMENDATIONS: atxinspect.com/client-care
TOLERANCES: Minor Flaws/Errors to be Expected (Not Specified in Report)
LIMITATIONS: Visual/Access Limitations - Undiscovered Issues May Be Present
INSPECTOR NOTES: Photos Provide a Representation (Additional Issues May be Present)
INSPECTOR NOTES: Gen. Statements/Recommendations Herein Also Apply to Ceilings, Floors, Doors Chapter

_ COMMON FLAWS MAY BE PRESENT - NOT SPECIFIED IN REPORT:
Material flaws and cosmetic damage caused by general wear/tear, typical building settlement, or other common occurrences was noted during the general building assessment. These noted flaws are considered to be common for a structure of this age/type and should be addressed as needed/desired or in conjunction with ongoing maintenance procedures. Specific issues and concerns considered to be outside the scope of common wear/tear, or items which require additional explanation, will be specified as needed and per the professional opinion of the lead inspector (reporting methods vary on a case by case basis).
NOTE: Statements provided in the 'General Information' and 'General Recommendations' categories of this chapter also apply to the following chapters titled: Ceilings, Floors, Doors.

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

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GENERAL RECOMMENDATIONS

– ONGOING MONITORING/MAINTENANCE REQUIREMENTS - ALL PROPERTIES:
Per general maintenance advise, caulking/sealing improvements should take place at exterior walls and trim as needed. Generally, caulking, sealing, and painting updates are required every 5-7 years. Ensure the structure is monitored and maintenance checks/updates occur regularly.

– COMMON SETTLEMENT CRACKS NOTED:
Wall cracks due to structural settlement and shifting were noted at various areas. At the time of inspection, the cracks appeared to be mainly cosmetic in nature and not indicative of significant structural issues (less than 1/8" in width – common for building age/size/type). No repair recommendations are offered at this time. Ensure the structure is monitored per general maintenance guidelines. If wall cracks increase in size and/or number, further evaluation should take place.

COMMON ISSUES

– EXTERIOR WALLS REQUIRE GENERAL MAINTENANCE AND/OR COMMON REPAIRS:
The overall condition of the accessible exterior walls and features (flashing, penetration points, trim work, etc.) appeared to be fair/normal when considering the age/type of the inspected structure and materials. Regular maintenance needs, areas of architectural (cosmetic) damage, and/or isolated flaws were noted during the general inspection process. Isolated flaws should be professionally addressed as needed and/or in conjunction with ongoing maintenance schedules (links to various maintenance calendars provided above). Any additional site specific details and examples recorded during the property inspection will be listed below or included in the chapter photo gallery. Specific issues and/or areas of concern discovered the assessment process include, but are not limited to:
-Caulking/sealing updates at trim boards and siding
-Repairs to minor material damage at isolated areas
-Protect exposed plywood/OSB at lower portions of garage wall
-Additional site specific details and examples recorded during the property inspection may be further detailed in the photo gallery below.

– ADDITIONAL NOTES - SITE SPECIFIC CONCERNS:
Additional site specific concerns noted during the property assessment are included below. Ensure all recommendations and concerns are professionally addressed as needed. Areas of additional concern noted at the time of inspection include, but are not limited to:
-Atypical wall configurations and transitions present: Building design complicates installation of cladding and flashing, increased likelihood of moisture diversion and other issues (wall will require ongoing maintenance and professional inspection)
-See notes regarding uneven retaining wall in 'Grading and Drainage) (photo of uneven wall provided below)
-Add firewall/partition in garage (between living space and garage) to meet current standards
-See additional notes regarding moisture diversion near walls in 'Grading and Drainage' chapter

IMMEDIATE ACTION REQUIRED

– EARTH BERM HOME - ADDITIONAL CONCERNS AND CONSIDERATIONS:
The inspected structure is an earthen/earth berm type home. A large percentage of the building is placed under or behind soil and stone. As a result, the building is highly dependent on water-proofing material, barriers, and flashing. During the site assessment, several leak points were discovered. Further investigation will be required to address known leaks and determine the overall condition of the water barriers. Given the known leaks/issues and general age of the original barrier, the building owner should be prepared for the possibility of soil excavation and full replacement of waterproofing barriers. Further investigation will be required to determine the extent of current repair needs and potential future update requirements (contact waterproofing specialist - ideally a firm with knowledge of earth berm or similar structures).

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

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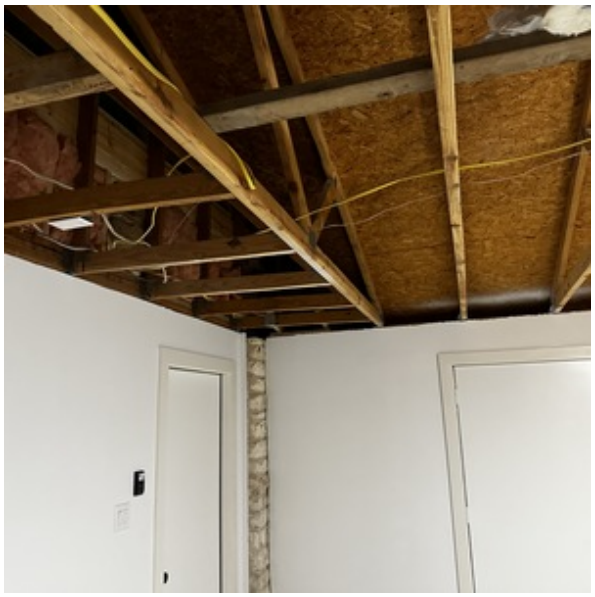
VARIOUS CLADDING TYPES



GARAGE: MISSING FIREWALLS

UNEVEN CMU WALL

CRACKS AT RECENTLY INSTALLED CLADDING

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

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LOWER WALL: 8"

UPPER WALL: 10-11"

EXPOSED PLYWOOD UNDER STUCCO

LOOSE STONE ABUTS STUCCO

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

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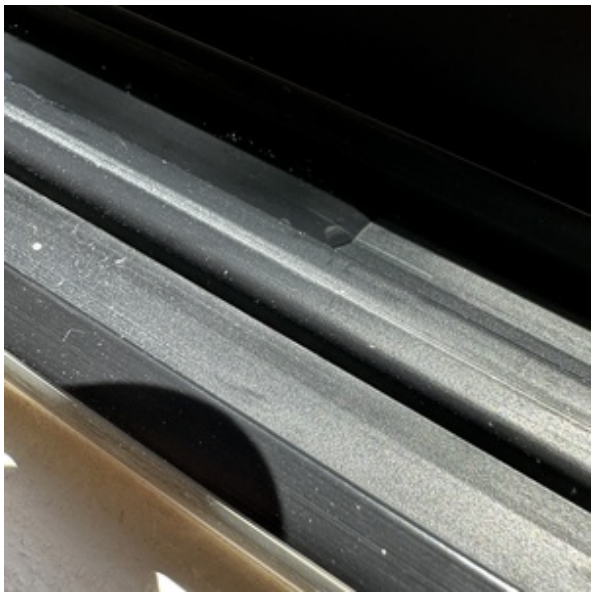
NO UPPER CLADDING FLASHING



WATER FILLS WINDOW SLIDE WELL

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

i. Ceilings

GENERAL STATEMENTS

– CEILING MATERIALS AND FEATURES - INSPECTION INFORMATION:
PRIMARY CEILING MATERIAL: Drywall and/or Approved Materials
GENERAL INFO/RECOMMENDATIONS: 'Interior Walls' Notices Apply to This Chapter

GENERAL RECOMMENDATIONS

– MONITOR CEILING MATERIAL FOR UNUSUAL STAINING/DAMAGE - ALL PROPERTIES:
Regular monitoring of the ceiling finish material should take place. The appearance of unusual staining, cracking, or separation may be an indicator of more significant issues at non-accessible locations. Ensure regular maintenance and servicing of the building takes place per best practices. If areas of concern arise, a system specialist (if cause of issue is known) or a professional building inspector should be contacted.

COMMON ISSUES

– ADDITIONAL NOTES - SITE SPECIFIC CONCERNS:
Additional site specific concerns noted during the property assessment are included below (items or concerns considered to be atypical or other than common wear/tear). Ensure all recommendations and concerns are professionally addressed as needed. Areas of additional concern noted at the time of inspection include, but are not limited to:
-See leak issues/concerns in previous chapters

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

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ii. Floors

GENERAL STATEMENTS

– FINISH FLOORING MATERIAL: Industry Standard Materials
GENERAL RECOMMENDATIONS: atxinspect.com/client-care
SCOPE OF INSPECTION: Visual - Determine General Condition
LIMITATIONS: Visual Limitations - Undiscovered Issues May Be Present
TOLERANCES: Minor Flaws/Errors to be Expected (Not Specified in Report)

GENERAL RECOMMENDATIONS

– MAINTAIN FLOORING AT HIGH MOISTURE/HIGH TRAFFIC AREAS -ALL PROPERTIES:
Ensure regular maintenance (caulking/sealing) and monitoring of flooring material takes place per general guidelines. Particular importance should be applied to areas/material considered to be high moisture/high traffic locations (kitchens, bathrooms, material surrounding egress doors, etc.). Proper maintenance and occasional updating is the best protection against ongoing damage of flooring material. Examples of common maintenance and update needs may be included in the photo gallery below. Specific issues and concerns considered to be outside the scope of common wear/tear or maintenance issues will be specified as needed and per the professional opinion of the lead inspector (reporting methods vary on a case by case basis).

COMMON ISSUES

– INTERIOR FINISHES IN FAIR CONDITION - COMMON FLAWS:
The overall condition of the accessible flooring material appeared to be fair/normal when considering the age and type of the inspected structure. Regular maintenance needs, areas of architectural (cosmetic) damage, and/or isolated flaws were noted during the general inspection process. Isolated flaws should be addressed as needed (in conjunction with ongoing maintenance schedules). Links to various maintenance calendars will be provided. Examples of common flaws and site specific details noted during the property inspection may be listed below or included in the chapter photo gallery. Specific issues and/or areas of concern discovered the assessment process include, but are not limited to:
-Gaps at floor threshold transitions: Seal/protect as needed
-Floor leveler not applied at areas of uneven slab surface (creates visibly noticeable inconsistencies, mainly considered to be a cosmetic flaw)
-Hollow area between floor covering and slab at entry to bonus room (from dining area)
-NOTE: The floors have been recently installed. Proper adherence to industry/installation standards could not be determined. Additional flaws may appear as material acclimates.
-NOTE: If not addressed, leaks will damage flooring.

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

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RECENT FLOORING UPDATES

AREAS OF UNEVEN FLOOR SURFACES

SEAL GAPS AT TRANSITIONS

HOLLOW SPOT IN FLOORING

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

I	NI	NP	D

☒ ☐ ☐ ☒ **G. Doors**

GENERAL STATEMENTS

– DOORS/HARDWARE - GENERAL INFORMATION:
DOOR MATERIAL: Standard Approved Materials Unless Otherwise Stated Below
WATER PENETRATION: Noted Below if Discovered (See Tolerances/Limitations)

DOORS/HARDWARE - DOOR SPECIFIC SCOPE OF INSPECTION:
HARDWARE CONDITION/PERFORMANCE: Note Issues Outside Normal Wear/Tear
GARAGE DOORS: Note Damage Affecting Functionality/Quality, Safety Concerns
WEATHER/AIR BARRIERS: Note Missing Material or Substantial Damage
MIN. EGRESS: No Less Than 2 Egress Doors or Per Site Specific Standards
FIRE SEPARATION: 20-Minute Fire Rated Door Required at Garage/Living Space
INSPECTOR NOTES: 'Interior/Exterior Walls' Notices Apply to This Chapter

– GENERAL WEAR/TEAR AND ADJUSTMENT NEEDS NOT SPECIFIED IN REPORT:
Cosmetic flaws and low-level adjustment needs considered to be isolated and not significantly affecting the overall performance/quality of doors and material may be present and not specified in the report. These noted flaws are considered to be common for a structure of this age/type and should be addressed as needed/desired or in conjunction with ongoing maintenance procedures. Specific issues and concerns considered to be outside the scope of common wear/tear, or items which require additional explanation, will be specified as needed and per the professional opinion of the lead inspector (reporting methods vary on a case by case basis).

COMMON ISSUES

– DOORS/HARDWARE GENERAL MAINTENANCE AND/OR COMMON REPAIRS:
The overall condition of the doors and door features appeared to be fair/normal when considering the age/type of the inspected structure and materials. Regular maintenance needs, areas of architectural (cosmetic) damage, and/or isolated flaws were noted during the general inspection process. Isolated flaws should be professionally addressed as needed and/or in conjunction with ongoing maintenance schedules (links to various maintenance calendars provided above). Any additional site specific details and examples recorded during the property inspection will be listed below or included in the chapter photo gallery. Common flaws and typical door maintenance needs include, but are not limited to:
-Missing door stops throughout: Update missing stops as needed
-Missing hardware at laundry: Minor strike plate adjustment needs
-Common adjustment needs and/or indicators of building movement at various areas (adjust as needed)
-Minor material damage: Normal cosmetic flaws
-Consider addition of self closing hinges at entry door to garage (from interior of building)
-Remove or disable manual lock at garage door
-Adjust garage door operator and/or tracks (doors failed to close)
-Add weather stripping at garage egress door (door leading to back yard area)

☒ ☐ ☐ ☒ **H. Windows**

GENERAL STATEMENTS

– WINDOWS/HARDWARE - GENERAL INFORMATION:
WINDOW TYPE: Double Pane - Newer Generation
WATER PENETRATION: Noted Below if Discovered (See Tolerances/Limitations)

WINDOWS/HARDWARE - WINDOW SPECIFIC SCOPE OF INSPECTION:
HARDWARE CONDITION/PERFORMANCE: Note Issues Outside Normal Wear/Tear
WINDOW SCREENS: Note Missing/Damaged Screens
WEATHER/AIR BARRIERS: Note Missing Material or Substantial Damage

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

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VISUALLY DETECTIBLE SEAL FAILURE: Noted Below if Discovered/Verified
EMERGENCY EGRESS: Current Standards Per IRC Section R310*
TEMPERED/SAFETY GLASS: Current Standards Per IRC Section R308*
FOOTNOTE*: Code/Jurisdictional Standards Vary on Case by Case Basis
INSPECTOR NOTES: 'Exterior Walls' Notices Apply to This Chapter

COMMON ISSUES

– MOISTURE ENTRY CONCERN:
See moisture entry concern/details included in previous chapters. Professionally address as needed (water entering into inside portion of window at primary suite).

☐ ☒ ☒ ☐ **I. Stairways**

GENERAL STATEMENTS

– STAIRWAYS AND FEATURES: Not Inspected - Not Present
INSPECTOR NOTES: Exterior Stairs May Be Included in 'Porches and Decks' Chapter

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

GENERAL STATEMENTS

– FIREPLACES AND CHIMNEYS: Not Inspected - Not Present

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

GENERAL STATEMENTS

– PORCHES, BALCONIES, DECKS AND CARPORTS - GENERAL INFORMATION:
PORCHES/DECKS Present - Concrete and/or Wood Framed
BALCONIES: N/A
CARPORTS: N/A

PORCHES, BALCONIES, DECKS AND CARPORTS - SCOPE OF INSPECTION:
PRIMARY INSPECTION METHOD: Visual - Assess for Damage and Safety Issues
MATERIAL CONDITION/PERFORMANCE: Note Issues Outside Normal Wear/Tear
RAILING/FALL PROTECTION REQUIREMENTS: 30" or Higher (Above Soil Grade)
RAIL/BALUSTER SPACING STANDARDS: 4" Diameter (Per IRC R312)*

PORCHES, BALCONIES, DECKS, CARPORTS - FURTHER INFO AND NOTICES:
GENERAL RECOMMENDATIONS: atxinspect.com/client-care
TOLERANCES: Minor Flaws/Errors to be Expected (Not Specified in Report)
LIMITATIONS: Visual/Access Limitations - Undiscovered Issues May Be Present
FOOTNOTE*: Code/Jurisdictional Standards Vary on Case by Case Basis
INSPECTOR NOTES: 'Interior Walls' Notices Apply to This Chapter
INSPECTOR NOTES: Additional Reference Material - American Wood Council

– GENERAL MAINTENANCE AND REPAIR NEEDS AT EXTERIOR FEATURES:
The overall condition of inspected porch, deck, and additional exterior features appeared to be fair/normal when considering the age/type of the inspected property. Regular maintenance needs and areas isolated flaws/damage were noted during the general inspection process.
NOTE: See "Exterior Walls" chapter and/or photo gallery below for additional info and details.

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

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TYPICAL DRIVEWAY FLAWS

CRACKS AT ENTRY PORCH/LANDING

☒ ☐ ☐ ☒ **L. Other**

GENERAL STATEMENTS

– LIMITED THERMAL CAMERA ASSESSMENT:
EQUIPMENT USED: Flir Thermal Camera
AREAS ASSESSED: Limited Interior/Exterior
NOTE: Thermal camera equipment is employed to assist in the visual inspection of the property. Multiple equipment limitations apply. Generally speaking, thermal equipment is not designed to verify areas of damage or deficiency; but rather to aid in locating areas that may require further investigation. This equipment does not eliminate or reduce any visual limitations noted in this report, associated agreements, or TREC produced documents.

COMMON ISSUES

– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of flaws, adjustment needs, and/or general concern were discovered during the property assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Dated skylight reduces building efficiency, contributes to reduced indoor temperature balance (common area hotter/colder than bedrooms)
-NOTE: Ensure all leak issues/concerns are addressed as needed (see previous chapters).

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

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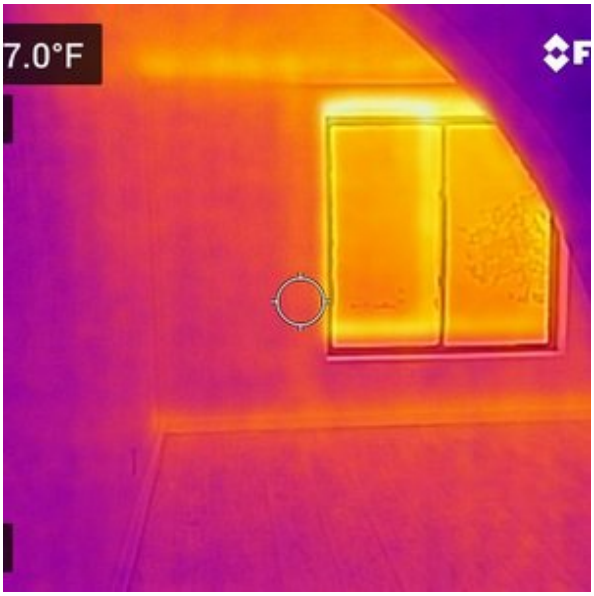
THERMAL CAMERA: NORMAL READINGS

THERMAL CAMERA: NORMAL READINGS



THERMAL CAMERA: NORMAL READINGS

THERMAL CAMERA: NORMAL READINGS

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

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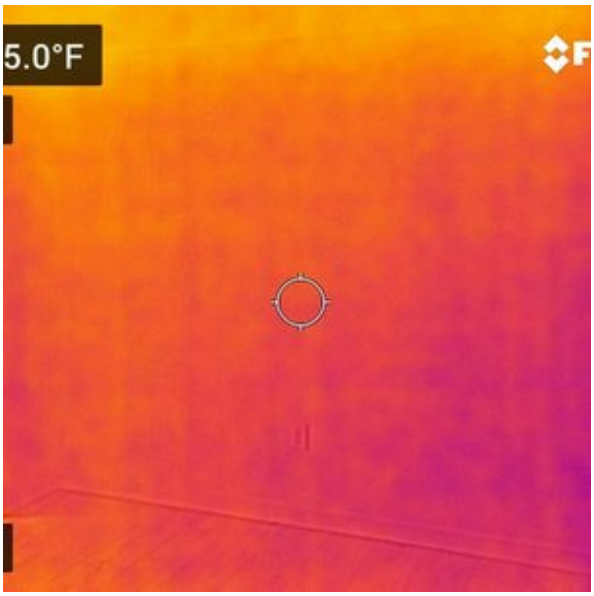
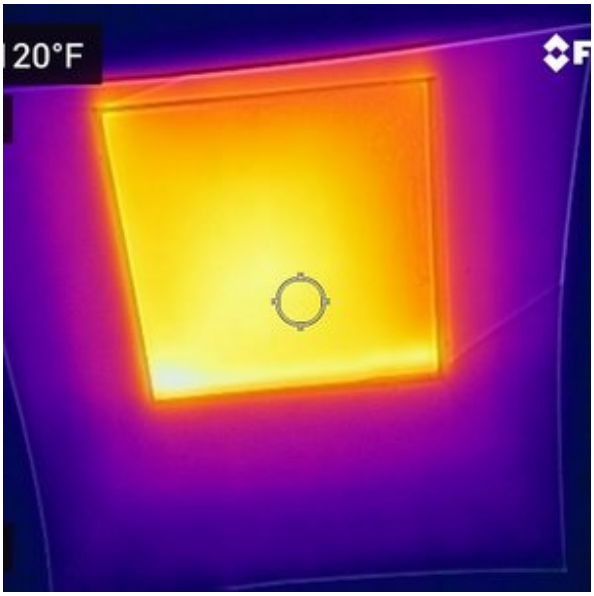
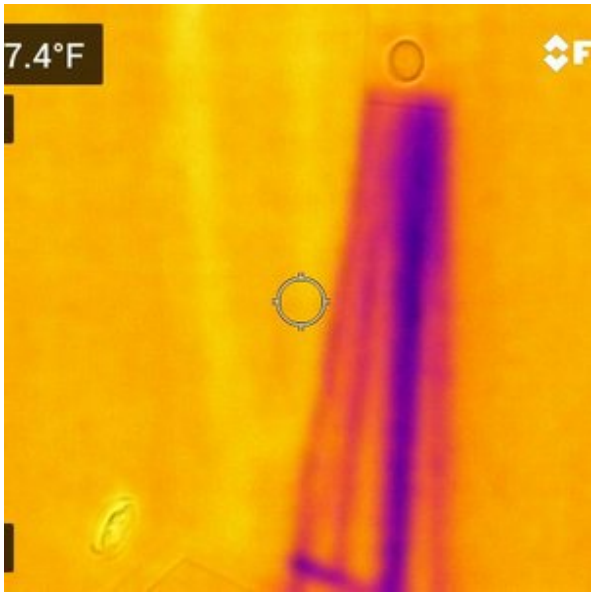


THERMAL CAMERA: NORMAL READINGS

THERMAL CAMERA: NORMAL READINGS



SKYLIGHT: INCREASE HEAT TRANSFER



ADDRESS LEAK ISSUES

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

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II. ELECTRICAL SYSTEMS

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

i. Main Disconnect Panel

GENERAL STATEMENTS

– MAIN SERVICE AND PRIMARY COMPONENTS INFORMATION:
MAIN DISCONNECT AMPERAGE: N/A
SERVICE ENTRY: Overhead Service
SERVICE MATERIAL: Copper or Properly Utilized Aluminum
GROUND ROD: Not Visible - Not Verified
PANEL BONDED: Present/Meets Standards Unless Otherwise Noted Below
LOCATION: Exterior Wall or Approved Location
THERMAL CAMERA ASSESSMENT: Partial Assessment Performed
THERMAL CAMERA RESULTS: Normal Readings Unless Otherwise Noted Below
SCOPE OF INSPECTION: Limited Assessment of Installation, Functionality, Evidence of Damage

GENERAL RECOMMENDATIONS

– GENERAL SAFETY ADVISORY:
Electrical work is inherently dangerous. All electrical adjustments, improvements, updates and/or repairs to the system should be conducted by licensed professionals.

COMMON ISSUES

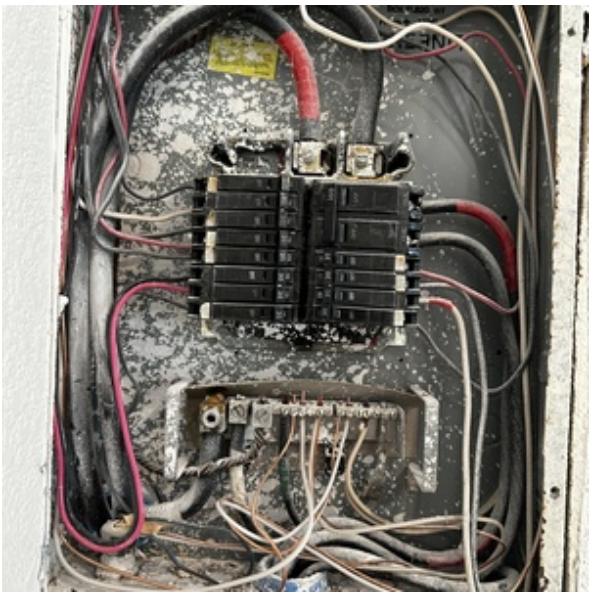
– METER CAN PARTIALLY COVERED:
The utility meter has been covered by the garage wall. This issue suggests less-than-professional installation/construction and will complicate future system updates. Relocating the meter can is advised.

– SYSTEM MEETS MOST DATED STANDARDS - COMMON UPDATES AND IMPROVEMENTS RECOMMENDED
Information available during the assessment of the main panel and associated components indicates that the system generally meets standards observed at the time of construction, however, quality of work/installation concerns were observed at portions of the system. Although the electrical system is functional, safety and component updates are recommended to improve the overall protection and quality of the system. In most cases, updating system features to today's standards is not be required, but would be considered a safety and functionality improvement. Ensure all updates are conducted by a licensed professional. Additional updates to meet current standards include, but are not limited to:
-Provide main disconnect at exterior accessible location
-Add trip ties to breakers serving multi-branch circuits
-Properly label all circuit breakers

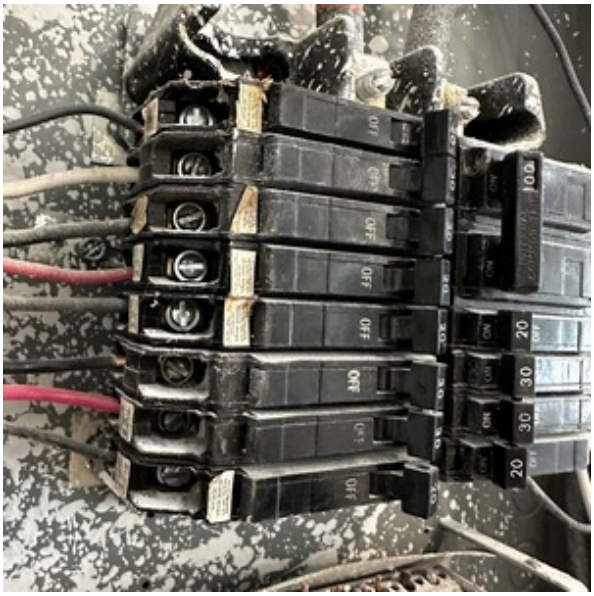
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

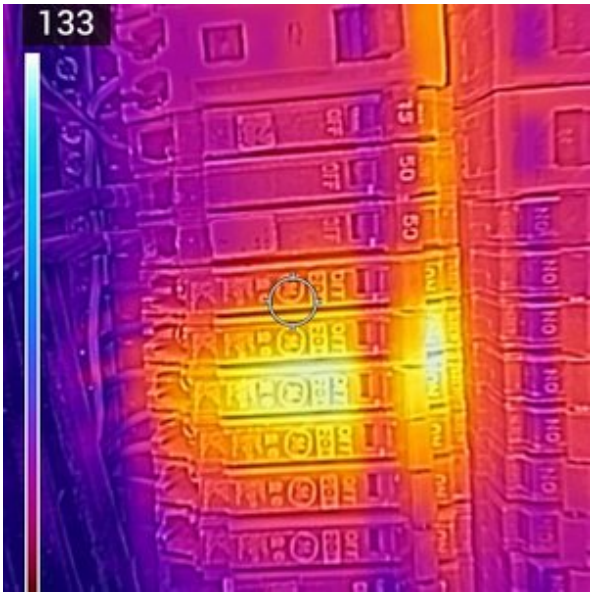
DATED METER CAN PARTIALLY COVERED



OLDER PANELS REMAIN IN PLACE



NO MAIN DISCONNECT



THERMAL CAMERA: NORMAL READINGS

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

I	NI	NP	D

ii. Sub Panels

GENERAL STATEMENTS

– SUB PANEL INFORMATION:
SUB PANEL LOCATION: Garage or Approved Location
SERVICE MATERIAL: Copper or Properly Utilized Aluminum

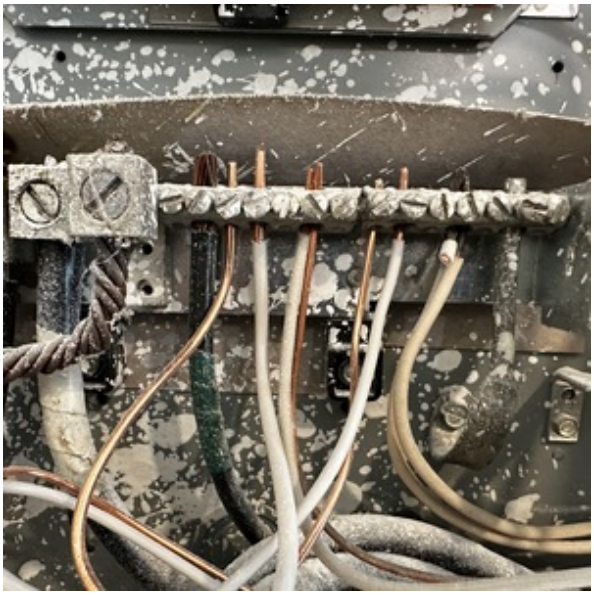
– GENERAL CONDITION: Consistent With Material Age and Type
DISCOVERED EVIDENCE OF ARCING: Not Discovered Unless Noted Below
DISCOVERED EVIDENCE OF HEAT DAMAGE: Not Discovered Unless Noted Below
SIGNIFICANT SAFETY CONCERNS: Not Discovered Unless Noted Below
FURTHER INFORMATION: Additional Details May Be Noted Below (Where Applicable)

COMMON ISSUES

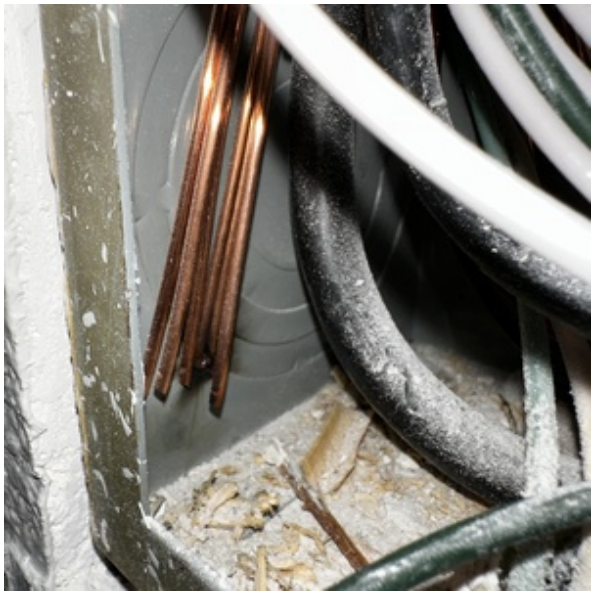
– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Subpanel is located in a kitchen closet (not an approved location by current standards): Ensure the panel is provided sufficient clearance from stored items

IMMEDIATE ACTION REQUIRED

– ELEVATED SYSTEM ISSUES AND CONCERNS:
Areas of elevated concern, possible safety hazards, and/or significant damage were discovered during the electrical inspection process. These issues should be addressed or further investigated by a licensed professional in a timely fashion to prevent continued damage or hazards to the system and structure as a whole. Areas in need of immediate repair or further investigation include, but are not limited to:
-Improper circuit grounding noted at sub-panel (closet): Evidence of arcing/heat damage at neutral ends and panel walls



MINIMAL GROUND WIRES LUGGED



IMPROPER GROUNDING, ARC/HEAT DAMAGE

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

I	NI	NP	D

iii. Distribution Wiring

GENERAL STATEMENTS

– DISTRIBUTION WIRING INFORMATION:
PRIMARY WIRING TYPE: Copper and/or Approved Material
ALUMINUM DISTRIBUTION WIRING DISCOVERED: Not Discovered Unless Noted Below
GENERAL INSTALLATION: Meets Most Standards Observed at Time of Installation
LIMITATIONS: Most Portions of Distribution Wiring Not Accessible/Inspected

– GENERAL CONDITION: Consistent With Material Age and Type
DISCOVERED EVIDENCE OF ARCING: Not Discovered Unless Noted Below
DISCOVERED EVIDENCE OF HEAT DAMAGE: Not Discovered Unless Noted Below
SIGNIFICANT SAFETY CONCERNS: Not Discovered Unless Noted Below
FURTHER INFORMATION: Additional Details May Be Noted Below (Where Applicable)

COMMON ISSUES

– OPEN JUNCTION BOXES, MISSING COVER PLATES, AND EXPOSED SPLICES:
Open junction boxes, missing outlet/switch plates and exposed splices were noted. Properly capping and protecting the wiring is recommended to improve the overall safety of the system and reduce the likelihood of functionality issues. Ensure this common installation issues is professionally addressed at the next system servicing.

– EXPOSED/LOOSE DISTRIBUTION WIRING:
Exposed distribution wiring was noted at exterior walls and/or various portions of the structure. By today's standards, all exposed wiring should be ran through enclosed portions of the structure (wall, attics, etc.) or placed in properly rated conduit. The wiring installation methods noted at the home were a common practice at the time of construction. Updates to exposed wiring would be considered a system and safety update.

OPEN/DAMAGED J-BOXES

UNSECURED/EXPOSED J-BOXES

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

I	NI	NP	D

MISSING SAFETY PLATES

UNSECURED WIRING

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

i. Outlets and Switches

GENERAL STATEMENTS

– OUTLETS AND DEVICES INFORMATION:
SYSTEM GROUNDING: Meets/Exceeds Applied Standards Unless Other Noted Below
GFCI DEVICES: Meets Installation Date Standards Unless Otherwise Noted Below
AFCI DEVICES PRESENT: Meets Installation Date Standards Unless Otherwise Noted Below
LIMITATIONS: Systems Standards Vary Based on Structure Age/Location/Type

COMMON ISSUES

– NOTICE OF OBSERVED GFCI STANDARDS APPLIED TO ALL INSPECTED SYSTEMS:
Per Texas Administrative Code Ch. 535 Subchapter (R) Rule §535.229, GFCI protected devices (ground fault circuit interrupters - shock prevention) are required at all of the following areas (regardless of building/system age): bathroom receptacles; garage receptacles; outdoor receptacles; crawl space receptacles; unfinished basement receptacles; kitchen countertop receptacles; and receptacles that are located within six feet of the outside edge of a sink. As a best practice, all systems should be updated to meet current standards. Dated, ungrounded electrical systems often do not support new GFCI devices and would require additional updating in order to allow for proper device functionality. Areas of reduced GFCI protection not meeting the above noted standards should be addressed by an electrical specialist. Isolated, unprotected devices at required areas may be present and not reported in this document. Unreported items may be due to inspection limitations and/or areas subject to professional interpretation. In most cases, device/safety updates to meet standards imposed after original installation and/or major remodel is per the decision of the property owner. Addition details regarding system update needs, if applicable, may be provided in the notes and/or photo gallery below.

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

I	NI	NP	D

ii. Fixtures

GENERAL STATEMENTS

– FIXTURE ASSESSMENT TYPE: Limited Functionality Test - Troubleshooting Not Conducted
LIMITATIONS (WHERE APPLICABLE): Cause of Noted Issues Not Verified (Bulb/Fixture/Circuit)
DISCOVERED EVIDENCE OF ARCING: Not Discovered Unless Noted Below
DISCOVERED EVIDENCE OF HEAT DAMAGE: Not Discovered Unless Noted Below
SIGNIFICANT SAFETY CONCERNS: Not Discovered Unless Noted Below

COMMON ISSUES

– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Bedroom closet: Change bulb or address non-functional light as needed
-Primary suite fan: Fan blade in contact with ceiling (adjust as needed)

iii. Smoke and Fire Alarms

GENERAL STATEMENTS

– ALARM TYPES: Hardwired and/or Battery Operated
ALARM LOCATIONS: N/A
CO DETECTORS PRESENT: N/A

IMMEDIATE ACTION REQUIRED

– SIGNIFICANT ALARM SYSTEM CONCERNS:
Areas of elevated concern, possible safety hazards, significant damage, or issues that may be causing continued/increased damage or loss of value to the property were noted. These issues should be addressed or further investigated in a timely fashion to eliminate the concerns noted below. Areas in need of immediate repair or further investigation by a subject matter expert include, but are not limited to:
-No alarms or other safety devices present: Updating to meet current safety standards strongly advised

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☒ ☐ ☐ **A. Heating Equipment**

GENERAL STATEMENTS

– HEATING SYSTEM INFORMATION:
HEATING TYPE: Central
TOTAL UNITS: 1
ENERGY SOURCE: Electric
MANUFACTURER: CAC/BDP
MFG DATE: 2014
MFG. WARRANTY: Up To 10 Years - Contact Manufacturer
APPX. LIFE EXPECTANCY: atxinspect.com/client-care
LOCATION: Mech Closet

– TESTING NOT CONDUCTED:
Testing of the heating unit not conducted due to extreme outdoor heat conditions (testing focused on cooling system).

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

I	NI	NP	D

GENERAL RECOMMENDATIONS

– ANNUAL SERVICING NOT VERIFIED:
Unless recent service documents are available, an initial servicing by an HVAC specialist is strongly advised. Annual maintenance and service visits by a professional HVAC technician is essential to the proper functionality and longevity of the heating and cooling system. Ensure the system is professionally services yearly (prior to start of colder seasons).

COMMON ISSUES

– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Heater appears to be an electric unit: Plan for an increase in utility costs during winter months, consider updating to heat pump system when replacement is required.

☒ ☐ ☐ ☒ **B. Cooling Equipment**

GENERAL STATEMENTS

– STANDARD COOLING SYSTEM INFORMATION:
COOLING TYPE: Central
TOTAL UNITS: 1
MANUFACTURER: Carrier
MFG DATE: 2014
REFRIGERANT TYPE: R410A
RECORDED TEMP DIFFERENTIAL: °F (Within General Parameters)
TOTAL TONNAGE: 2
APPX. TONNAGE REQUIRED: See Notes Below
TONNAGE REFERENCE: Based on Square Footage/Climate Zone #1 (Limited)
INSPECTION LIMITATIONS: See Below

MINI-SPLIT COOLING SYSTEM INFORMATION:
COOLING TYPE: Mini-Split w/ 1x Wall Unit (Bonus Room)
TOTAL UNITS: 1
MANUFACTURER: Mr. Cool
MFG DATE: 2023
REFRIGERANT TYPE: R410A
TOTAL TONNAGE: 1
APPX. TONNAGE REQUIRED: See Notes Below

– ADDITIONAL NOTICE OF LIMITATIONS:
A standard HVAC inspection should be considered a cursory assessment of the system. Temperature readings and visual analysis' are designed to verify functionality of major components and determine if physical damage is present at exposed portions of the equipment. Further analysis by a licensed HVAC technician will aid in providing more detailed information. Additional HVAC investigations can be provided by TAHI Services (parent company to The Austin Home Inspector - HVAC License #48637) or by most HVAC service providers.

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

I	NI	NP	D

GENERAL RECOMMENDATIONS

– ANNUAL SERVICING NOT VERIFIED:
Unless recent service documents are available, an initial servicing by an HVAC specialist is strongly advised. Annual maintenance and service visits by a professional HVAC technician is essential to the proper functionality and longevity of the heating and cooling system. Ensure the system is professionally services yearly (prior to start of hotter seasons).

COMMON ISSUES

– COMMON INDICATORS OF SERVICING NEEDS:
Indicators of common servicing needs and/or update recommendations to meet best practices are provided below. Ensure all current recommendations and concerns are professionally addressed and the system is serviced bi-annually thereafter. Areas of concern noted at the time of inspection include, but are not limited to:
-Conduct subheat/supercool testing: Supply delta marginal
-Ensure primary condensate drain line is cleared in order to remove potential/partial blockage (address as next service call)
-Ensure all secondary drain pipes/devices are tested for proper functionality (address as next service call)
-Ensure any adjustments/updating of condensate and suction line insulation takes place as needed (per decision of service tech)
-Ensure filters have been changed and evaporator/condenser coils are cleaned as needed (per decision of service tech)
-Leveling of condenser unit/s should take place as needed (during regularly scheduled service calls)
-Address uneven or bearing issue at condenser fan

– SYSTEM FAILED TO MEET DEMANDS:
The indoor temperature was 75-78°F when the A/C analysis began. The system thermostat was set to 68°F and allowed to run for approximately 4-5 hours. During that time, the system was unable to meet cooling demands or reduce indoor temperatures in the common area. This indicates that the cooling equipment may struggle sufficiently and efficiently condition the home during peak weather conditions (100F+ during testing). Further analysis of the system is needed to determine what updates and improvements will best benefit the efficiency and overall comfort of the home.
NOTE: Temperatures within the bedrooms were recorded at appx. 72F while temps within the main common area/kitchen remained at 77-79F. It should be noted that a single supply vent is present in the large common area. Reduced airflow within the room, in conjunction with the presence of a large skylight is considered to be a likely contributing factor to temperature balance issues. Redesign of air distribution within the common area may be required.

– MINI-SPLIT ISSUES - QUALITY OF INSTALL CONCERNS:
The mini-split system serving the bonus room failed to engage (breakers tripped). Upon resetting of the breakers, the system failed to produce temp drops (supply recorded at 80F) and eventually issued a fault code EL01.
The system type (manufactured by Mr. Cool) is marketed as a "do it yourself" HVAC system. In addition to failed functionality issues, several quality of install concerns were noted. Ensure the system is further assessed and professionally updated as needed. Quality of install issues or concerns include, but are not limited to:
-Refrigerant lines not cut to match run length
-Condensing unit placed on slope, at point of drainage, near the edge of a retaining wall (erosion may cause equipment to slide/fall)
-Condensing unit placed directly under point of roof drainage

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

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TEMP DURING TESTING: 102F

PREVIOUS HVAC LEAK

AVERAGE TEMP (BEDROOMS): 72-74F

AVERAGE TEMP (BEDROOMS): 72-74F

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

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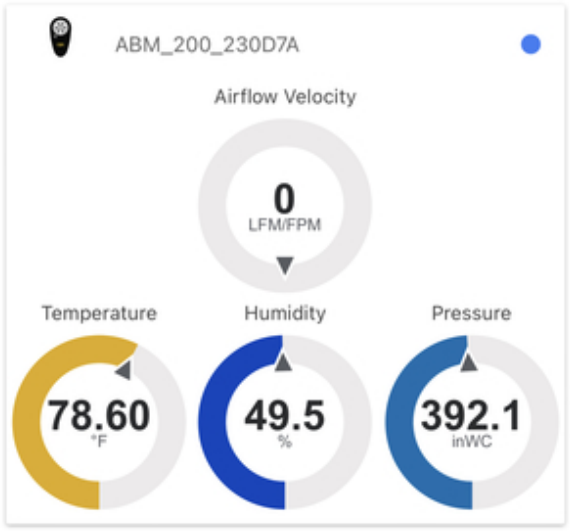
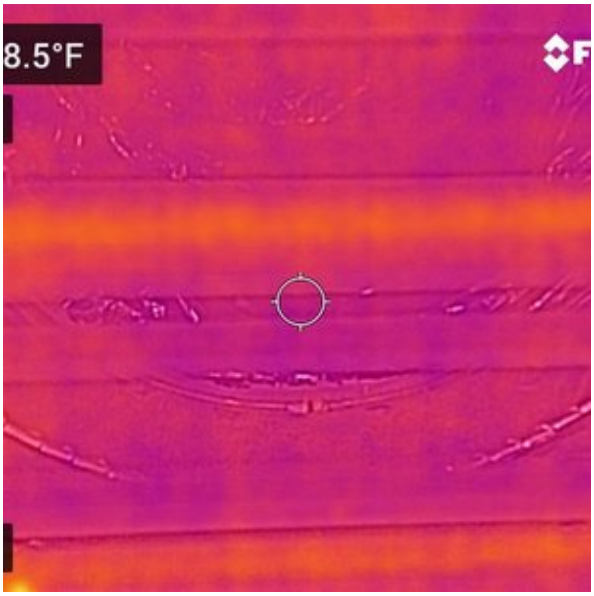
AVERAGE TEMP (COMMON AREA): 78-79F



AVERAGE TEMP (COMMON AREA): 78-79F



SUPPLY TEMP: 59-62F (MARGINAL)

SUPPLY TEMP: 59-62F (MARGINAL)

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

I	NI	NP	D

INSTALLATION AND FUNCTIONALITY ISSUES

MINI-SPLIT FAILED TO COOL

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

GENERAL STATEMENTS

– DUCT SYSTEM INFORMATION:
DUCT TYPES: Flex
DAMPERS PRESENT (ZONED): 2 Systems
ELEVATED AIR LOSS: None Discovered
GENERAL CONDITION: Fair
THERMAL CAMERA ASSESSMENT: Performed
THERMAL CAMERA RESULTS: Normal Readings

– DUCT CONCLUSIONS: MEETS GENERAL STANDARDS
Accessible ducts and vents appeared to be in fair condition. No evidence of significant damage or air loss was detected. Common update or adjustment needs, if discovered, are noted below.

– THERMAL CAMERA ASSESSEMENT: NORMAL READINGS
A partial thermal imaging analysis of the HVAC duct system was conducted during the inspection of the property. Overall, the areas assessed appeared to be free from excessive temperature shifts. This suggests that the duct system is sealed and insulated to a level common for the material age and type. Minor air loss was noted. The loss of air appeared to be within normal and acceptable margins. No concerning readings were discovered during this partial analysis. Noted recommendations or concerns, if any, are listed below.

GENERAL RECOMMENDATIONS

– NOTICE OF COMMON SYSTEM BALANCE VARIATIONS:
Variations of room temperature is a common occurrence in residential structures. Vent location and number, duct size, installation techniques, duct run (distance to vent), system fan speeds, energy efficiency of the home, amount of exterior walls in an area, and system quality, and myriad other items can all affect room temperature. Often, air comfort issues can not be detected until the home is fully occupied (individual comfort varies by person). If air conditioning issues exist, further analysis and investigation by an HVAC comfort specialist will be needed. Multiple options are available to address home comfort concerns.

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

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COMMON ISSUES

– AIR DISTRIBUTION CONCERNS NOTED - COMMON AREA:
Equipment readings (ABM-200/Fluke IR Thermostat/Flir Thermal Camera) indicate a possible air distribution and airflow balance issue. Further investigation of the HVAC and duct system specialist is recommended to determine what adjustments and system improvements are available and warranted.
NOTE: A single air supply vent has been provided to condition a large room with multiple windows, high ceilings, and a skylight. Temperatures within the common area remained at appx 78-79F while temperatures within bedrooms dropped to appx. 72F.
NOTE: Minimal access to inspect bedroom ducts. Some original ducting may be present at inaccessible areas.

1X VENT FOR LARGE SPACE

MYLAR FLEX DUCTING OBSERVED

IV. PLUMBING SYSTEMS

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

GENERAL STATEMENTS

– PLUMBING SYSTEM INFORMATION:
WATER SOURCE: Public or Approved Private Utility
METER/MAIN VALVE LOCATION: Side Yard Near Cross Street
WATER PRESSURE: Meets Pressure Standards 95-100 PSI
PRESSURE REDUCING VALVE: Not Present
ANTI-SIPHON DEVICES: Not Present
ADVANCED ANALYSIS PERFORMED: No - Not Requested

– MEETS GENERAL STANDARDS:
Overall, plumbing and plumbing equipment and material available for inspection appeared to meet the standards observed at the time of construction. General wear/tear from common usage was noted. No evidence of significant system errors, damage, or failure was detected during the partial assessment of the system. Any noted recommendations or areas of concern (if applicable) should be addressed by a licensed professional. Regular maintenance, servicing, and update needs should be expected and budgeted for.

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

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– ADDITIONAL LIMITATIONS NOTICE:
Most portions of the plumbing system are not available for visual analysis. A standard plumbing inspection should be considered a cursory assessment of the system. Visual analysis' and system tests are designed to verify functionality of major components and determine if physical damage is present at exposed portions of the equipment. Further analysis will aid in providing more detailed information. Additional investigations can be provided by TAHI Services (parent company to The Austin Home Inspector) or by most plumbing service providers.

GENERAL RECOMMENDATIONS

– REPLACE DATED FIXTURES AND VALVES - MAINTENANCE RECOMMENDATION:
As a general maintenance recommendation, all dated supply fixtures and valves (located at sinks, commodes, laundry, water heater, etc.) should be updated and replaced every 10 years or as needed. As these devices age, the material becomes weak and is prone to damage/leakage. Replacement of dated valves/fixtures would reduce the likelihood of future leaks and improve the system as a whole. At the time of inspection, no significant, active leaks were discovered, however, most valves were not turned due to the current weakened material condition. Minor drip leaks during usage at sink/tub fixtures may be present and not specifically noted in this report.

COMMON ISSUES

– SUPPLY PRESSURE EXCEEDS MAX LIMITS:
At the time of inspection, the water pressure entering the structure exceeded recommended maximum levels (PSI recommended to be with 40-80 pounds per square inch). Contacting a plumbing professional is recommended to determine if the installation of a pressure reducing valve or additional adjustments/updates are warranted.

– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Pressure issue at kitchen sink (low pressure at point of use)
-Previous plumbing updates and repairs noted: Request all previous repair/replacement documents
-Insulate exposed piping (in garage, exterior pipes, and where accessible)
-Install anti-siphon devices at hose bibs
-Incomplete install of valve box (next to meter)
-NOTE: Atypical pipe configuration over water heater observed (various unneeded elbows, pipe size reduced, etc.): Suggestive of less-than-professional work

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

I	NI	NP	D

WATER METER RIGHT OF BLDG.

CUT/PATCH: PREVIOUS PIPE REPAIR

ELEVATED WATER PRESSURE

KIT. SINK: WEAK PRESSURE

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

I NI NP D

ATYPICAL PIPE CONFIGURATION

PROTECT PIPE, ADD ANTI-SIPHON

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

GENERAL STATEMENTS

– PLUMBING DRAINAGE SYSTEM INFORMATION:
SEWAGE TYPE: Private System (OSSF)
PRIMARY SEWAGE LINE MATERIAL: PVC or Approved Drainage Material
MATERIAL LIFE EXPECTANCY: atxinspect.com/client-care
TRAPS AND VENT STACKS: Present: No Issues Discovered (Limited Visual)
CLEAN OUT ACCESS PORT: Left Yard
DRAINAGE FLOW TEST: Performed
DRAIN CAMERA ASSESSMENT: Performed
EVIDENCE OF STRUCTURAL SETTLEMENT: Normal Settlement Only

COMMON ISSUES

– SLOW OR BLOCKED DRAINS DISCOVERED:
Slow drains at plumbing fixtures were discovered. All clogged or partially blocked drain lines should be cleared and serviced by a plumbing expert. Areas of noted blockage include, but are not limited to:
-2x tubs

– DRAIN LEAK DISCOVERED:
A leak at the primary bathroom fixture drain pipe was noted. The cause/exact location of the leak could not be determined. The leak may be due to pipe blockage and leakage at vertical coupling or seperation issues at an area within/under the slab. All leaks should be professionally addressed to prevent moisture damage to surrounding material.

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

I	NI	NP	D

LEAK AT BEDROOM SINK

LEAK AT BEDROOM SINK

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

GENERAL STATEMENTS

– WATER HEATER INFORMATION
ENERGY SOURCE: Electric
TOTAL UNITS: 1
CAPACITY: 50 GAL
MANUFACTURER: Craftmaster
MFG DATE: 2005
PRESSURE RELIEF VALVE: Present - Not Tested
LOCATION: Garage
TEMPERATURE OUTPUT: 105 °F (Recommended Output = 120 °F)
GENERAL CONDITION: Meets Basic Standards Unless Otherwise Stated Below

GENERAL RECOMMENDATIONS

– STANDARD MAINTENANCE ADVICE:
Unless recent service records are available (or unit less than 1 year in age) an initial servicing and flushing of the tank should take place upon taking ownership and annually thereafter. Water heating tanks that are not serviced/flushed regularly suffer from reduced capacity, efficiency, and functionality. Due to the high mineral content prevalent in many Central Texas water sources, the need/importance for regular servicing and maintenance is increased.

COMMON ISSUES

– DATED SYSTEM - REDUCED CAPACITY AND EFFICIENCY:
The system has surpassed 15 years of service. The likelihood that the unit will need servicing, repairs and replacement increase as it ages. Generally speaking, standard water heating units have a basic lifespan of 15-17 years. It is the professional opinion of this inspector that the costs of continued operation, servicing, and repair may outweigh that of system updating. It is recommended that a replacement system be planned and budgeted for. Any costs associated with significant repairs or updates to the current unit should be reallocated to a replacement system.

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

I	NI	NP	D

– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Equipment temperature output low (105F): Service and adjust settings as needed

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

GENERAL STATEMENTS

– NOT INSPECTED - NOT PRESENT

☐ ☒ ☐ ☐ **E. Other**

GENERAL STATEMENTS

– PIPE SCOPING CAMERA OPERATION INFORMATION:
CAMERA TYPE: Rigid SeeSnake (or Similar Device)
CAMERA ENTRY POINT: Clean Out
CAMERA DIRECTION IF KNOWN: Towards Septic Connection (Exact Route of Travel Unknown)
CAMERA DIRECTION IF KNOWN: Towards Structure (Exact Route of Travel Unknown)
ADDITIONAL CAMERA DIRECTIONS/ENTRY: N/A
MAX DISTANCE OF CAMERA TRAVEL (APPX.): 40'
LIMITATIONS: Camera Route of Travel/Distance/Visibility Varies (Partial and Limited Assessment Only)
LIMITATIONS: Representative Sample Assessment (Portions of Main Lateral Viewed)
LIMITATIONS: Partial Assessment of Lateral Pipe Only, Branch Pipes Not Observed
LIMITATIONS: Undiscovered Issues May Be Present (Limited Scope Assessment)
LIMITATIONS: Location of Items/Issues/Concerns Are Approximate/Assumed
LIMITATIONS: Additional Issues Damage May Be Discovered By SMEs
TSBPE (Plumbing) #132292
TSBPE (Responsible Master Plumber): M-40977

GENERAL SITE INFORMATION:
APPX. SIZE OF HOME: Under 3000 Sq. Ft.
APPX. NUMBER OF BATHROOMS: 2-4
MAIN CLEAN OUT LOCATION: Left Side Yard
APPX./ASSUMED AGE OF SEWAGE PIPE MATERIAL: Original - Date of Construction
PRIMARY MATERIAL TYPE: PVC
PREVIOUS REPAIR/UPDATES: Yes - Request All Available Records
SERVICE RECORDS AVAILABLE: Unknown - Request All Available Records
EVIDENCE OF FOUNDATION SETTLEMENT: Common / Moderate

– GENERAL ASSESSMENT INFORMATION - OBSERVATION FINDINGS:
EXCESS PAPER DEBRIS: Not Discovered During Limited Assessment
DRAIN BACK-UP/BLOCKAGE: Not Discovered During Limited Assessment
WATER LEVEL RISE DUE TO BELLIES: Not Discovered During Limited Assessment
PIPE COMPRESSION/CHANNELING: Not Discovered During Limited Assessment
EXCESS MATERIAL DETERIORATION: Not Discovered During Limited Assessment
PIPE FRACTURE/PHYSICAL DAMAGE: Not Discovered During Limited Assessment
PIPE SEPARATION: Not Discovered During Limited Assessment
EVIDENCE OF ROOT/SOIL ENTRY: Not Discovered During Limited Assessment
PIPE CONNECTION ERRORS: Not Discovered During Limited Assessment

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

I	NI	NP	D

INSTALLATION ERRORS/CONCERNS: See Below
ADDITIONAL ISSUES OR CONCERNS: See Below

_ ASSESSMENT SCOPE AND LIMITATIONS:
A site visit to the above mentioned property was made in order to perform a limited plumbing camera assessment of the main lateral (primary sewage/drain line running from the property towards the utility connection or septic system). A full assessment was not performed. Branch pipes (pipes running from individual fixtures such as sinks, showers, laundry, etc.), unless specifically identified herein this report, are not within the scope of this assessment. In most cases, the assessment includes portions of the main lateral at/under the structure and yard lines. Additional limitations beyond those which apply to all assessments will be identified in the main body of this report.
The assessment is provided to describe the material type, general condition, and noted concerns based on the sample of piping observed through the scoping camera. The report is not intended to be all encompassing nor will it identify all issues. Due to the nature of the assessment, the exact location of the camera and/or identified issues may not be known. Assumed or approximate locations of issues may be provided, however, verification of the location and condition of all discovered issues/concerns should be conducted by plumbing professionals during follow-up investigations. Often, further evaluation by plumbing professionals will allow for more accurate detail regarding location, severity, and repair costs/options of plumbing issues. Follow up assessments may also result in the discovery of additional repair needs not identified during our limited camera assessment. As a rule, when issues/concerns are discovered and identified in this report, further evaluation by plumbing professionals will be required.

NOTICE OF ASSESSMENT INTENTIONS AND LIMITATIONS:
Ideally, lateral and branch pipes should be professionally inspected via camera and hydrostatic testing. Often, time, scope, access, and licensing limitations do not allow for full camera and hydrostatic testing. In cases such as these, a partial camera assessment can serve as an alternative to provided basic information based on representative samples observed at portions of the lateral pipe. The assessment and report provided to the client is the latter. As such, the client should be aware that undiscovered, unidentified, or incorrectly identified issues/concerns may occur. All identified issues/concerns will require further evaluation by SMEs (subject matter experts). In most cases, the SME is a master plumber or similarly skilled specialist. This document provides basic information based on conditions observed at a sample portion of the main lateral drain pipe. A full inspection of the lateral pipe will not take place. Observation of branch pipes are not within the scope of work conducted. Any mention of camera/item locations by the assessor are approximate and intended to assist the plumber in follow up investigations. Follow up investigations will provide additional details and accuracy. When issues/concerns are identified, follow up investigation by SMEs should always take place prior to making any critical planning/budgeting decisions.

Multiple assessment limitations reduce the ability to fully investigate the system and additional issues, both minor and significant, may be present. Recommendations for follow up inspections by SMEs are offered due to the known limitations of the performed assessment and likelihood that additional undiscovered/unidentified/partially identified issues are present.
The camera assessment process is not designed to be intrusive, destructive, or all encompassing. Rather, the plumbing camera assessment is intended to provide additional, basic information based on limited observations of the buried lateral drain pipe. The camera operator will view sample portions of the the lateral drain pipe to provide a professional opinion of material condition and determine if identifiable physical damage or issues are visible at areas viewed through the camera. No work or information which requires specific licensing outside of those held by the operating inspector has been, or will be performed. Issues and concerns, when identified in this report, will require further evaluation by subject matter expert/s. The evaluation and reports produced by SMEs will serve as the primary source of information which should be used by the client for project planning and budgeting.
This 3rd party assessment and report has been provided to the client and representing agents for the purposes of general due diligence. The assessment process and report do not, in any manner, represent a guarantee of warranty of the above mentioned property or associated system conditions. For a full analysis of the plumbing system, please call a master plumber (contact info provided herein). Ideally, lateral and branch pipes should be

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

I	NI	NP	D

professionally inspected via camera and hydrostatic testing.
System information noted at the time of assessment is listed below. This is not an official TREC report document.

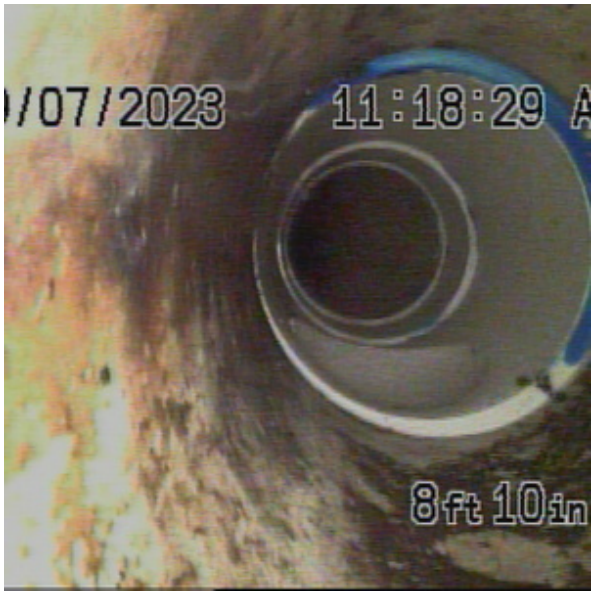
NOTICE OF 3RD PARTY EVALUATION AND FURTHER INFORMATION:
All information gathered during the limited camera evaluation should be provided to a 3rd party plumbing specialist. All noted issues/concerns will require further evaluation by an SME. Additional evaluation, repair recommendations, cost estimates, professional opinions, provided by the 3rd party plumbing specialists should be considered the primary source of information for client planning/budgeting. Client contact information will be forwarded to Peanut Plumbing for these purposes. Any work/investigation which specifically requires trade specialization will be conducted/supervised by properly licensed individuals. Peanut Plumbing LLC can be reached at the follow:
512.924.7989
peanutplumbingtx.com

COMMON ISSUES

– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Indicators of recent repairs/additions to main lateral drain observed (request details/documents if available)
-Slow drains and leak identified at tubs, sink (areas of slow drains cannot be viewed with pipe scoping camera, address issues and reassess system following servicing
NOTE: OSSF/Septic inspection performed by a seperate company.

– RECENT REPAIRS/UPDATES - HYDROSTATIC TESTING RECOMMENDED:
Multiple indicators of alterations or repairs at the main lateral pipe was noted. Common industry standards call for a passed hydrostatic test of the drain system following subgrade repairs. If a passed hydrostatic test can not be confirmed, retroactive testing is advised.

ENTRY INTO LATERAL



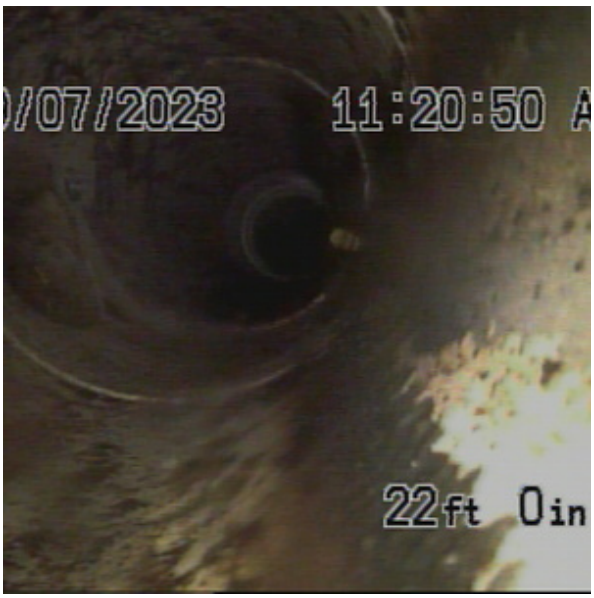
INDICATOR OF RECENT UPDATING

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

I	NI	NP	D

UPDATED BRANCH CONNECTION

NORMAL DRAINAGE OBSERVED



CAMERA NEARING KITCHEN AREA

ADDITIONAL UPDATES OBSERVED

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

I	NI	NP	D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwashers**

GENERAL STATEMENTS

– APPLIANCE PRESENT: FUNCTIONAL WHEN TESTED

☐ ☒ ☒ ☐ **B. Food Waste Disposers**

GENERAL STATEMENTS

– NOT PRESENT (OSSF SYSTEM)

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

GENERAL STATEMENTS

– APPLIANCE PRESENT: FUNCTIONAL WHEN TESTED
VENTING DESIGN METHOD: Routed to Exterior - Proper Venting Not Verified

COMMON ISSUES

– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Installation incomplete: No exhaust flue provided (complete installation as needed)

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

GENERAL STATEMENTS

– RANGE AND COOKTOP INFORMATION:
RANGE TYPE: Electric - Functional
OVEN TYPE: Electric - Functional
OVEN SET TO: 350 °F
OVEN TEMPERATURE ACCURACY: Acceptable Variance +/- 25 °F
UNIT CONDITION: Functional When Tested

☐ ☒ ☐ ☐ **E. Microwave Ovens**

GENERAL STATEMENTS

– NOT INSPECTED

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

I	NI	NP	D

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

GENERAL STATEMENTS

– APPLIANCE PRESENT: FUNCTIONAL WHEN TESTED

GENERAL RECOMMENDATIONS

– ADDITIONAL NOTIFICATION OF LIMITATIONS:
Verification of proper exhaust fan venting may be limited. All system exhaust fans should be vented to exterior portions of the structure in order to properly divert moisture and improve air quality. Periodic checks of exhaust systems and venting should be conducted per general maintenance guidelines.

☒ ☐ ☐ ☒ **G. Garage Door Operators**

GENERAL STATEMENTS

– APPLIANCE PRESENT: FUNCTIONAL WHEN TESTED

GENERAL RECOMMENDATIONS

– ADDITIONAL NOTIFICATION OF LIMITATIONS:
The garage operator pressure reverse feature is typically not tested during the limited inspection process (testing may damage the system). By today's standards, all garage operators should automatically reverse course if excess pressure is detected during closing operations. Verifying the presence and functionality of this feature is advised.

COMMON ISSUES

– MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the appliance assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-System engaged but failed to properly function: Adjustments to the operator and/or tracks required

☐ ☒ ☐ ☐ **H. Dryer Exhaust Systems**

GENERAL STATEMENTS

– APPLIANCE PRESENT: FUNCTIONALITY NOT TESTED

GENERAL RECOMMENDATIONS

– NOTICE OF LIMITATIONS AND GENERAL RECOMMENDATIONS:
Verification of proper venting and cleaning/clearing of debris was not conducted during this limited assessment. All dryer vents should be cleared prior to usage and yearly (or as needed) to prevent damage to dryer equipment and improve fire safety.

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

I	NI	NP	D	
☐	☒	☐	☐	**I. Other**

GENERAL STATEMENTS

– NOT APPLICABLE: NOT INSPECTED

GENERAL RECOMMENDATIONS

– NOTIFICATION OF SYSTEM LIFE EXPECTANCY:
Various residential appliances have a general life expectancy of 5-15 years (depending on the specific appliance type). Dated appliances can often fail without warning. Additional budgeting for repair and replacement of appliances nearing/surpassed their general life expectancy is advised. For additional information in regards to system life expectancy, please visit:
atxinspect.com/client-care

VI. OPTIONAL SYSTEMS

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

GENERAL STATEMENTS

– NOT INSPECTED - NOT PRESENT

☐	☒	☒	☐	**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

GENERAL STATEMENTS

– NOT INSPECTED - NOT PRESENT

☐	☒	☐	☐	**C. Outbuildings**

GENERAL STATEMENTS

– NOT INSPECTED - NOT PRESENT

☐	☒	☒	☐	**D. Private Water Wells**

GENERAL STATEMENTS

– NOT INSPECTED - NOT PRESENT

☐	☒	☐	☐	**E. Private Sewage Disposal (Septic) Systems**

GENERAL STATEMENTS

– INSPECTED BY THIRD PARTY (RAINBOW SEPTIC)

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

I	NI	NP	D

☐ ☒ ☐ ☐ **F. Other**

GENERAL STATEMENTS

– REFERRAL INFORMATION NOTIFICATION:
The companies and tradesmen listed below are provided as a courtesy to our clients. No referral fees or compensation to TAHI Services PLLC are offered or accepted for providing this information. TAHI Services does not guarantee the workmanship or professionalism of the below listed companies. All referred companies are vetted and company research is performed prior to inclusion in this list. For a list of trade contractors and service providers, please visit the following link:
atxinspect.com/referral-info
or
atxinspect.com/client-care

– HELPFUL LINKS - MAINTENANCE REMINDERS AND SYSTEM INFORMATION:
-System and Material Life Expectancy, General Maintenance Advice and Maintenance Calendars:
atxinspect.com/client-care

– TEXAS REAL ESTATE COMMISSION PROTECTION NOTICE:
www.trec.texas.gov/forms/consumer-protection-notice

– NOTICE OF INSPECTION AGREEMENT AND PAYMENT POLICY:
The inspection process and report is NOT VALID until all invoices are paid and the inspection authorization agreement is signed.

ADDENDUM: REPORT OVERVIEW

THE SCOPE OF THE ASSESSMENT

THE SCOPE OF THE INSPECTION:
All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.
This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.
It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvement needs will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

LIMITED INSPECTION - PLAN FOR MAINTENANCE NEEDS AND UNEXPECTED ISSUES:
Multiple limitations are present during the property inspection process. Non-discovered issues, both minor and significant, may not be documented in this report or discovered during the assessment of the
structure. The inspection process is not designed to be intrusive, destructive, or all encompassing. Rather, the inspection and report represent your inspector's professional opinion in regards to the general condition of the structure and associated systems. Professional opinions may vary from one individual to the next. The inspection process and report do not represent a guarantee or warranty of any kind.

REQUEST PREVIOUS DAMAGE INFO AND INSURANCE CLAIMS:
Areas of previous damage and repair to the building may not be detectible during the inspection process.
Requesting all available information/documentation pertaining to previous damage, insurance claims, permit requests, and repairs is advised. If information regarding previous issues/updates to the property have been provided, please ensure your inspector is made aware of these items prior to the inspection process.

ONGOING MONITORING/MAINTENANCE REQUIREMENTS - ALL PROPERTIES:
Reoccurring maintenance checks and updates will be required for all properties. Preparing and following a monitoring and maintenance schedule is imperative to the proper upkeep of any structure. Budgeting for regular maintenance and unexpected repair needs is advised. For additional maintenance information and calendars, please visit: atxinspect.com/client-care

NOTICE OF INTENT:
All recommendations for further action included within this report imply the possibility of additional service and repair needs which may not be identified until follow up investigations take place by subject matter experts. It should also be noted that, in some cases, follow up investigation by applicable specialists may rule out our initial concerns and any need for further action. The inspection process is not designed to be intrusive, destructive, or all encompassing.

THE STRUCTURE IN PERSPECTIVE

BUILDING STABLE - VARIOUS REPAIRS AND IMPROVEMENT NEEDS:
Based on the totality of our findings, it is our professional opinion that the structure remains stable and in serviceable conditions, however, various repairs and updates will be required to address building envelope/leak issues, replace dated/damaged material and systems, and address installation/quality of work concerns related to the recent renovation.
Our general observations suggest that the recent building project failed to address several key issues prior to the start of the architectural/cosmetic renovations. As such, portions of finish material will likely require demo to address known and unknown issues. Based on the discovered issues, known recently renovations, and general limitations of the inspection, we find it reasonable to assume the presence of an increased amount of undiscovered issues/errors.
Due to the increased likelihood of additional issues and repair needs, we strongly advise that the perspective buyer plan and budget for an increase in unexpected costs associated with building improvement, maintenance, and repair.
Furthermore, we recommend planning for partial excavation of berms and retaining walls to address known leaks. Additionally, we find it reasonable to recommend additional budgets for the eventual need to fully excavate and remove surrounding earth materials in order to update the buildings moisture barrier protection (current barrier is 40+ years old).
Future repair and renovation should take place under the management of a skilled general contractor working in conjunction with properly licensed, professional trade specialists. Additional allotment of project timelines and budgets should be planned due to the non-standard design and construction of the building.

ADDITIONAL INSPECTION LIMITATIONS PRESENT:
Additional limitations due to heavy storage, furniture, owner/tenant occupancy during the inspection process, and/or unique issues/situations were present during the assessment of the property. An increased likelihood of undiscovered issues applies due to

these additional limitations. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.
-Earthen berm home: large portions of building behind/under soil berms and rock walls
-Concrete structure (additional limitations apply)
-Recent remodel (recent updates may mask previous or current issues/damage

OLDER STRUCTURE - ADDITIONAL LIMITATIONS APPLY:
The inspected property is considered to be an older structure. Older structures and dated system material are often prone to additional repair and maintenance needs. Increased wear and tear of material and components should be considered and properly budgeted for. Due to the overall age and visual
limitations associated with older structures (various updates, repairs, replaced items, limited permitting requirements, covered items, etc.), the likelihood of additional issues and damage not discovered during the inspection process is increased. Owners of older structures should budget for additional repair and replacement costs due to the increased likelihood of future issues and possible undiscovered damage.

PREVIOUSLY DISTRESSED STRUCTURE, CURRENT ISSUES - ADDITIONAL LIMITATIONS APPLY:
The inspected building and/or mechanical systems has been or is considered to be in a state of distress. Distressed structures and/ systems are prone to additional repair and maintenance needs. Increased wear and tear of material and components should be considered and properly budgeted for. Due to the overall condition of the property, the likelihood of additional issues and damage not discovered during the inspection process is increased. Owners and purchasers of distressed properties should budget for additional repair and replacement costs due to the increased likelihood of undiscovered issues and damage. This report should be considered a general assessment of the property. Various additional issues and damage not noted in this document are likely.

ADDENDUM: REPORT SYNOPSIS

The following is a synopsis of the recommended repairs noted in this report. Most of the recommended repairs are considered to be minor. However, there may be some potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations:

STRUCTURAL SYSTEMS

Foundations

DESIGN OF GARAGE FOUNDATION NOT DETERMINED:
The garage appears to be a structural addition supported by a separate slab. Observations at slab walls suggest that the slab may be floating (no below grade beam walls). 4x4" posts and post bases were noted at the slab walls (passing through the slab). We were unable to determine that pier or footer was present and supporting the posts (see pic below). At the time of inspection, no evidence of substantial stress damage was discovered at the garage structure, however, the slab type may increase the likelihood of future foundation movement and complicate future renovations/additions (if additional load needs are required at the garage).

Grading and Drainage

ADDITIONAL RAIN GUTTER INSTALLATION ADVISED:
The installation of additional rain gutters is recommended to improve the overall diversion of moisture away from the structure. This update would be considered a general improvement. Proper grading and drainage is essential to the overall protection and maintenance of the structure as a whole. Contacting a rain gutter installation specialist is advised.

GRADE LEVEL AND/OR DRAINAGE CONCERNS NEAR THE FOUNDATION:
General grade slope, moisture diversion, and/or drainage concerns were noted at area/s surrounding the structure. Reduced moisture diversion can result in water penetration into the structure, damage to building material, insect intrusion (to include termites), and is a common contributing factor in foundation settlement issues. General standards call for no less that 3" of foundation wall to be visible above grade and a minimum 5% grade slope (6" drop per 10') away from the structure. Ensure all grading/drainage issues are professionally addressed as needed to meet minimum standards. If property limitations are present which prevent the ability to feasibly attain minimum grading/drainage standards, a landscaping/irrigation specialist should be contacted to determine what improvement options are available and warranted.
NOTE: The overall grading, drainage, and improvements to moisture diversion appear to meet or exceeds commonly applied standards. Any isolated/minor areas of concern will be noted in the photo gallery below.

Grading and Drainage (continued)

ADDITIONAL NOTES - SITE SPECIFIC CONCERNS:
Additional site specific concerns noted during the property assessment are included below. Ensure all recommendations and concerns are professionally addressed as needed. Areas of additional concern noted at the time of inspection include, but are not limited to:
-Address areas of pooling near/under primary suite window
-Ensure grass or other forms of erosion control are in place at OSSF and berm areas
-Servicing and updating sub-grade drains is advised
-Ensure proper drainage and moisture diversion away from septic drain field is provided
-Improve protection of mini-split HVAC condenser: Condenser located near edge of loose dry-stacked stone retaining wall, under roof drainage point, within natural drainage path (erosion and equipment shifting/damage concerns)
-The front facing, left side retaining wall has undergone shear stress, causing the wall to become unlevel, cracks have appeared at recently installed cladding (stucco type facade): Further stress damage would require repair and/or replacement
-Water diversion issue over the primary suite window (draining water filled interior window sash/slide well

UNIQUE GRADING AND DRAINAGE NEEDS - UPDATING ADVISED:
The building's grading and drainage requirements are unique due to the construction type and surrounding topography (both natural and man-made). Ensure drainage updates address all site specific building needs and eliminate any issues or potential issues. Noted areas of concern include, but are not limited to:
-Loose dry-stacked retaining walls and earth berm top soils are vulnerable to erosion damage as a result of drought conditions (most grass/vegetation has died or is in shock)
-Loose dry-stacked retaining walls shifted/stones fell during the inspection process (additional shifting/falling stones may result in a need for repair/updating)
-Stones abutting exterior walls create gaps at the cladding and create atypical wall intersection points: Ensure stones/material remain secured and well sealed, future update/repair needs may require non-typical solutions
-Ensure stones over/around left side bedroom walls and windows are properly secured (erosion over time may cause failure, hazards)
-Ensure run-off at the roof level (berm area) has a proper path to drain away from the building (pooling water was observed at front facing berm corners (leak discovered at/near corner over main entry)
-Request additional information regarding recent repairs at the left retaining wall (contact current owner to request repair details)

Roof Covering Materials

REPLACE COMPOSITE SHINGLE ROOFING MATERIAL:
The roofing material is considered to be in a state of deterioration and has surpassed its overall useful life span. Due to current condition of the roof covering, it is recommended that action take place to replace the coverings (repair no longer a feasible option). Contacting a roofing expert to provide options, costs and conduct professional work.

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the roof assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Loose TPO and exposed plywood noted at the roof channel drain termination point (roofer to further inspect and update as needed)
-Adjustments to allow for the proper drainage/diversion of water required
-HVAC equipment placed under flat roof drainage point: Consider relocation of HVAC equipment or addition of scupper drain (or other means to redirect runoff)

Roof Covering Materials (continued)

ACTIVE LEAKS IN NEED OF IMMEDIATE ACTION:
Active leaks and/or moisture entry points were noted. Immediate action is recommended to address all possible leak points. Moisture entry into the home can lead to increased and significant damage in a relatively short amount of time. Contacting a roofing and repair specialist is recommended to address roof issues and any associated material damage. Areas in need of further evaluation and/or repair include, but are not limited to:
-Leak discovered at skylight
-Leak discovered at area over laundry/main entry
-Potential leak (high moisture readings) identified at the ceiling near dining area/bonus room entry
-Roof run-off water entered into interior window sash/slider (primary suite)
-NOTE: Leaks discovered through a limited/partial moisture intrusion test (hose placed at portions of roof berm and water allowed to run/naturally drain for appx. 3-5 minutes per location). Please note that high pressure water or insertion of hoses below soil line was not employed. Additional leak points may be present are non-tested locations.
NOTE: Roof repair needs may require removal of berm soils (plan and budget accordingly).

Roof Structures and Attics

INDICATORS OF PREVIOUS MOISTURE ENTRY:
Evidence of previous leak issues was identified through review of sales photos prior to the recent building renovation. Active leaks were also identified during the site assessment and have been detailed in the previous chapter. Requesting all available documents regarding previous leak damage and repair is advised. current leak repairs are needed.

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the roof structure/attic assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Ensure a proper firewall is provided to separate living space and the garage (to meet current safety standards)

MOISTURE ENTRY POINTS DISCOVERED:
Active leaks discovered. Additional details have been provided in the previous chapter (Roof Coverings).

Interior Walls

INTERIOR WALLS REQUIRE GENERAL MAINTENANCE AND/OR COMMON REPAIRS:
The overall condition of the accessible walls and features (cabinets, base boards, trim work, etc.) appeared to be fair/normal when considering the age and type of the inspected structure. Regular maintenance needs, areas of architectural (cosmetic) damage, and/or isolated flaws were noted during the general inspection process. Isolated flaws should be professionally addressed as needed and/or in conjunction with ongoing maintenance schedules (links to various maintenance calendars provided above). Examples and site specific details noted during the property inspection may be listed below or included in the chapter photo gallery. Specific issues and/or areas of concern discovered the assessment process include, but are not limited to:
-Install door stops throughout the building to protect walls
-Active leaks discovered: Water damage may have occurred (possible repair needs)
-NOTE: Examples of common, minor flaws included in photo gallery below.
-NOTE: Recent renovation of building. Additional flaws may appear as building acclimates. Previous damage may have been masked.

Interior Walls (continued)

ELEVATED INTERIOR WALL ISSUES DISCOVERED:
Areas of elevated concern, possible safety hazards, significant damage, and/or issues that may be causing continued and increased damage and/or loss of value to the property were noted. These issues should be addressed and/or further investigated in a timely fashion to eliminate the concerns noted below. Areas in need of immediate repair or further investigation by a subject matter expert include, but are not limited to:
-Previous and current/active leak affecting interior material was discovered: Ensure any water damaged material is repaired/replaced as needed.
NOTE: The degree of repair to previously water damaged material is unknown.

Exterior Walls

EXTERIOR WALLS REQUIRE GENERAL MAINTENANCE AND/OR COMMON REPAIRS:
The overall condition of the accessible exterior walls and features (flashing, penetration points, trim work, etc.) appeared to be fair/normal when considering the age/type of the inspected structure and materials. Regular maintenance needs, areas of architectural (cosmetic) damage, and/or isolated flaws were noted during the general inspection process. Isolated flaws should be professionally addressed as needed and/or in conjunction with ongoing maintenance schedules (links to various maintenance calendars provided above). Any additional site specific details and examples recorded during the property inspection will be listed below or included in the chapter photo gallery. Specific issues and/or areas of concern discovered the assessment process include, but are not limited to:
-Caulking/sealing updates at trim boards and siding
-Repairs to minor material damage at isolated areas
-Protect exposed plywood/OSB at lower portions of garage wall
-Additional site specific details and examples recorded during the property inspection may be further detailed in the photo gallery below.

ADDITIONAL NOTES - SITE SPECIFIC CONCERNS:
Additional site specific concerns noted during the property assessment are included below. Ensure all recommendations and concerns are professionally addressed as needed. Areas of additional concern noted at the time of inspection include, but are not limited to:
-Atypical wall configurations and transitions present: Building design complicates installation of cladding and flashing, increased likelihood of moisture diversion and other issues (wall will require ongoing maintenance and professional inspection)
-See notes regarding uneven retaining wall in 'Grading and Drainage) (photo of uneven wall provided below)
-Add firewall/partition in garage (between living space and garage) to meet current standards
-See additional notes regarding moisture diversion near walls in 'Grading and Drainage' chapter

EARTH BERM HOME - ADDITIONAL CONCERNS AND CONSIDERATIONS:
The inspected structure is an earthen/earth berm type home. A large percentage of the building is placed under or behind soil and stone. As a result, the building is highly dependent on water-proofing material, barriers, and flashing. During the site assessment, several leak points were discovered. Further investigation will be required to address known leaks and determine the overall condition of the water barriers. Given the known leaks/issues and general age of the original barrier, the building owner should be prepared for the possibility of soil excavation and full replacement of waterproofing barriers. Further investigation will be required to determine the extent of current repair needs and potential future update requirements (contact waterproofing specialist - ideally a firm with knowledge of earth berm or similar structures).

Ceilings

Ceilings (continued)

ADDITIONAL NOTES - SITE SPECIFIC CONCERNS:
Additional site specific concerns noted during the property assessment are included below (items or concerns considered to be atypical or other than common wear/tear). Ensure all recommendations and concerns are professionally addressed as needed. Areas of additional concern noted at the time of inspection include, but are not limited to:
-See leak issues/concerns in previous chapters

Floors

INTERIOR FINISHES IN FAIR CONDITION - COMMON FLAWS:
The overall condition of the accessible flooring material appeared to be fair/normal when considering the age and type of the inspected structure. Regular maintenance needs, areas of architectural (cosmetic) damage, and/or isolated flaws were noted during the general inspection process. Isolated flaws should be addressed as needed (in conjunction with ongoing maintenance schedules). Links to various maintenance calendars will be provided. Examples of common flaws and site specific details noted during the property inspection may be listed below or included in the chapter photo gallery. Specific issues and/or areas of concern discovered the assessment process include, but are not limited to:
-Gaps at floor threshold transitions: Seal/protect as needed
-Floor leveler not applied at areas of uneven slab surface (creates visibly noticeable inconsistencies, mainly considered to be a cosmetic flaw)
-Hollow area between floor covering and slab at entry to bonus room (from dining area)
-NOTE: The floors have been recently installed. Proper adherence to industry/installation standards could not be determined. Additional flaws may appear as material acclimates.
-NOTE: If not addressed, leaks will damage flooring.

Doors

DOORS/HARDWARE GENERAL MAINTENANCE AND/OR COMMON REPAIRS:
The overall condition of the doors and door features appeared to be fair/normal when considering the age/type of the inspected structure and materials. Regular maintenance needs, areas of architectural (cosmetic) damage, and/or isolated flaws were noted during the general inspection process. Isolated flaws should be professionally addressed as needed and/or in conjunction with ongoing maintenance schedules (links to various maintenance calendars provided above). Any additional site specific details and examples recorded during the property inspection will be listed below or included in the chapter photo gallery. Common flaws and typical door maintenance needs include, but are not limited to:
-Missing door stops throughout: Update missing stops as needed
-Missing hardware at laundry: Minor strike plate adjustment needs
-Common adjustment needs and/or indicators of building movement at various areas (adjust as needed)
-Minor material damage: Normal cosmetic flaws
-Consider addition of self closing hinges at entry door to garage (from interior of building)
-Remove or disable manual lock at garage door
-Adjust garage door operator and/or tracks (doors failed to close)
-Add weather stripping at garage egress door (door leading to back yard area)

Windows

MOISTURE ENTRY CONCERN:
See moisture entry concern/details included in previous chapters. Professionally address as needed (water entering into inside portion of window at primary suite).

Other

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of flaws, adjustment needs, and/or general concern were discovered during the property assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Dated skylight reduces building efficiency, contributes to reduced indoor temperature balance (common area hotter/colder than bedrooms)
-NOTE: Ensure all leak issues/concerns are addressed as needed (see previous chapters).

Main Disconnect Panel

METER CAN PARTIALLY COVERED:
The utility meter has been covered by the garage wall. This issue suggests less-than-professional installation/construction and will complicate future system updates. Relocating the meter can is advised.

SYSTEM MEETS MOST DATED STANDARDS - COMMON UPDATES AND IMPROVEMENTS RECOMMENDED
Information available during the assessment of the main panel and associated components indicates that the system generally meets standards observed at the time of construction, however, quality of work/installation concerns were observed at portions of the system. Although the electrical system is functional, safety and component updates are recommended to improve the overall protection and quality of the system. In most cases, updating system features to today's standards is not be required, but would be considered a safety and functionality improvement. Ensure all updates are conducted by a licensed professional. Additional updates to meet current standards include, but are not limited to:
-Provide main disconnect at exterior accessible location
-Add trip ties to breakers serving multi-branch circuits
-Properly label all circuit breakers

Sub Panels

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Subpanel is located in a kitchen closet (not an approved location by current standards): Ensure the panel is provided sufficient clearance from stored items

ELEVATED SYSTEM ISSUES AND CONCERNS:
Areas of elevated concern, possible safety hazards, and/or significant damage were discovered during the electrical inspection process. These issues should be addressed or further investigated by a licensed professional in a timely fashion to prevent continued damage or hazards to the system and structure as a whole. Areas in need of immediate repair or further investigation include, but are not limited to:
-Improper circuit grounding noted at sub-panel (closet): Evidence of arcing/heat damage at neutral ends and panel walls

Distribution Wiring

Distribution Wiring (continued)

OPEN JUNCTION BOXES, MISSING COVER PLATES, AND EXPOSED SPLICES:
Open junction boxes, missing outlet/switch plates and exposed splices were noted. Properly capping and protecting the wiring is recommended to improve the overall safety of the system and reduce the likelihood of functionality issues. Ensure this common installation issues is professionally addressed at the next system servicing.

EXPOSED/LOOSE DISTRIBUTION WIRING:
Exposed distribution wiring was noted at exterior walls and/or various portions of the structure. By today's standards, all exposed wiring should be ran through enclosed portions of the structure (wall, attics, etc.) or placed in properly rated conduit. The wiring installation methods noted at the home were a common practice at the time of construction. Updates to exposed wiring would be considered a system and safety update.

Outlets and Switches

NOTICE OF OBSERVED GFCI STANDARDS APPLIED TO ALL INSPECTED SYSTEMS:
Per Texas Administrative Code Ch. 535 Subchapter (R) Rule §535.229, GFCI protected devices (ground fault circuit interrupters - shock prevention) are required at all of the following areas (regardless of building/system age): bathroom receptacles; garage receptacles; outdoor receptacles; crawl space receptacles; unfinished basement receptacles; kitchen countertop receptacles; and receptacles that are located within six feet of the outside edge of a sink. As a best practice, all systems should be updated to meet current standards. Dated, ungrounded electrical systems often do not support new GFCI devices and would require additional updating in order to allow for proper device functionality. Areas of reduced GFCI protection not meeting the above noted standards should be addressed by an electrical specialist. Isolated, unprotected devices at required areas may be present and not reported in this document. Unreported items may be due to inspection limitations and/or areas subject to professional interpretation. In most cases, device/safety updates to meet standards imposed after original installation and/or major remodel is per the decision of the property owner. Addition details regarding system update needs, if applicable, may be provided in the notes and/or photo gallery below.

Fixtures

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Bedroom closet: Change bulb or address non-functional light as needed
-Primary suite fan: Fan blade in contact with ceiling (adjust as needed)

Smoke and Fire Alarms

SIGNIFICANT ALARM SYSTEM CONCERNS:
Areas of elevated concern, possible safety hazards, significant damage, or issues that may be causing continued/increased damage or loss of value to the property were noted. These issues should be addressed or further investigated in a timely fashion to eliminate the concerns noted below. Areas in need of immediate repair or further investigation by a subject matter expert include, but are not limited to:
-No alarms or other safety devices present: Updating to meet current safety standards strongly advised

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Heating Equipment

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Heater appears to be an electric unit: Plan for an increase in utility costs during winter months, consider updating to heat pump system when replacement is required.

Cooling Equipment

COMMON INDICATORS OF SERVICING NEEDS:
Indicators of common servicing needs and/or update recommendations to meet best practices are provided below. Ensure all current recommendations and concerns are professionally addressed and the system is serviced bi-annually thereafter. Areas of concern noted at the time of inspection include, but are not limited to:
-Conduct subheat/supercool testing: Supply delta marginal
-Ensure primary condensate drain line is cleared in order to remove potential/partial blockage (address as next service call)
-Ensure all secondary drain pipes/devices are tested for proper functionality (address as next service call)
-Ensure any adjustments/updating of condensate and suction line insulation takes place as needed (per decision of service tech)
-Ensure filters have been changed and evaporator/condenser coils are cleaned as needed (per decision of service tech)
-Leveling of condenser unit/s should take place as needed (during regularly scheduled service calls)
-Address uneven or bearing issue at condenser fan

SYSTEM FAILED TO MEET DEMANDS:
The indoor temperature was 75-78°F when the A/C analysis began. The system thermostat was set to 68°F and allowed to run for approximately 4-5 hours. During that time, the system was unable to meet cooling demands or reduce indoor temperatures in the common area. This indicates that the cooling equipment may struggle sufficiently and efficiently condition the home during peak weather conditions (100F+ during testing). Further analysis of the system is needed to determine what updates and improvements will best benefit the efficiency and overall comfort of the home.
NOTE: Temperatures within the bedrooms were recorded at appx. 72F while temps within the main common area/kitchen remained at 77-79F. It should be noted that a single supply vent is present in the large common area. Reduced airflow within the room, in conjunction with the presence of a large skylight is considered to be a likely contributing factor to temperature balance issues. Redesign of air distribution within the common area may be required.

MINI-SPLIT ISSUES - QUALITY OF INSTALL CONCERNS:
The mini-split system serving the bonus room failed to engage (breakers tripped). Upon resetting of the breakers, the system failed to produce temp drops (supply recorded at 80F) and eventually issued a fault code EL01.
The system type (manufactured by Mr. Cool) is marketed as a "do it yourself" HVAC system. In addition to failed functionality issues, several quality of install concerns were noted. Ensure the system is further assessed and professionally updated as needed. Quality of install issues or concerns include, but are not limited to:
-Refrigerant lines not cut to match run length
-Condensing unit placed on slope, at point of drainage, near the edge of a retaining wall (erosion may cause equipment to slide/fall)
-Condensing unit placed directly under point of roof drainage

Duct Systems, Chases, and Vents

AIR DISTRIBUTION CONCERNS NOTED - COMMON AREA:
Equipment readings (ABM-200/Fluke IR Thermostat/Flir Thermal Camera) indicate a possible air distribution and airflow balance issue. Further investigation of the HVAC and duct system specialist is recommended to determine what adjustments and system improvements are available and warranted.
NOTE: A single air supply vent has been provided to condition a large room with multiple windows, high ceilings, and a skylight. Temperatures within the common area remained at appx 78-79F while temperatures within bedrooms dropped to appx. 72F.
NOTE: Minimal access to inspect bedroom ducts. Some original ducting may be present at inaccessible areas.

PLUMBING SYSTEMS

Plumbing Supply, Distribution Systems and Fixtures

SUPPLY PRESSURE EXCEEDS MAX LIMITS:
At the time of inspection, the water pressure entering the structure exceeded recommended maximum levels (PSI recommended to be with 40-80 pounds per square inch). Contacting a plumbing professional is recommended to determine if the installation of a pressure reducing valve or additional adjustments/updates are warranted.

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Pressure issue at kitchen sink (low pressure at point of use)
-Previous plumbing updates and repairs noted: Request all previous repair/replacement documents
-Insulate exposed piping (in garage, exterior pipes, and where accessible)
-Install anti-siphon devices at hose bibs
-Incomplete install of valve box (next to meter)
-NOTE: Atypical pipe configuration over water heater observed (various unneeded elbows, pipe size reduced, etc.): Suggestive of less-than-professional work

Drains, Wastes, and Vents

SLOW OR BLOCKED DRAINS DISCOVERED:
Slow drains at plumbing fixtures were discovered. All clogged or partially blocked drain lines should be cleared and serviced by a plumbing expert. Areas of noted blockage include, but are not limited to:
-2x tubs

DRAIN LEAK DISCOVERED:
A leak at the primary bathroom fixture drain pipe was noted. The cause/exact location of the leak could not be determined. The leak may be due to pipe blockage and leakage at vertical coupling or seperation issues at an area within/under the slab. All leaks should be professionally addressed to prevent moisture damage to surrounding material.

Water Heating Equipment

Water Heating Equipment (continued)

DATED SYSTEM - REDUCED CAPACITY AND EFFICIENCY:
The system has surpassed 15 years of service. The likelihood that the unit will need servicing, repairs and replacement increase as it ages. Generally speaking, standard water heating units have a basic lifespan of 15-17 years. It is the professional opinion of this inspector that the costs of continued operation, servicing, and repair may outweigh that of system updating. It is recommended that a replacement system be planned and budgeted for. Any costs associated with significant repairs or updates to the current unit should be reallocated to a replacement system.

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Equipment temperature output low (105F): Service and adjust settings as needed

Other

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Indicators of recent repairs/additions to main lateral drain observed (request details/documents if available)
-Slow drains and leak identified at tubs, sink (areas of slow drains cannot be viewed with pipe scoping camera, address issues and reassess system following servicing
NOTE: OSSF/Septic inspection performed by a seperate company.

RECENT REPAIRS/UPDATES - HYDROSTATIC TESTING RECOMMENDED:
Multiple indicators of alterations or repairs at the main lateral pipe was noted. Common industry standards call for a passed hydrostatic test of the drain system following subgrade repairs. If a passed hydrostatic test can not be confirmed, retroactive testing is advised.

APPLIANCES

Range Hood and Exhaust Systems

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the system assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-Installation incomplete: No exhaust flue provided (complete installation as needed)

Garage Door Operators

MAINTENANCE/REPAIR RECOMMENDATIONS AND CONCERNS:
Areas of common flaws, adjustment needs, and/or general concern were discovered during the appliance assessment. Ensure all recommendations and concerns are professionally addressed as needed. Areas of concern noted at the time of inspection include, but are not limited to:
-System engaged but failed to properly function: Adjustments to the operator and/or tracks required