



Property Inspection Report

LOCATED AT:
16508 Hailey Ct
Tyler, TX 75703

Kelly Tobias

INSPECTED ON:
Wednesday, February 11, 2026



Inspector, Dominic Cacciapaglia 22932
B2K Inspections

Wednesday, February 11, 2026
Kelly Tobias
16508 Hailey Ct
Tyler, TX 75703

We have enclosed the report for the property inspection we conducted for you on Wednesday, February 11, 2026 at:

16508 Hailey Ct
Tyler, TX 75703

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully and in its entirety. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

A handwritten signature in black ink, appearing to read "Atyfin".



PROPERTY INSPECTION REPORT FORM

Kelly Tobias

Name of Client

16508 Hailey Ct Tyler, TX 75703

Address of Inspected Property

Dominic Cacciapaglia 22932

Name of Inspector

Wednesday, February 11, 2026

Date of Inspection

22932

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission on (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions.

The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

PRESENT AT INSPECTION: Dominic Cacciapaglia TREC 22932

PRESENT AT INSPECTION: Various workers

PRESENT AT INSPECTION:

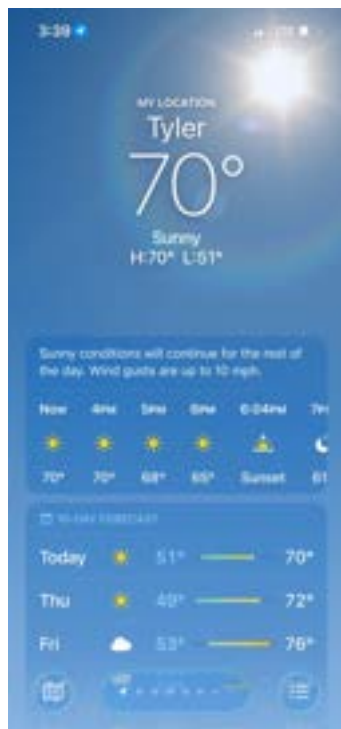
C&S Pest Control

Real Estate Inspectors licensed in Texas are required to follow the Standard of Practice (SOPs), which are established by TREC rules TAC 535.227 - 535.233.

All accessible GFCI outlets are tested using a Klein Tools RT210 GFCI Receptacle Tester.

All images contained herein are representative and not every instance of a deficiency may be pictured. Please be aware, any work undertaken on any home may reveal issues that were not accessible during a home inspection.

Weather:



Thermostat upon arrival:



Master



Downstairs main



Downstairs back right Bedroom



Downstairs front right Bedroom



Upstairs

Thermostat upon departure:



Upstairs



Master



Downstairs main



Downstairs back right Bedroom



Downstairs front right Bedroom

I NI NP D

I. STRUCTURAL SYSTEMS☒ ☐ ☐ ☐ **A. Foundations***Type of Foundation(s):* Slab-on-grade*Comments:***GENERAL COMMENT**

2: At the time of inspection, all the visible, accessible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

☒ ☐ ☐ ☐ **B. Grading and Drainage***Comments:***GRADING**

3: In the inspectors opinion, the majority of the grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

GUTTERS

4: The gutters appear to be properly installed and are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

DOWNSPOUTS

5: The downspouts appear to be properly installed and in serviceable condition.

☒ ☐ ☐ ☐ **C. Roof Covering Materials***Types of Roof Covering:* Composition shingles and metal*Viewed From:* Drone*Comments:***BASIC INFORMATION**

6: LOCATION: Location: Covers all buildings

SURFACE

9: The roof surface appears to have been properly installed and is in serviceable condition

FLASHINGS: OVERALL

10: The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

GENERAL COMMENT

11: General images:



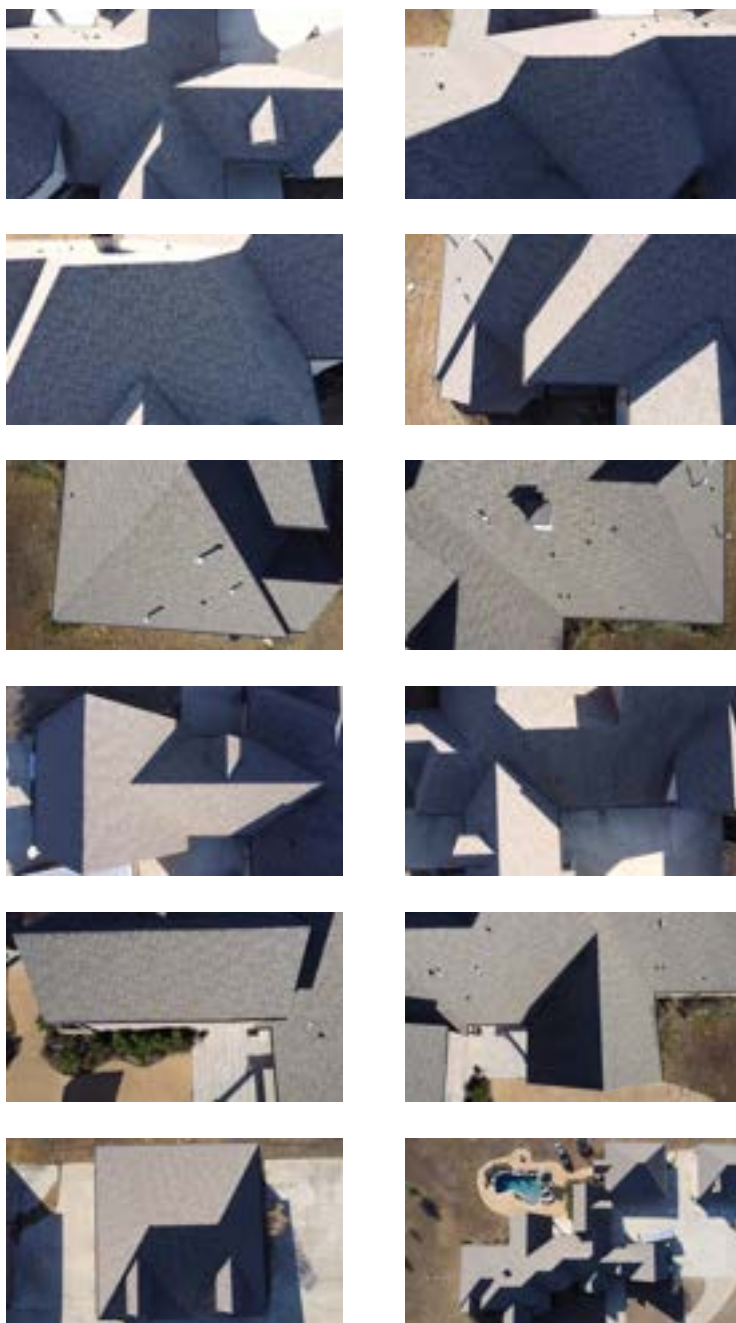
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Roof Structures and Attics

Viewed From: Attic access points are located upstairs through the theater and the laundry room.

Scuttleholes and pull-down ladders in garages and man cave, Due to the presence of spray foam insulation throughout the attic, much of the rafters, roof decking and related components were not visible for inspection.

Approximate Average Depth of Insulation: Spray foam. Depth unknown

Comments:

VENTILATION

15: Unvented type attic. This is proper for spray foam insulated attic spaces.

I	NI	NP	D
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STRUCTURAL INTEGRITY

16: The visible framing members and decking appeared to be properly installed and in good condition.

17: Because of the presence of spray foam insulation, the majority of the rafters and roof decking were concealed/ not visible for inspection.

GENERAL COMMENTS

18: Inspector noted staining on framing members and subfloor in the left side attic above the main house (near the access door).

Appears to be from previous leakage at the toilet near this area.

Not wet at time of inspection. No evidence of active leakage



19: Staining noted on decking in front of some of the furnaces. Not wet at time of inspection. No evidence of active leakage



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I	NI	NP	D
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E. Walls (Interior and Exterior)

Comments:

INTERIOR WALLS

20: The interior walls are generally in good shape unless noted below.

21: Wall in man cave showed signs of previous moisture damage on first day of inspection (subsequent to previous leakage of the mini split on this wall).

The wall was repaired during the second day of inspection (not subcontractors of B2K).

Repair work appears to be satisfactory.

No evidence of active leak at time of inspection.



EXTERIOR WALLS GENERAL

22: Exterior walls are in good overall condition, with any exceptions noted below.

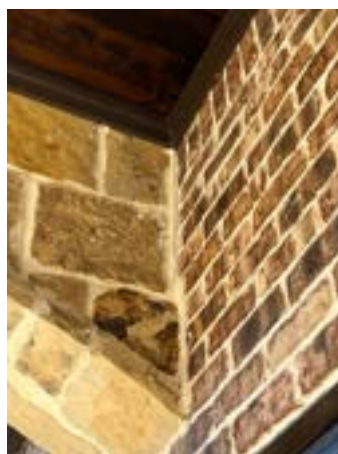
23: Lower ends of some weather strips coming loose near the overhead garage doors



I	NI	NP	D
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MASONRY WALLS

24: Minor cracks noted in areas. Grout could use repointing in these areas



I	NI	NP	D
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☒ ☐ ☐ ☐ **F. Ceiling and Floors**

Comments:

FLOORS: OVERALL

25: Floors are in good serviceable condition.

CEILING

26: The ceiling is generally in good serviceable condition.

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

Comments:

EXTERIOR DOORS

27: The exterior doors appear to be properly installed and in good condition, with exceptions noted below.

28: Front door doesn't seal tightly against weatherstripping when closed. Light seen through gap.



I	NI	NP	D
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29: The both of the exterior doors between the house and the attached garage (garage man-doors) are not equipped with self-closing hinges. The purpose of these is to slow the spread of a fire from the garage to the house and to prevent gases such as car fumes and/or carbon monoxide from having a passage into the house by ensuring the door is closed while not in use.



30: Door between laundry/bathroom and garage lacks a doorknob



31: Multiple exterior doors have minor gaps where light can be seen through weather stripping

(Man cave, upstairs bedroom, detached garage etc).

We recommend all doors seal tightly to keep outside moisture/air out



I=Inspected

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D=Deficient

I	NI	NP	D
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INTERIOR DOORS

32: The interior doors appear to be properly installed and in good condition, with exceptions noted below.



H. Windows

Comments:

WINDOWS

33: Unless noted below, all windows in the structure (including all windows required for emergency egress) were in operable condition at the time of inspection.

34: Balance(s) not functioning properly at the pictured window in the upstairs middle bedroom.

Window falls shut after being opened.



I	NI	NP	D
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35: Some windows show a speckled, iridescent effect. This is not a seal failure allowing condensation but rather the low-e (uv blocking) coating failure.

Locations: master bedroom, office, living room, downstairs front right bedroom, upstairs right side bedroom



Master bedroom



Office



Living room



Downstairs front right bedroom



Upstairs right side bedroom

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D=Deficient

I	NI	NP	D
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36: Window in upstairs right side bedroom has broken glazing



37: Unable to operate automatic blinds in theatre room and left side window of master bedroom.

Batteries may be dead, or proper remotes to operate were unable to be located



SCREENS

38: All windows lack screens.

☒ ☐ ☐ ☐

I. Stairways (Interior and Exterior)

Comments:

INTERIOR STAIRS

39: The stairs were used several times during the inspection. The various components appear to be properly installed unless noted.

INTERIOR RAILINGS

40: Ok.

I=Inspected

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D=Deficient

I	NI	NP	D
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J. Fireplaces and Chimneys

Comments:

FIREPLACE

41: GENERAL: Living room fireplace:

Fireplace was not lit but gas was checked using a gas leak detector. There is gas at the fireplace when the key is turned on.

Fireplace and hearth appeared to be properly installed and undamaged at the time of inspection.

(Inspector does not apply an open flame or light the pilot to operate the fireplace. (535.227 [d] [13]))

Always review and know operation procedures before lighting a fireplace.



42: GENERAL: The fireplaces in the master bedroom and bathroom were functional and appeared properly installed and undamaged at the time of inspection.



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I	NI	NP	D
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43: Outdoor fireplace appears properly installed and in working condition.

Pilot not lit

(Inspector does not apply an open flame or light the pilot to operate the fireplace. (535.227 [d] [13]))



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

Comments:

PATIO

44: Inspected

☐ ☒ ☒ ☐ **L. Other**

Comments:

45: Not Inspected & Not Present

II. ELECTRICAL SYSTEMS

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

Comments:

ELECTRIC METER

46: The electric meter is outside on the right side of the front garage.

MAIN SERVICE PANEL

47: There are 3 main breaker panels.

2 in the attic of the house, 1 in the man cave

SERVICE ENTRANCE

48: The underground service entrance appears to be properly installed and in good condition unless otherwise noted

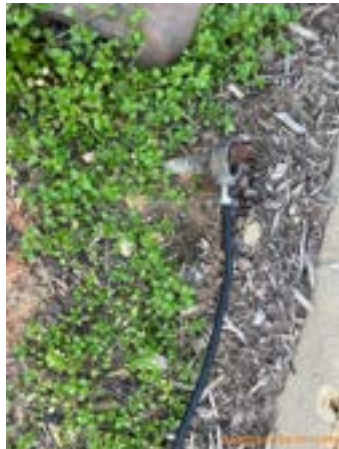
I	NI	NP	D
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49: Conduit separated



MAIN GROUND ROD(S) AND SYSTEM

50: The earth ground is connected to a copper rod driven into the ground. A second appears to be buried nearby



MAIN DISCONNECT

51: Main disconnects are in a panel in the front garage



I	NI	NP	D
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C B MAIN PANEL 1

52: GENERAL: General images:



53: GENERAL: There is room for one additional breaker.

54: GENERAL: The service panel is not fully labeled.



I	NI	NP	D
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55: GENERAL: AFCI breakers are not present for all required circuits per 2022 TREC SOPs. (kitchen, family room, living room, dining room, parlor, library, den, bedroom, sunroom recreation room, closet, hallway, and laundry room). At the time the house was constructed AFCI breakers were not required at all these locations.

Arc Fault Circuit Interrupter (AFCI) breakers will provide an extra level of fire protection. They detect any arcing or sparking in wiring that become frayed, damaged, or deteriorated, and trip to cut off the circuit.

56: GENERAL: All knockouts in place.

57: GENERAL: Double lugging present (grounds only). Allowed by this type of panel.

58: GENERAL: All required trip ties in place.



ages:



I	NI	NP	D
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63: GENERAL: AFCI breakers are not present for all required circuits per 2022 TREC SOPs. (kitchen, family room, living room, dining room, parlor, library, den, bedroom, sunroom recreation room, closet, hallway, and laundry room). At the time the house was constructed AFCI breakers were not required at all these locations.

Arc Fault Circuit Interrupter (AFCI) breakers will provide an extra level of fire protection. They detect any arcing or sparking in wiring that become frayed, damaged, or deteriorated, and trip to cut off the circuit.

64: GENERAL: Double lugging present. (Grounds only). Allowed by this type of panel.

65: GENERAL: All required trip ties in place.

66: 250 amp service



ages:



68: GENERAL: There is room for additional breakers.

69: GENERAL: Breaker panel is labeled.

70: GENERAL: All knockouts in place.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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73: 250 amp service

CIRCUIT BREAKER SUB PANEL 1

74: There is a subpanel present in the detached garage. All comments made below will be on this panel.

75: General images:



76: GENERAL: The sub panel is in good condition with circuitry installed and fused correctly.

77: GENERAL: There is room for additional breakers.

78: GENERAL: Breaker panel is not labeled. This should be rectified.

79: GENERAL: All knockouts in place.



80: GENERAL: Double lugging present (grounds only). This is acceptable

81: GENERAL: Because this is a subpanel, the neutrals and grounds should be isolated. They are which is proper.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring Noted At The Panels: Copper noted on all visible branch circuits. Aluminum SE/feeder cables. This is acceptable

Comments:

KITCHEN RECEPTACLES

83: All accessible kitchen receptacles are GFCI protected where required.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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84: GFCI receptacle in kitchen trips repeatedly after being reset (with nothing plugged in).
Receptacle may need replacement



BATHROOM RECEPTACLES

85: Bathroom outlets are GFCI protected where required.

LAUNDRY ROOM RECEPTACLES

86: All 120 volt receptacles in both laundry rooms lack GFCI protection or failed to trip when tested (except for the receptacle to the left of the sink in the downstairs laundry). According to current TREC standards, all laundry room receptacles should be protected.

87: Laundry room 240 volt receptacles (dryer outlets) lack GFCI protection. According to current TREC standards, the breaker for these receptacle should be GFCI type.

GARAGE RECEPTACLES

88: All accessible garage outlets are GFCI protected where required, unless otherwise noted.

89: Receptacles in detached garage lack GFCI protection or failed to trip when tested.

OUTDOOR RECEPTACLES

90: Accessible exterior outlets had GFCI protection in place where required where tested, unless otherwise noted.



on or failed to trip when tested.

I	NI	NP	D
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92: GFCI receptacles near pool lack outdoor covers



WET BAR TOP RECEPTACLES

93: Wet bar top receptacles are GFCI protected

SMOKE AND CARBON MONOXIDE DETECTORS

94: Smoke detectors not present in all areas required. (Mounts present, but detectors missing in two upstairs bedrooms)

One is required in each bedroom. One in each hallway adjacent to each sleeping area and at least one on each floor if more than one story. Alarm system connected detectors and heat detectors do not count toward the minimum.



I	NI	NP	D
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95: Carbon monoxide detectors present in all required locations

96: Recommend owner change batteries in the smoke detectors (and carbon monoxide detectors if present) and verify proper operation after the installation of new batteries, as part of move in procedure.

DOORBELL

97: Doorbell functioned.

LIGHTS / FAN

98: Some lights where inoperative at time of inspection.

Locations: bathroom between laundry room and garage, downstairs back right bedroom closet, stairway near theater, theater room, main garage



I	NI	NP	D
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99: Ceiling fan/light in master bedroom were inoperative.
Battery in control may be dead.



I	NI	NP	D
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OUTDOOR LIGHTS/FANS

100: Some exterior lights were inoperative. Likely need new bulbs.

Fixture at front porch appears it has the base of a broken bulb stuck in the socket



☐ ☒ ☐ ☐

C. Other

Comments:

101: TREC does not have a set of guidelines for inspecting gas generators and related electrical equipment/components. These are outside the scope of a General Home Inspection in Texas. Because of this, the generator and related components were not inspected. We recommend evaluation by a qualified specialist if concerns exist



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

Type of Systems: Forced Hot Air

Energy Sources: Energy source: gas

Comments:

Downstairs

BASIC INFORMATION

102: LOCATION: Furnace location: right side attic of main house

103: Zone controlled. 3 zones

Downstairs middle, downstairs back left bedroom, downstairs front right bedroom

GAS SUPPLY

106: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.



107: GAS SHUT-OFF VALVE: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

108: CONNECTOR: The gas connector is an approved flexible type in good condition.

HEAT EXCHANGER

109: The majority of the heat exchanger was inaccessible and could not be visually examined.

AIR FILTERS

110: The air filter for the heating unit is a conventional, disposable filter.

HVAC WIRING

111: WIRING: All accessible wiring appears in good condition.

HVAC DISCONNECT

112: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

113: The local disconnect appears properly installed and in good condition.

I	NI	NP	D
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COMBUSTION AIR

115: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

116: There is adequate combustion air for this heating unit.

THERMOSTAT

117: The thermostats appear to be properly installed and the units responded to the user controls. Basic functionality only tested.

GENERAL COMMENT

118: The heating system responded to normal operating controls. Attention to routine maintenance will keep it functional and maximize its service life.



Downstairs main supply



Downstairs main return



Downstairs back right bedroom
supply



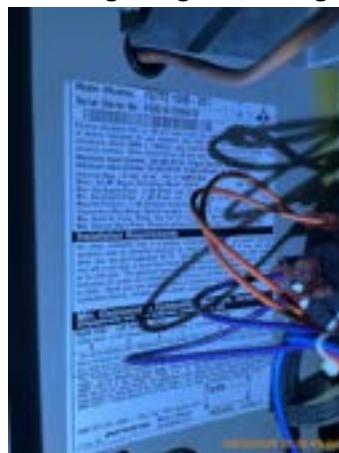
Downstairs right bedrooms return

I	NI	NP	D
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Downstairs front right bedroom
supply

120: Air handler/furnace manufacturers tag and general image(s):



Master

BASIC INFORMATION

121: LOCATION: Furnace location: left side attic over main house

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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GAS SUPPLY

124: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.



125: GAS SHUT-OFF VALVE: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

126: CONNECTOR: The gas connector is an approved flexible type in good condition.

HEAT EXCHANGER

127: The majority of the heat exchanger was inaccessible and could not be visually examined.

AIR FILTERS

128: The air filter for the heating unit is a conventional, disposable filter.

HVAC WIRING

129: WIRING: All accessible wiring appears in good condition.

HVAC DISCONNECT

130: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

131: The local disconnect appears properly installed and in good condition.

VENT

132: The heating system vent is properly installed and appears in serviceable condition where visible.

COMBUSTION AIR

133: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

I	NI	NP	D
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THERMOSTAT

135: The thermostat appears to be properly installed and the unit responded to the user controls. If this is an electronic unit with time based set back features, please be aware that the time based features were not tested. Basic functionality only tested.

GENERAL COMMENT

136: The heating system responded to normal operating controls. Attention to routine maintenance will keep it functional and maximize its service life.

137: Heated air supply temperature:



Supply



Return

138: Air handler/furnace manufacturers tag and general image(s):



I	NI	NP	D
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Upstairs

BASIC INFORMATION

139: LOCATION: Furnace location: upper level of left side attic over main house

GAS SUPPLY

142: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.



143: GAS SHUT-OFF VALVE: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

144: CONNECTOR: The gas connector is an approved flexible type in good condition.

HEAT EXCHANGER

145: The majority of the heat exchanger was inaccessible and could not be visually examined.

AIR FILTERS

146: The air filter for the heating unit is a conventional, disposable filter.

HVAC WIRING

147: WIRING: All accessible wiring appears in good condition.

I	NI	NP	D
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HVAC DISCONNECT

148: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

149: The local disconnect appears properly installed and in good condition.

VENT

150: The heating system vent is properly installed and appears in serviceable condition where visible.

COMBUSTION AIR

151: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

152: There is adequate combustion air for this heating unit.

THERMOSTAT

153: The thermostat appears to be properly installed and the unit responded to the user controls. If this is an electronic unit with time based set back features, please be aware that the time based features were not tested. Basic functionality only tested.

GENERAL COMMENT



Supply



Return

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156: Air handler/furnace manufacturers tag and general image(s):



Theater Mini

GENERAL COMMENT

159: Air handler/furnace manufacturers tag and general image(s):



160: Unit failed to function when set to heat.

Recommend evaluation by specialist and repair as necessary

Man Cave Mini 1

GENERAL COMMENT

163: The heating system responded to normal operating controls. Attention to routine maintenance will keep it functional and maximize its service life.

I	NI	NP	D
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164: Heated air supply temperature:



165: Air handler/furnace manufacturers tag and general image(s):



Man Cave Mini 2

GENERAL COMMENT

168: The heating system responded to normal operating controls. Attention to routine maintenance will keep it functional and maximize its service life.

169: Heated air supply temperature:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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170: Air handler/furnace manufacturers tag and general image(s):



☒ ☐ ☐ ☒

B. Cooling Equipment

Type of Systems: Central Split System

Comments:

Downstairs

HVAC WIRING

172: WIRING: All accessible wiring appears in good condition.

HVAC DISCONNECT

173: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

174: The local disconnect appears in operable condition.

CONDENSING UNIT

175: CONDENSING UNIT: The condensing unit appears to be properly installed and in serviceable condition.

REFRIGERANT LINES



and missing from portions of the refrigerant lines in areas. We
insulation be replaced to increase energy efficiency.

I	NI	NP	D
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GENERAL COMMENT

177: HVAC systems are prone to failure at any time. Our inspection is as thorough as can be within our license limits and knowledge base. Advanced systems we have now require a much larger knowledge base. We always suggest an HVAC inspection be performed by an HVAC company prior to the end of option period.

178: The air conditioning appears properly installed and responded to normal operating controls. Basic routine maintenance and attention to noted deficiencies (if any) will help to keep it operational and maximize its useful life.

179: Cooling function air temperatures:



Downstairs main supply



Downstairs main return



Downstairs back right bedroom
supply



Downstairs right bedrooms return

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



Downstairs front right bedroom
supply

180: Manufacturers tag and general images:



Master

HVAC WIRING

182: WIRING: All accessible wiring appears in good condition.

HVAC DISCONNECT

183: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

184: The local disconnect appears in operable condition.

CONDENSING UNIT

185: CONDENSING UNIT: The condensing unit appears to be properly installed and in serviceable condition.

REFRIGERANT LINES

186: The accessible refrigerant lines appear to be in good condition.

GENERAL COMMENT

187: HVAC systems are prone to failure at any time. Our inspection is as thorough as can be within our license limits and knowledge base. Advanced systems we have now require a much larger knowledge base. We always suggest an HVAC inspection be performed by an HVAC company prior to the end of option period.

188: The air conditioning appears properly installed and responded to normal operating controls. Basic routine maintenance and attention to noted deficiencies (if any) will help to keep it operational and maximize its useful life.

189: Cooling function air temperatures:



Supply



Return

190: Manufacturers tag and general images:



Upstairs

HVAC WIRING

192: WIRING: All accessible wiring appears in good condition.

HVAC DISCONNECT

193: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

194: The local disconnect appears in operable condition.

I	NI	NP	D
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REFRIGERANT LINES

195: The accessible refrigerant lines appear to be in good condition.

GENERAL COMMENT

196: Failed to respond to user controls. Blower operated, but condensing unit did not turn on when thermostat was set to cool.

Recommend evaluation by specialist and repair as necessary.



197: Manufacturers tag and general images:



I	NI	NP	D
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Theater Mini

HVAC WIRING

199: WIRING: All accessible wiring appears in good condition.

HVAC DISCONNECT

200: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

201: The local disconnect appears in operable condition.

CONDENSING UNIT

202: CONDENSING UNIT: The condensing unit appears to be properly installed and in serviceable condition unless otherwise noted

REFRIGERANT LINES



and missing from portions of the refrigerant lines in areas. We
insulation be replaced to increase energy efficiency.

GENERAL COMMENT



new fr
pecial



oling

I	NI	NP	D
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205: Manufacturers tag and general images:



Man Cave Mini 1

HVAC WIRING

207: WIRING: All accessible wiring appears in good condition.

HVAC DISCONNECT

208: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

209: The local disconnect appears in operable condition.

CONDENSING UNIT

210: CONDENSING UNIT: The condensing unit appears to be properly installed and in serviceable condition.

REFRIGERANT LINES

211: The accessible refrigerant lines appear to be in good condition.

GENERAL COMMENT

212: HVAC systems are prone to failure at any time. Our inspection is as thorough as can be within our license limits and knowledge base. Advanced systems we have now require a much larger knowledge base. We always suggest an HVAC inspection be performed by an HVAC company prior to the end of option period.

213: The air conditioning appears properly installed and responded to normal operating controls. Basic routine maintenance and attention to noted deficiencies (if any) will help to keep it operational and maximize its useful life.

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

214: Cooling function air temperatures:



215: Manufacturers tag and general images:



Man Cave Mini 2

HVAC WIRING

217: WIRING: All accessible wiring appears in good condition.

HVAC DISCONNECT

218: The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

219: The local disconnect appears in operable condition.

CONDENSING UNIT

220: CONDENSING UNIT: The condensing unit appears to be properly installed and in serviceable condition.

REFRIGERANT LINES

221: The accessible refrigerant lines appear to be in good condition.

I	NI	NP	D
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GENERAL COMMENT

222: HVAC systems are prone to failure at any time. Our inspection is as thorough as can be within our license limits and knowledge base. Advanced systems we have now require a much larger knowledge base. We always suggest an HVAC inspection be performed by an HVAC company prior to the end of option period.

223: The air conditioning appears properly installed and responded to normal operating controls. Basic routine maintenance and attention to noted deficiencies (if any) will help to keep it operational and maximize its useful life.

224: Cooling function air temperatures:



225: Manufacturers tag and general images:


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

Comments:

DUCTS

226: The ducts accessible and viewable from the decked area in the attic appear to be properly installed and are in serviceable condition, unless noted below

227: Some of the ductwork was inaccessible and was not inspected except to determine that there was air flow at several registers.

☐ ☒ ☒ ☐ **D. Other**

Comments:

228: Not Inspected & Not Present

I	NI	NP	D
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IV. PLUMBING SYSTEMS



A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: The water meter is located at the front of building.

Location of Main Water Supply Valve: Main water supply disconnect is located inside the water meter box.

Static Water Pressure Reading: 50 - 60 psi

Type of Supply Piping Material: Copper tubing where visible

Comments:

GENERAL COMMENT

233: A representative number of fixtures were operated and we observed reasonable flow when other fixtures were operated simultaneously unless noted.

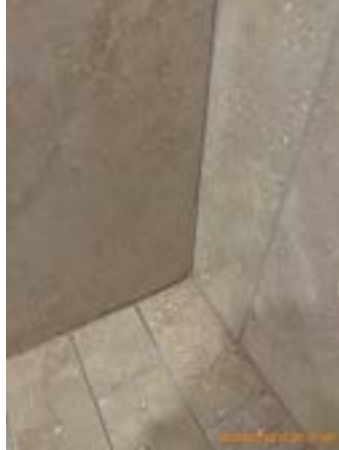
SHOWER/TUB

234: Minor cracks in grout and some cracked tiles noted in master shower



I	NI	NP	D
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235: Minor cracks in grout of upstairs middle bedroom shower



SINKS

236: Cold water valve handle is loose where it should be secured to the countertop. (Upstairs right side bedroom en-suite bathroom)



B. Drains, Wastes, and Vents

Type of Drain Piping Material: PVC where visible

Comments:

FUNCTIONAL DRAINAGE

238: A representative number of drains were tested and each emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously, unless noted below.

VISIBLE LINES

239: The visible drain piping appears to be properly installed and in serviceable condition unless noted below.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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240: Leak present at drain beneath upstairs left side bedroom. (Where pivot rod enters tailpiece



☒	☐	☐	☒
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C. Water Heating Equipment

Energy Sources: Gas

Capacity: On demand style

Comments:

Right

BASIC INFORMATION

241: LOCATION: Location: In the right side attic of the main house

T/P RELEASE VALVE

244: The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions with the valve itself.

Inspector does not open the TP&R valve. (535.227 [d] [5]).

245: DISCHARGE PIPING: The temperature and pressure relief valve drain piping is present and installed correctly.

GAS SUPPLY

246: GAS SHUT-OFF VALVE: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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247: GAS SHUT-OFF VALVE: The gas piping does not include a sediment trap/drip leg installed downstream of the shutoff valve to collect condensation and debris. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.



248: CONNECTOR: The gas connector is an approved flexible type in good condition.

VENTING

249: The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR

250: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

251: The combustion air supply is adequate.

WATER CONNECTORS

252: INLET/OUTLET: The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.



W/PAN

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

ELECTRICAL

254: Ok

GENERAL COMMENT

255: The water heater was operating. Please direct your attention to items noted, if any.

256: Water temperature at kitchen sink. Please note if the temperature is above 120 degrees Fahrenheit: Excessive temperature can be dangerous and inefficient. We recommend the temperature setting be set at 120* or lower to provide safer, more efficient operation.



257: Water heater general image and manufacturers tag:

**Left****BASIC INFORMATION**

258: LOCATION: Location: In the left side attic over the main house

T/P RELEASE VALVE

261: The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions with the valve itself.

Inspector does not open the TP&R valve. (535.227 [d] [5]).

262: DISCHARGE PIPING: The temperature and pressure relief valve drain piping is present and installed correctly.

GAS SUPPLY

263: GAS SHUT-OFF VALVE: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

264: GAS SHUT-OFF VALVE: The gas piping does not include a sediment trap/drip leg installed downstream of the shutoff valve to collect condensation and debris. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.



265: CONNECTOR: The gas connector is an approved flexible type in good condition.

VENTING

266: The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR

267: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

268: The combustion air supply is adequate.

WATER CONNECTORS

269: INLET/OUTLET: The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

I	NI	NP	D
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ELEVATION/LOCATION/PAN

270: Ok



ELECTRICAL

271: Ok

GENERAL COMMENT

272: The water heater was operating. Please direct your attention to items noted, if any.

273: Water temperature at kitchen sink. Please note if the temperature is above 120 degrees Fahrenheit: Excessive temperature can be dangerous and inefficient. We recommend the temperature setting be set at 120* or lower to provide safer, more efficient operation.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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274: Water heater general image and manufacturers tag:



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D. Hydro-Massage Therapy Equipment

Comments:

HYDROTHERAPY TUB

275: The hydrotherapy tub was not functional at the time of inspection. Recommend the tub be further evaluated and repaired, if necessary.

(There may be a tripped GFCI receptacle in finished space behind tub)



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E. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

Type of Gas Distribution Piping Material: Black steel

Comments:

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F. Other

Comments:

278: Not Inspected & Not Present

I	NI	NP	D
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V. APPLIANCES



A. Dishwashers

Comments:

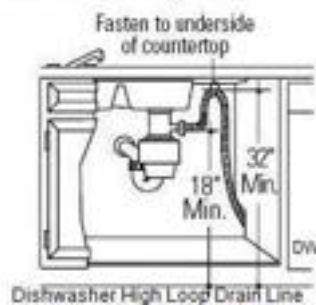
DISHWASHER

279: Dishwasher functioned properly.

280: Manufacturers tag:



281: Dishwasher lacks air gap or backflow loop or the loop is not elevated high enough. This is considered a deficiency.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Food Waste Disposers

Comments:

DISPOSAL

282: The disposal was turned on with normal user controls and observed to be in satisfactory working condition.



C. Range Hood Exhaust Systems

Comments:

VENTILATION

283: Kitchen ventilation is provided by a range hood over the burners. Fan operated properly at the time of inspection.



D. Ranges, Cooktops, and Ovens

Comments:

STOVE

284: GENERAL: The stove was turned on with the normal operating controls and found to be in satisfactory working condition.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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OVEN

285: The larger oven was turned on with the normal operating controls and found to be in working condition. The standard test is to set the oven on 350°F and read the temperature inside. If it varies by more than 25° then it is considered deficient.



286: Manufacturers tag:



☒ ☐ ☐ ☐

E.



288: Functioned properly

289: General image and manufacturers tag:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

VENTILATION

290: Ventilation was provided in all bathrooms through functional exhaust fans or operable windows.

291: Three bathroom vent fan ducts share the same penetration through the roof.

Some jurisdictions forbid this sort of installation due to the possibility of backdrafting, unless each has a back-draft damper. Unable to determine if present



G. Garage Door Operators

Comments:

GARAGE DOOR OPENER

292: The garage door openers operated to raise and lower the doors.

293: AUTOREVERSE: Inspector did not test the auto reverse due to possible damage that can result to the door if auto reverse fails to work.

294: ELECTRIC EYES: The electric eyes were mounted properly and functioned properly.



H. Dryer Exhaust Systems

Comments:

DRYER VENT

295: Dryer vents should be cleaned regularly for best performance.

296: The accessible portions of the dryer vents appear to be in serviceable condition.

297: The dryer vents are installed through the roof. Installation in this manner makes condensation problems or lint buildup likely in the vent pipe. Before installing your dryers, we recommend vacuuming out the dryer vent piping. As part of a quarterly maintenance program, we recommend the vent caps be inspected and cleaned to prevent buildup as much as possible.

WASHER/DRYER

298: DRYER: The dryer hookup is intended for a 240 volt electric units only. 4 prong.

I	NI	NP	D
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299: Washing machine connections are considered shut off valves and testing is outside the scope of the inspection. It should be expected that these valves could leak when you move in due to lack of use. Monitor the valves for any signs of leakage after move in.

☒ ☐ ☐ ☒

I. Additional Appliances

Comments:

REFRIGERATOR

300: General images:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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301: Refrigerator side of kitchen refrigerator was not cooling properly at the time of inspection.

Set to 33 F, but temp at 71 F



☒ ☐ ☐ ☐ **J. Other**

Comments:

OUTDOOR KITCHEN APPLIANCES

302: Grill and side burner appear properly installed and in working order. Both receive natural gas flow.

Not lit.



I	NI	NP	D
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OTHER

303: Ice makers were functional.



VI. OPTIONAL SYSTEMS

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

Comments:

EXTERIOR PLUMBING

304: Unable to run any zones on sprinkler.

System may be winterized.

Recommend inquiring with seller

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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305: Cover for backflow preventer was completely filled with dirt (maybe from ants).
Dirt should be cleared so valves are made accessible



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

Comments:

BASIC INFORMATION

306: TYPE: Type: Pool and spa

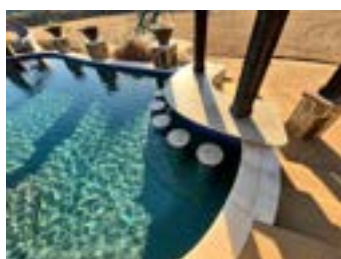
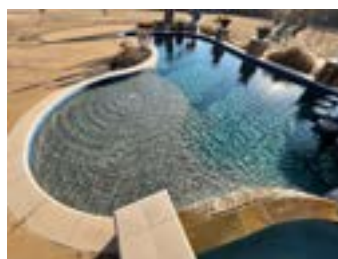
307: LOCATION: Location: In ground

308: POOL HEATER: Pool heat source: Natural gas

COPING/FLATWORK/VESSEL

309: Coping and flatwork has been installed around the perimeter of the pool.

310: No visible defects were observed in the coping, flatwork or pool/spa vessels at the time of inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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SLIDE/DIVING BOARD

311: Diving board is rusted at the base.

Note that water slides and diving boards have a history of safety issues.



PUMP

312: The filter pump appeared operational and properly installed.

PLUMBING

313: Plumbing and valves are labeled

DEFINITIONS

314: The spa has been equipped with a blower motor which pushes air through venturies at the jets in order to increase water velocity.

BLOWER

315: The spa blower system appeared to be operational at the time of inspection.

DEFINITIONS

316: The filtration system employs a pleated cartridge to cleanse the water.

I	NI	NP	D
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FILTER

317: The filtration system appeared properly installed and operational at the time of inspection.



318: Operating pressure



GENERAL COMMENTS

319: Leaks observed on first day of inspection.

Pool specialists were present throughout day 2 of inspection. Ensure all repair work is finished before close.



Day 1



Day 2

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☐

C. Outbuildings

Comments:

GENERAL COMMENT

320: Inspected. For comments pertaining to the outbuilding, see respective sections of main report.



☐ ☒ ☒ ☐

D. Private Water Wells

Type of Pump: Not Inspected & Not Present

Comments:

☒ ☐ ☐ ☒

E. Private Sewage Disposal Systems

Type of System: Aerobic Septic System

Comments:

Left Septic

CLEANOUT

323: The clean out is located at the left side of the house.



I	NI	NP	D
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TANKS

324: TANK LOCATION: The septic tanks are located at the left side of the house.



325: TANK CONDITION: Visible portions of the tank appear to be in serviceable condition at the time of the inspection.



AERATOR PUMP

326: Aerator pump was operational at the time of the inspection.

ELECTRICAL

327: Electrical wiring appears to be installed properly and operational.

I	NI	NP	D
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328: Alarms were tested and found to be working at the time of the inspection.

IRRIGATION PUMP

329: Irrigation pump was tested and found to be operational at time of the inspection.



IRRIGATION HEADS

330: IRRIGATION HEAD LOCATION: The irrigation heads are located at the left of the house.

331: Irrigation heads were visually examined and were operational at the time of the inspection.

GENERAL COMMENTS

332: No surface leaks were observed, where the tank and drain field are believed to be located. In the inspectors opinion, the system was operational at the time of inspection. Make sure that a regular pumping schedule is maintained to prevent damage to the system by buildup of solids/fats.

Right Septic



at the right side of the house.

TANKS

335: TANK LOCATION: The septic tanks are located at the right side of the house.

I	NI	NP	D
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336: TANK CONDITION: Visible portions of the tank appear to be in serviceable condition at the time of the inspection.



AERATOR PUMP

337: Aerator pump was operational at the time of the inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

ELECTRICAL

338: Electrical wiring appears to be installed properly and operational.



339: Alarms were tested and found to be working at the time of the inspection.

IRRIGATION PUMP

340: Irrigation pump did not respond to pump test.

We recommend evaluation by septic specialist.

☐ ☒ ☒ ☐

F. Other Built-in Appliances

Comments:

341: Not Inspected & Not Present

Inspection Summary

Your inspector has chosen to provide a summary of all the deficiencies noted on the property, to ease in the amendment process. The pictures included are a representative sample and are possibly not the only instances of the deficiencies. All repairs or corrections recommended in the report should be performed by qualified professionals. Some repairs may require licensed professionals or securing permits from local authorities. Have Seller submit invoices with paid receipts and information on warranties where appropriate. While some corrections may be minor homeowner maintenance items, DIY or handyman level fixes, others are not. Asking specifically, in writing, for the level of action and personnel desired to perform work during the negotiation process can prevent miscommunication and disappointment later on. Your agent is the best resource for properly wording your request. Please read over the entire report, not just the summary, so you may gain a better idea of the overall condition of the property.

I. STRUCTURAL SYSTEMS - D. Roof Structures and Attics

GENERAL COMMENTS

s-18: Inspector noted staining on framing members and subfloor in the left side attic above the main house (near the access door).

Appears to be from previous leakage at the toilet near this area.

Not wet at time of inspection. No evidence of active leakage



s-19: Staining noted on decking in front of some of the furnaces. Not wet at time of inspection. No evidence of active leakage



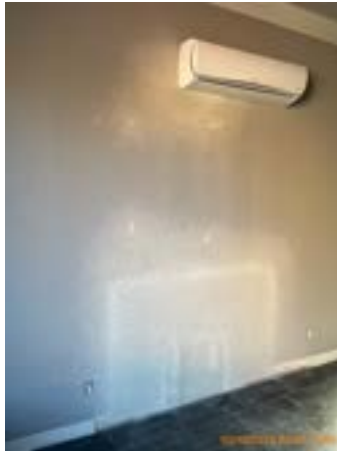
I. STRUCTURAL SYSTEMS - E. Walls (Interior and Exterior)

INTERIOR WALLS

s-21: Wall in man cave showed signs of previous moisture damage on first day of inspection (subsequent to previous leakage of the mini split on this wall).

The wall was repaired during the second day of inspection (not subcontractors of B2K). Repair work appears to be satisfactory.

No evidence of active leak at time of inspection.



EXTERIOR WALLS GENERAL

s-23: Lower ends of some weather strips coming loose near the overhead garage doors



SURFACE MASONRY WALLS

s-24: Minor cracks noted in areas. Grout could use repointing in these areas





I. STRUCTURAL SYSTEMS - G. Doors (Interior and Exterior)

EXTERIOR DOORS

s-28: Front door doesn't seal tightly against weatherstripping when closed. Light seen through gap.



s-29: The both of the exterior doors between the house and the attached garage (garage man-doors) are not equipped with self-closing hinges. The purpose of these is to slow the spread of a fire from the garage to the house and to prevent gases such as car fumes and/or carbon monoxide from having a passage into the house by ensuring the door is closed while not in use.



s-30: Door between laundry/bathroom and garage lacks a doorknob



s-31: Multiple exterior doors have minor gaps where light can be seen through weather stripping (Man cave, upstairs bedroom, detached garage etc).
We recommend all doors seal tightly to keep outside moisture/air out



I. STRUCTURAL SYSTEMS - H. Windows

WINDOWS

s-34: Balance(s) not functioning properly at the pictured window in the upstairs middle bedroom. Window falls shut after being opened.



s-35: Some windows show a speckled, iridescent effect. This is not a seal failure allowing condensation but rather the low-e (uv blocking) coating failure.

Locations: master bedroom, office, living room, downstairs front right bedroom, upstairs right side bedroom



Master bedroom



Office



Living room



Downstairs front right bedroom



Upstairs right side bedroom

s-36: Window in upstairs right side bedroom has broken glazing



s-37: Unable to operate automatic blinds in theatre room and left side window of master bedroom. Batteries may be dead, or proper remotes to operate were unable to be located



SCREENS

s-38: All windows lack screens.

II. ELECTRICAL SYSTEMS - A. Service Entrance and Panels

SERVICE MAIN SERVICE ENTRANCE

s-49: Conduit separated



SERVICE MAIN C B MAIN PANEL 1

s-54: GENERAL: The service panel is not fully labeled.



s-55: GENERAL: AFCI breakers are not present for all required circuits per 2022 TREC SOPs. (kitchen, family room, living room, dining room, parlor, library, den, bedroom, sunroom recreation room, closet, hallway, and laundry room). At the time the house was constructed AFCI breakers were not required at all these locations.

Arc Fault Circuit Interrupter (AFCI) breakers will provide an extra level of fire protection. They detect any arcing or sparking in wiring that become frayed, damaged, or deteriorated, and trip to cut off the circuit.

SERVICE MAIN C B MAIN PANEL 2

s-62: GENERAL: Some breakers are unlabeled

s-63: GENERAL: AFCI breakers are not present for all required circuits per 2022 TREC SOPs. (kitchen, family room, living room, dining room, parlor, library, den, bedroom, sunroom recreation room, closet, hallway, and laundry room). At the time the house was constructed AFCI breakers were not required at all these locations.

Arc Fault Circuit Interrupter (AFCI) breakers will provide an extra level of fire protection. They detect any arcing or sparking in wiring that become frayed, damaged, or deteriorated, and trip to cut off the circuit.

DISTRIBUTION CIRCUIT BREAKER SUB PANEL 1

s-78: GENERAL: Breaker panel is not labeled. This should be rectified.

II. ELECTRICAL SYSTEMS - B. Branch Circuits, Connected Devices, and Fixtures

ELECTRICAL KITCHEN RECEPTACLES

s-84: GFCI receptacle in kitchen trips repeatedly after being reset (with nothing plugged in).
Receptacle may need replacement



ELECTRICAL LAUNDRY ROOM RECEPTACLES

s-86: All 120 volt receptacles in both laundry rooms lack GFCI protection or failed to trip when tested (except for the receptacle to the left of the sink in the downstairs laundry). According to current TREC standards, all laundry room receptacles should be protected.

s-87: Laundry room 240 volt receptacles (dryer outlets) lack GFCI protection. According to current TREC standards, the breaker for these receptacle should be GFCI type.

ELECTRICAL GARAGE RECEPTACLES

s-89: Receptacles in detached garage lack GFCI protection or failed to trip when tested.



R RECEPTACLES
The back patio area



failed to trip when tested. One lacks a cover.



s-92: GFCI receptacles near pool lack outdoor covers



ELECTRICAL SMOKE AND CARBON MONOXIDE DETECTORS

s-94: Smoke detectors not present in all areas required. (Mounts present, but detectors missing in two upstairs bedrooms)

One is required in each bedroom. One in each hallway adjacent to each sleeping area and at least one on each floor if more than one story. Alarm system connected detectors and heat detectors do not count toward the minimum.



ELECTRICAL LIGHTS / FAN

s-98: Some lights where inoperative at time of inspection.

Locations: bathroom between laundry room and garage, downstairs back right bedroom closet, stairway near theater, theater room, main garage



s-99: Ceiling fan/light in master bedroom were inoperative.
Battery in control may be dead.



ELECTRICAL OUTDOOR LIGHTS/FANS

s-100: Some exterior lights were inoperative. Likely need new bulbs.
Fixture at front porch appears it has the base of a broken bulb stuck in the socket



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS -

A. Heating Equipment

Downstairs

EQUIPMENT GAS SUPPLY

s-106: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.



Master

EQUIPMENT GAS SUPPLY

s-124: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.



Upstairs

EQUIPMENT GAS SUPPLY

s-142: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.



Theater Mini

GENERAL COMMENT

s-160: Unit failed to function when set to heat.

Recommend evaluation by specialist and repair as necessary

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS -

B. Cooling Equipment

Downstairs

EQUIPMENT REFRIGERANT LINES

s-176: Insulation is deteriorated and missing from portions of the refrigerant lines in areas. We recommend that all missing insulation be replaced to increase energy efficiency.



Upstairs

GENERAL COMMENT

s-196: Failed to respond to user controls. Blower operated, but condensing unit did not turn on when thermostat was set to cool.

Recommend evaluation by specialist and repair as necessary.



Theater Mini

EQUIPMENT REFRIGERANT LINES

s-203: Insulation is deteriorated and missing from portions of the refrigerant lines in areas. We recommend that all missing insulation be replaced to increase energy efficiency.



GENERAL COMMENT

s-204: When set to cool, air blew from mini split but was not cooling
Recommend evaluation by specialist



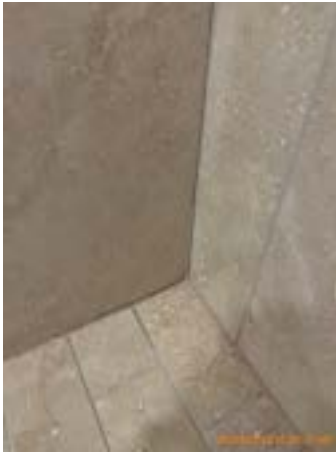
IV. PLUMBING SYSTEMS - A. Plumbing Supply, Distribution Systems and Fixtures

FIXTURES SHOWER/TUB

s-234: Minor cracks in grout and some cracked tiles noted in master shower



s-235: Minor cracks in grout of upstairs middle bedroom shower



FIXTURES SINKS

s-236: Cold water valve handle is loose where it should be secured to the countertop. (Upstairs right side bedroom en-suite bathroom)



IV. PLUMBING SYSTEMS - B. Drains, Wastes, and Vents

VISIBLE LINES

s-240: Leak present at drain beneath upstairs left side bedroom. (Where pivot rod enters tailpiece



IV. PLUMBING SYSTEMS - C. Water Heating Equipment

Right

GAS SUPPLY

s-247: GAS SHUT-OFF VALVE: The gas piping does not include a sediment trap/drip leg installed downstream of the shutoff valve to collect condensation and debris. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.



Left

GAS SUPPLY

s-264: GAS SHUT-OFF VALVE: The gas piping does not include a sediment trap/drip leg installed downstream of the shutoff valve to collect condensation and debris. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.



IV. PLUMBING SYSTEMS - D. Hydro-Massage Therapy Equipment

HYDROTHERAPY TUB

s-275: The hydrotherapy tub was not functional at the time of inspection. Recommend the tub be further evaluated and repaired, if necessary.

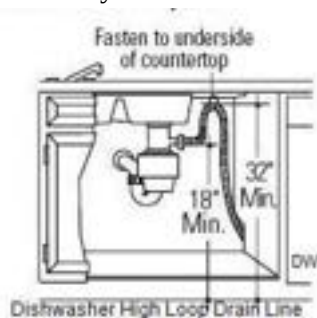
(There may be a tripped GFCI receptacle in finished space behind tub)



V. APPLIANCES - A. Dishwashers

DISHWASHER

s-281: Dishwasher lacks air gap or backflow loop or the loop is not elevated high enough. This is considered a deficiency.



V. APPLIANCES - D. Ranges, Cooktops, and Ovens

OVEN

s-287: Left side oven was inoperative and had error code



V. APPLIANCES - F. Mechanical Exhaust Vents and Bathroom Heaters

VENTILATION

s-291: Three bathroom vent fan ducts share the same penetration through the roof.

Some jurisdictions forbid this sort of installation due to the possibility of backdrafting, unless each has a back-draft damper. Unable to determine if present



V. APPLIANCES - I. Additional Appliances

REFRIGERATOR

s-301: Refrigerator side of kitchen refrigerator was not cooling properly at the time of inspection.
Set to 33 F, but temp at 71 F



VI. OPTIONAL SYSTEMS - A. Landscape Irrigation (Sprinkler) Systems

EXTERIOR PLUMBING

s-304: Unable to run any zones on sprinkler.
System may be winterized.

Recommend inquiring with seller

s-305: Cover for backflow preventer was completely filled with dirt (maybe from ants).
Dirt should be cleared so valves are made accessible



VI. OPTIONAL SYSTEMS - B. Swimming Pools, Spas, Hot Tubs, And Equipment

OTHER FEATURES SLIDE/DIVING BOARD

s-311: Diving board is rusted at the base.

Note that water slides and diving boards have a history of safety issues.



GENERAL COMMENTS

s-319: Leaks observed on first day of inspection.

Pool specialists were present throughout day 2 of inspection. Ensure all repair work is finished before close.



Day 1



Day 2

VI. OPTIONAL SYSTEMS - E. Private Sewage Disposal Systems

Right Septic

IRRIGATION PUMP

s-340: Irrigation pump did not respond to pump test.

We recommend evaluation by septic specialist.