TURNER INSPECTION SERVICES
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INVESTMENT PROPERTY INSPECTION

7114 Sierra Night Dr
Richmond, TX 77407



Inspector
Evan Turner
TREC# 25548
346-550-3405
info@turnerinspection.com

PROPERTY INSPECTION REPORT FORM

Asset Land Services LLC	03/03/2026 9:30 am
Name of Client	*Date of Inspection*
7114 Sierra Night Dr, Richmond, TX 77407	
Address of Inspected Property	
Evan Turner	TREC# 25548
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

PURPOSE OF INSPECTION

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILTY OF THE CLIENT

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

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

REPORT LIMITATIONS

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

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

This inspection IS NOT:

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

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

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

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

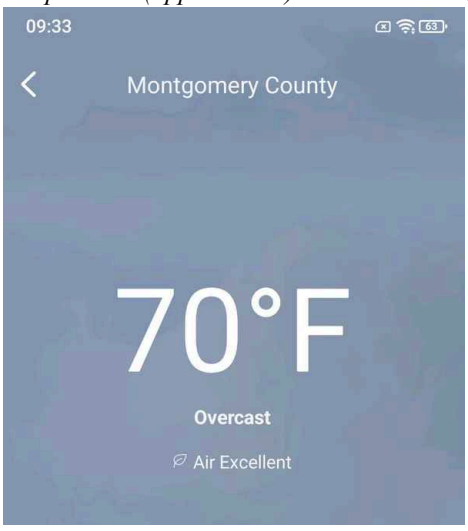
Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

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

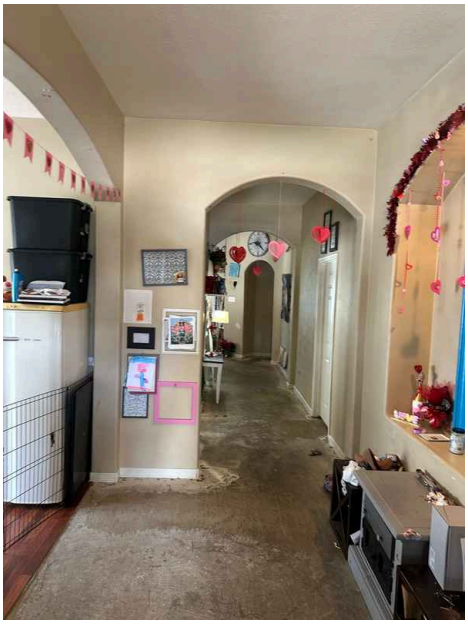
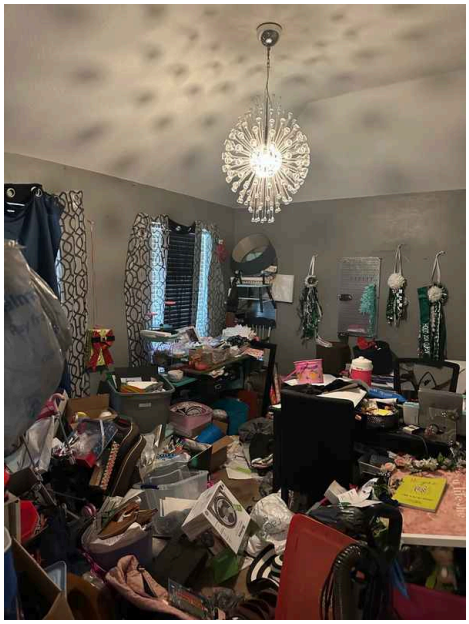
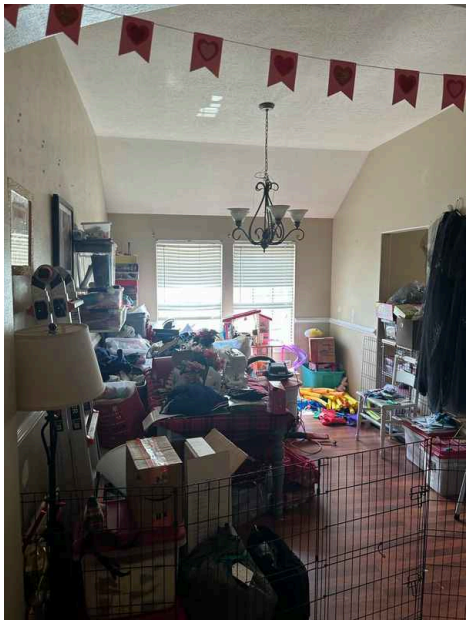
Temperature (approximate): 70 Fahrenheit (F)

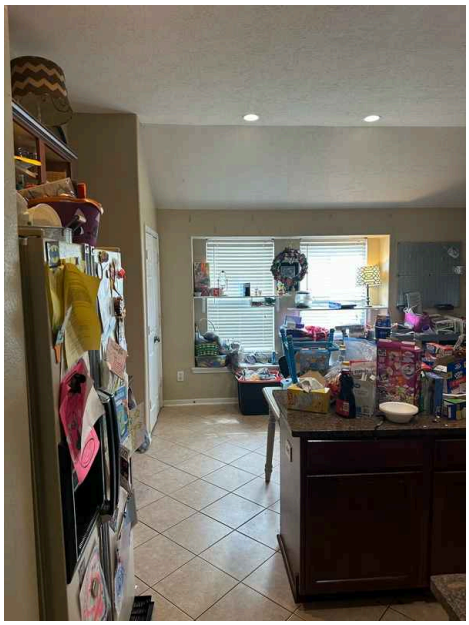
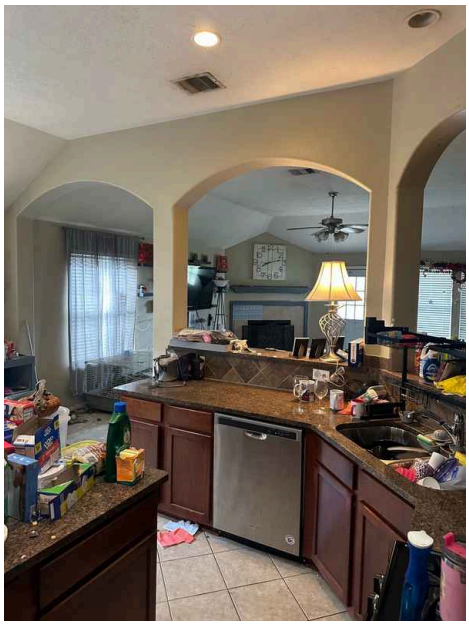


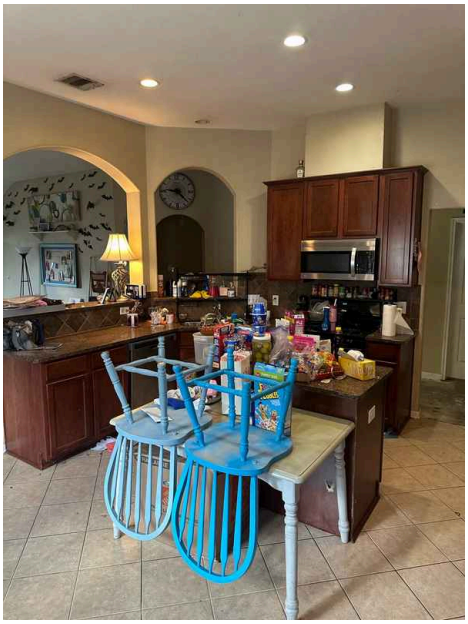
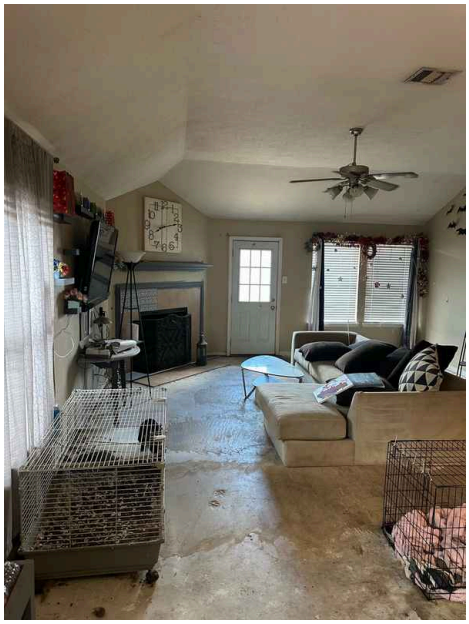
Weather Conditions: Dry, Cloudy
Type of Building: Single Family
Style: Traditional
Occupancy: Furnished
In Attendance: Buyer, Apprentice

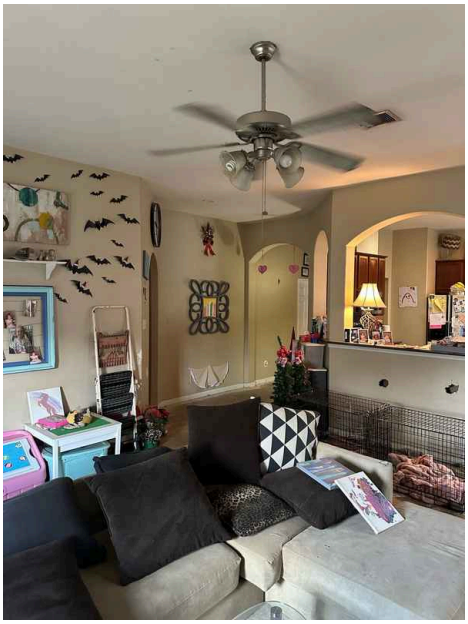
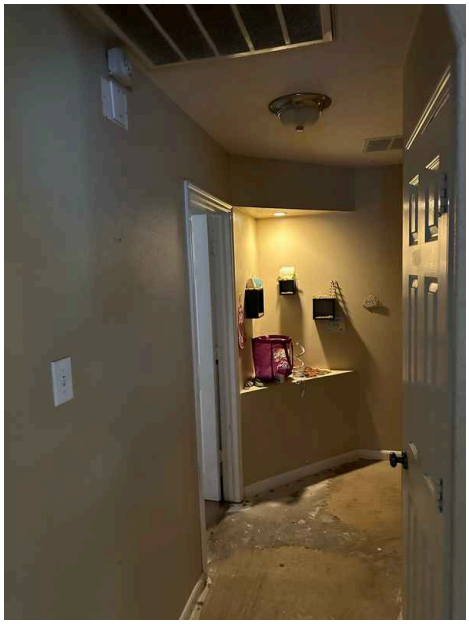
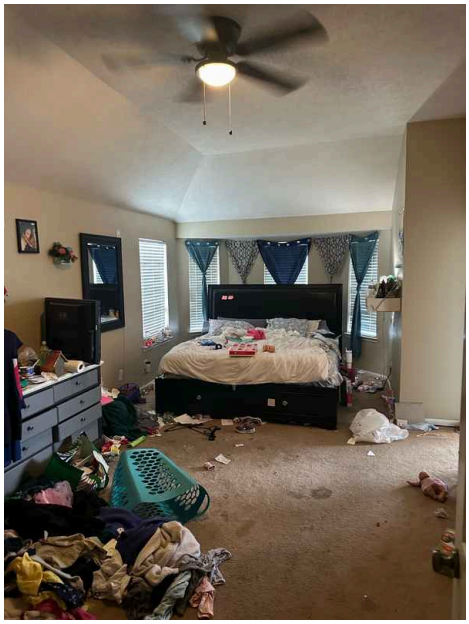
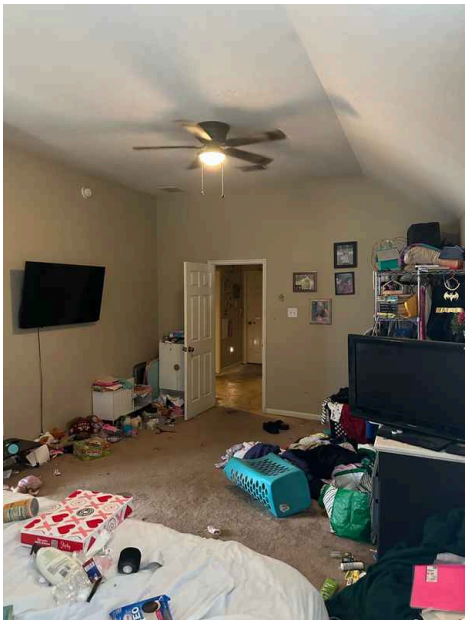
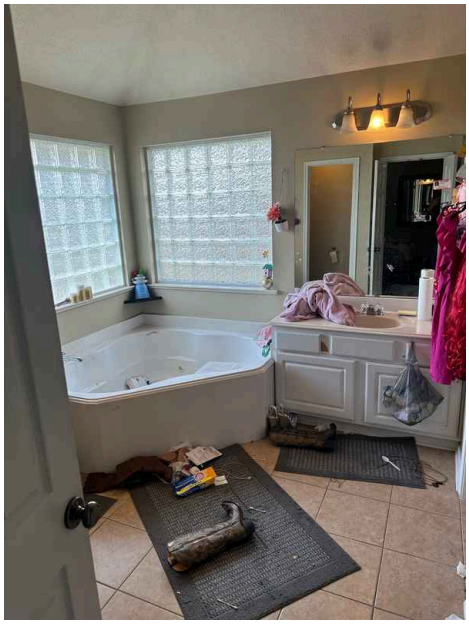
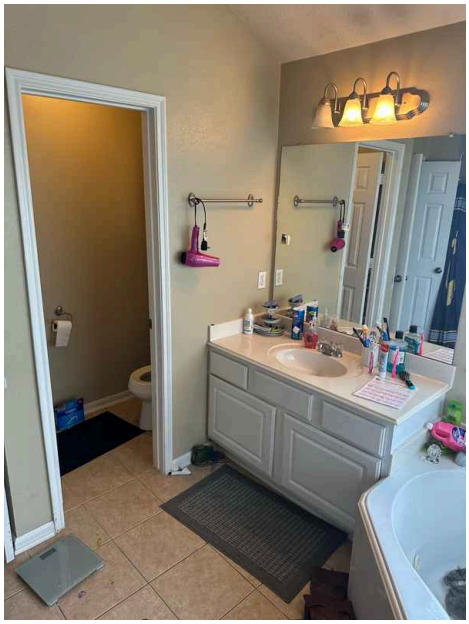
Point of reference: Front: Perspective facing the front of the main structure with ones back to the street or driveway - For the purpose of this report, The designation of “Left” or “Right” will be governed by this perspective.

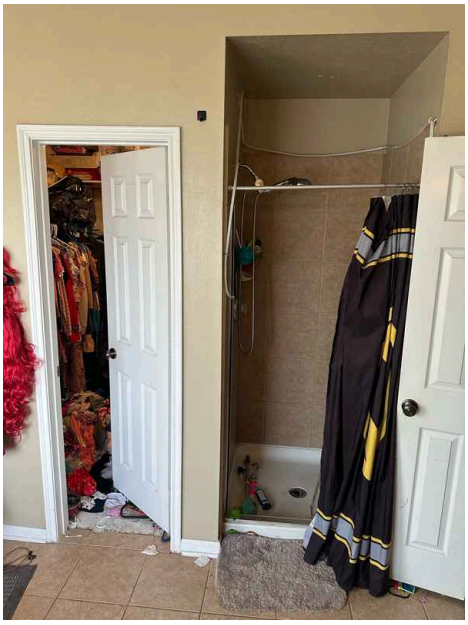
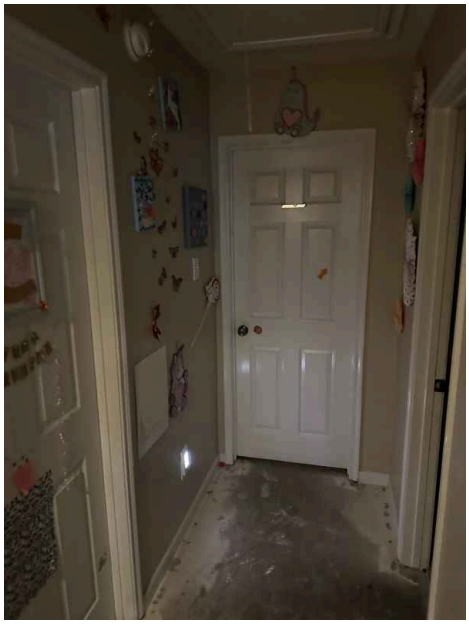
General Photos: Interior:

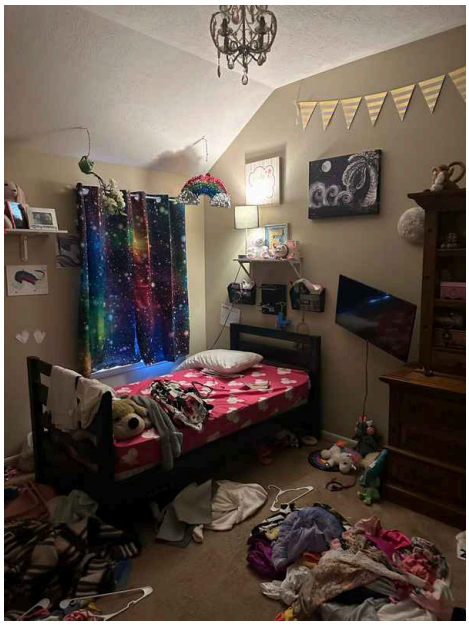




Recommendations and Corrective Actions:
It is strongly advised that all recommendations for evaluation and remediation by qualified professionals be followed. This allows the buyer to fully ensure that all issues are identified and properly addressed. Doing so will not only provide you with a complete and thorough analysis of the homes systems, but can also help prevent further damage, deteriorating conditions, and correct safety hazards in the home.

Client's Inspection:
This inspection was conducted under the guidelines specified by the client. Some deficiencies were not reported on. This inspection is intended to provide a broad overview on general property conditions.

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

I	NI	NP	D

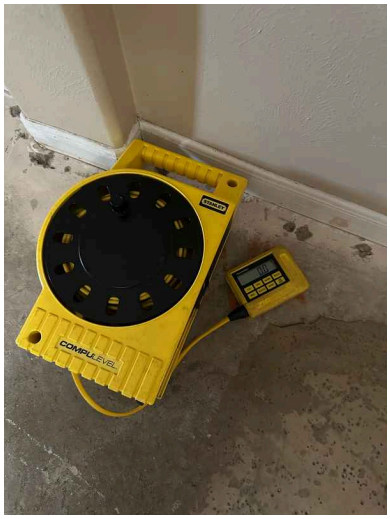
I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ **A. Foundations**

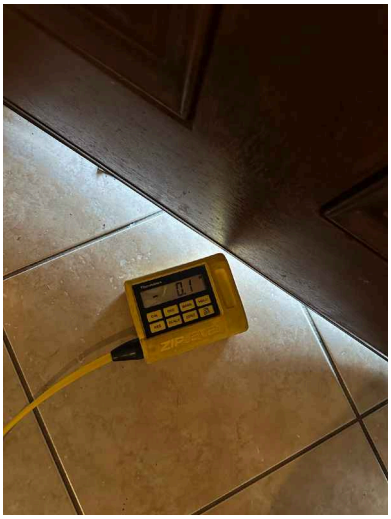
Type of Foundation(s): Slab on Grade

Digital Level:

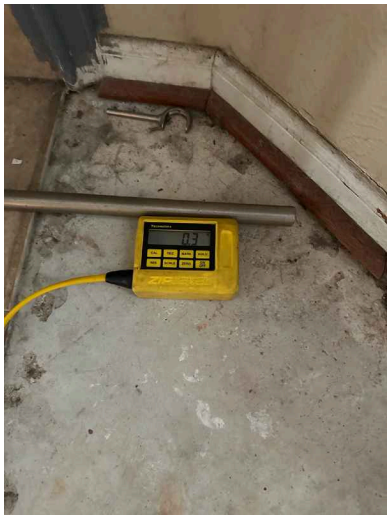
Your foundation was inspected with a digital level. The use of a digital level allows the inspector to take measurements that show differences in elevation around the home based on a central reference point. This provides valuable information when determining the degree of foundation movement. It Is important to note that a slab foundation can have up to 2 inches of deflection in any direction before structural tolerances are exceeded.

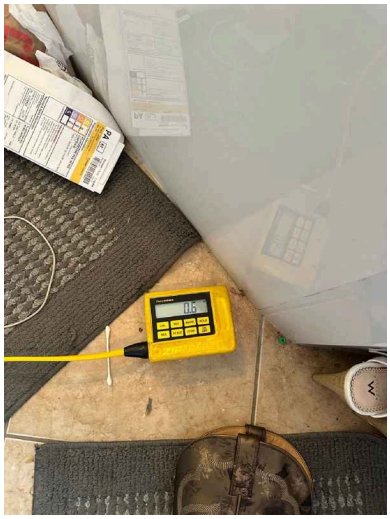


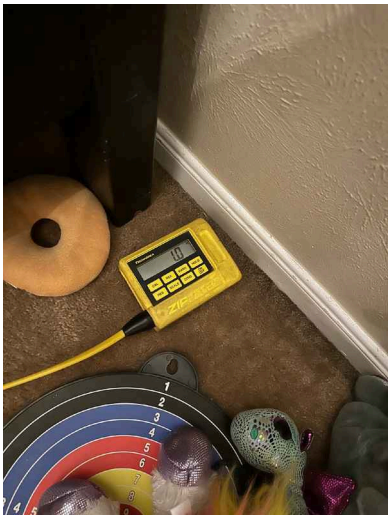
Reference Point (Zero)

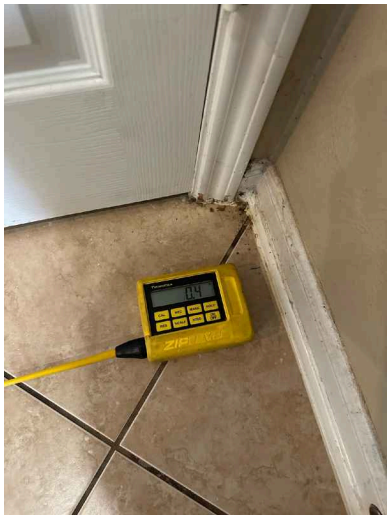


Lowest recorded point









Unable to see foundation at flatwork joints:

The Inspector is unable to see the foundation at flat work joints. Any potential defects in these inaccessible areas are concealed and cannot be inspected.

Unable To Observe Foundation In Inaccessible Area:

The Inspector was unable to access one or more areas of the structure.The inspector was unable to identify any conditions that exist on the foundation in these areas. This area was either locked, or only accessible by entering a neighbors property. In the case of the latter, we make reasonable attempt to get permission from the

inhabitants of the neighboring structure in order to fully inspect the area. Recommend communicating with neighbor and contacting us to inspect the area at a later date.

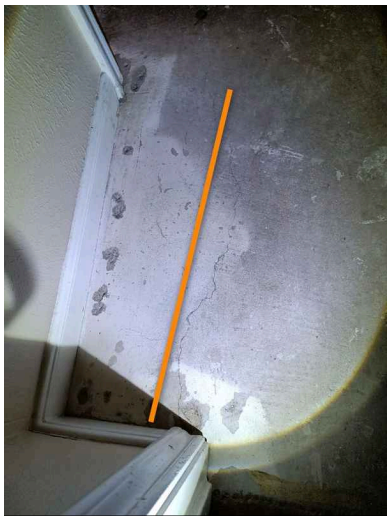
1: Foundation Cracks - Minor
Recommendation
Multiple Locations
Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.

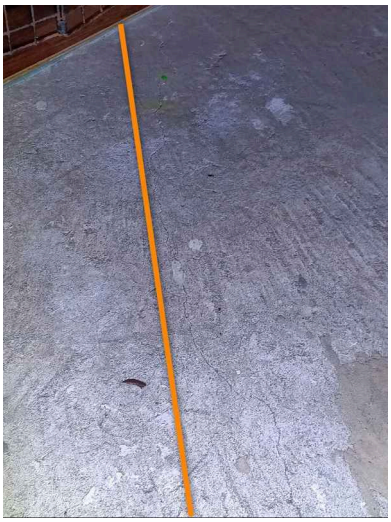
Recommendation: Contact a foundation contractor.


Kitchen


Hallway Living Room


Bedroom Hallway


Bedroom Hallway


Front Hallway

2: Honeycombing
Recommendation
Multiple Locations

The term “Honeycombing” is used to describe areas of irregularity on the foundation. This defect is caused when there is insufficient fine material used in the mixing process. While this is typically cosmetic, If severe enough, this can disrupt the overall structural integrity of the foundation. Evaluation and remediation by a qualified professional.

Recommendation: Contact a foundation contractor.


Bedroom Hallway


Right Exterior


Right Exterior


Right Exterior


Right Exterior

3: Insufficient Slab Exposure

Recommendation

Multiple Locations

The slab was not visible in one or more locations. Limited visibility of the foundation can conceal defects. Recommend remediation by a qualified professional wherever possible.

Recommendation: Contact a foundation contractor.

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

I	NI	NP	D


Left Exterior


Rear Exterior

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Landscaping Work Required?: Yes

1: Negative Grading

Recommendation

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend grading contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.

Recommendation: Contact a qualified grading contractor.


Rear Exterior

2: Inadequate Grading and Drainage

Recommendation

Multiple Locations

Signs of inadequate grading and drainage were observed in one or more locations of the exterior during the inspection. Inadequate drainage can have a negative impact on the flatwork and foundation of the home over time. Recommend evaluation and remediation by a qualified grading professional.

Recommendation: Contact a qualified grading contractor.


Left Exterior Rear

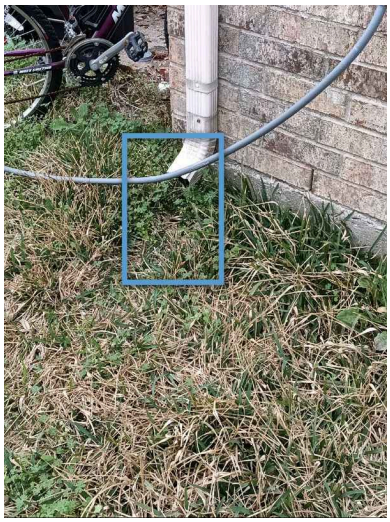

Rear Exterior


Rear Exterior

3: Missing Splashblocks
Maintenance Item

During the time of inspection, one or more splash blocks were missing. Splash blocks protect the structure by diverting water away from the foundation. Recommend placing splash blocks under downspouts to remedy drainage issues.

Recommendation: Contact a handyman or DIY project


Right Exterior

4: Gutters Not Present
Recommendation

I	NI	NP	D

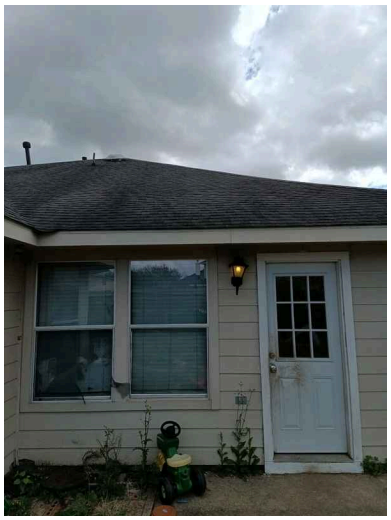
Multiple Locations

There were no gutters present on one or more areas of the roof line. Gutters play an integral role in keeping large amounts of water from settling around the foundation. The accumulation of water on a foundation over time can have a negative impact. Recommend evaluation and remediation by a qualified gutter professional.

Recommendation: Contact a qualified gutter contractor


Right Exterior


Left Exterior


Rear Exterior

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: Shingles
Viewed From: Drone

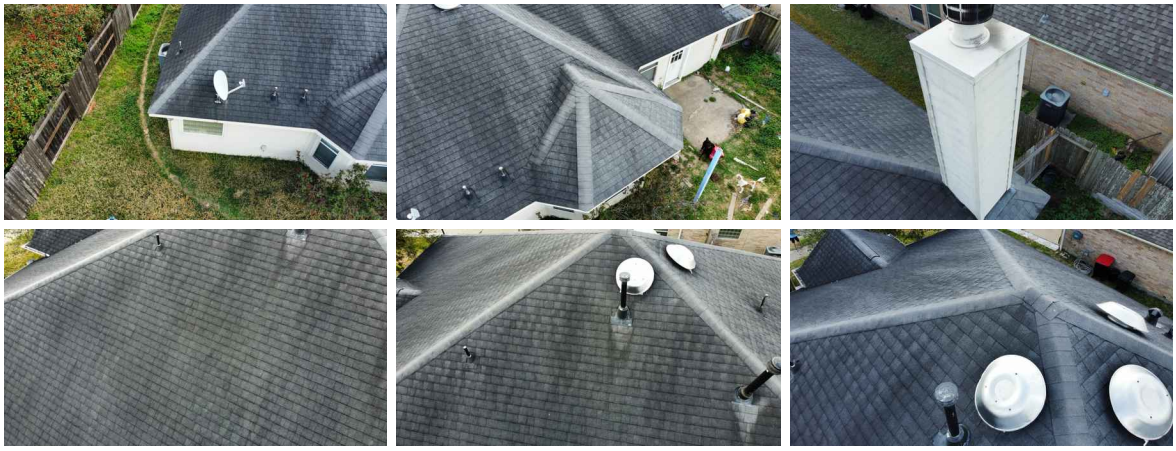












Overall Condition: In Need Of Replacement
Estimated Life Expectancy: 0-3 years

1: Damaged Coverings (Shingles)
Recommendation
Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofing professional evaluate and repair.

Recommendation: Contact a qualified roofing professional.


Roof

2: Unfinished/ Deteriorating Roof Penetrations
Recommendation
One or more of the roof penetrations were found to be unfinished or deteriorating. Roof penetrations should be painted in order to prevent deterioration and protect them from the elements. Recommend evaluation and remediation by a qualified roofing contractor.

Recommendation: Contact a qualified roofing professional.


Roof

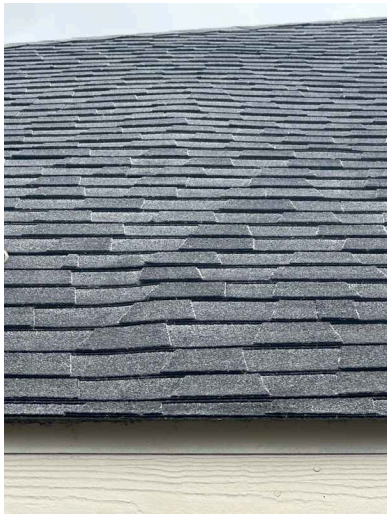
3: Deteriorated Shingles
Recommendation
Multiple Locations

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

I	NI	NP	D

One or more deteriorated shingles were observed at the time of inspection. Deteriorated shingles will not perform at an optimum level, have a shorter life span, and a lessened ability to repel the elements. Recommend evaluation and remediation by a qualified roofer.

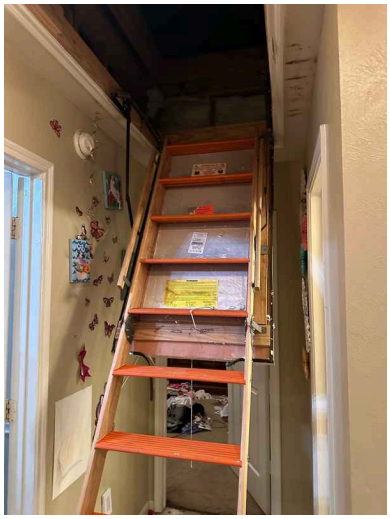
Recommendation: Contact a qualified roofing professional.

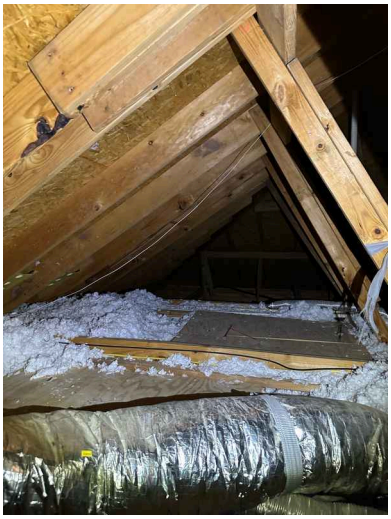




☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: Attic

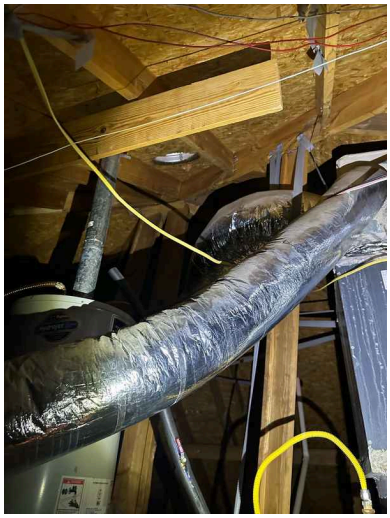






Attic

I	NI	NP	D



Approximate Average Depth of Insulation: 10 Inches
Attic Ventilation: Soffit Vents -
The following attic vents were observed during the inspection.
Decked Areas :
The Inspector was only able to access the decked areas of the attic. Observation and evaluation was limited or impossible for all un-decked areas of the attic.

Stored Items:
The inspector was unable to access one or more decked areas of the attic due to the presence of stored items. These Items obstruct the safe walking space and conceal potential defects. Observation and inspection of these areas was limited at the time of inspection.

1: Insulation Voids
Recommendation

One or more insulation voids were observed during the inspection. Insulation voids can greatly decrease the energy efficiency of the home. Recommend evaluation and remediation by a qualified insulation professional.

Recommendation: Contact a qualified insulation contractor.



Attic

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

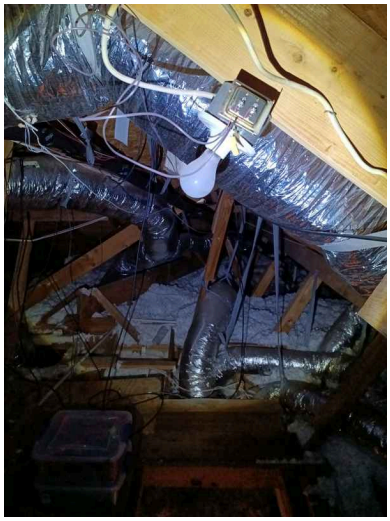
I	NI	NP	D

2: Inadequate Lighting

Recommendation

Inadequate lighting was observed in one or more areas of the attic. Proper lighting in an attic is critical to safety while traversing decked areas and working on equipment platforms. Recommend evaluation and remediation by a qualified electrical contractor.

Recommendation: Contact a qualified electrical contractor.



Attic

3: Insulation In Soffit Vents

Recommendation

Insulation was observed in one or more areas of the soffit vents. Insulation can obstruct soffit vents and decrease overall attic ventilation. Recommend removal of all insulation from soffit vents by a qualified professional.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D



Attic

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

Siding Materials: Brick, Fiber Cement Board

Paint And Siding Conditions: Needs Interior Paint, Needs Repair, Needs Exterior Paint

Sheetrock Damage?: Severe, Yes

Siding Present:

Siding was observed in one or more areas of the home during the inspection. Siding can conceal areas of concern on surfaces underneath. This prohibits the inspector from fully evaluating the wall structure.

Limited Visibility: Vegetation Covering Wall:

One or more areas of the exterior walls are obscured by vegetation. Visual observation of these areas is limited, making inspection of these areas difficult. The inspector was unable to thoroughly inspect these areas.

1: Cracks - Minor

Recommendation

Minor cracking was observed in wall structure. These are common and can be an indication that structural movement has occurred. Recommend evaluation and remediation by a qualified professional.

Recommendation: Contact a qualified general contractor.

I	NI	NP	D


Left Exterior Rear

2: Wall Penetrations Improperly Sealed
Maintenance Item
During the course of the inspection, one or more improperly sealed wall penetrations was observed. All wall penetrations should be properly sealed in order to prevent moisture intrusion and pest activity. Recommend remediation by a qualified professional.

Recommendation: Contact a qualified handyman.

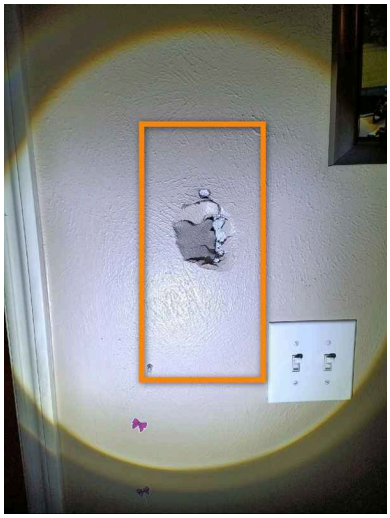

Multiple Locations

3: Damaged Sheetrock
Recommendation
Multiple Locations
Damaged Sheetrock was observed in one or more locations during the inspection. Damaged Sheetrock can serve as pest entry points if left un remedied. Recommend evaluation and remediation by a general contractor.

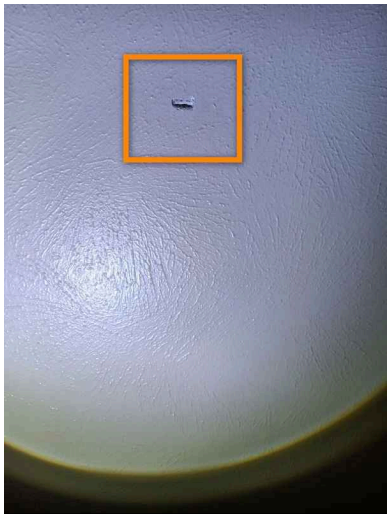
Recommendation: Contact a qualified general contractor.

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

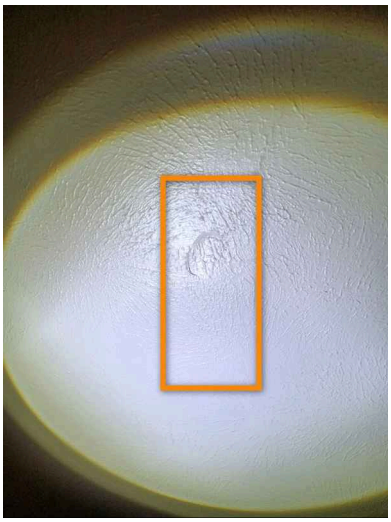
I	NI	NP	D


Master Bedroom


Master Bedroom


Master Bathroom


Master Bathroom


Bedroom Hallway

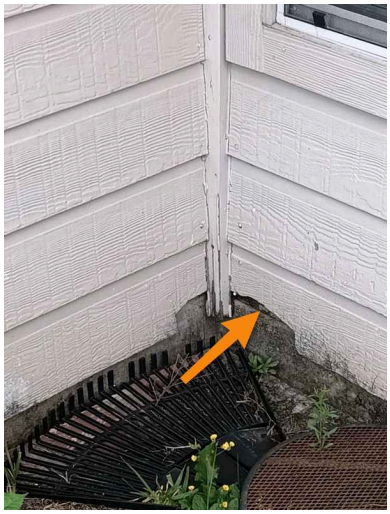

Hallway

4: Wood Rot

Recommendation

Wood rot was observed in one or more areas of the home. Wood rot can harbor pests and weaken the integrity of structures. Recommend evaluation and remediation by a general contractor as needed.

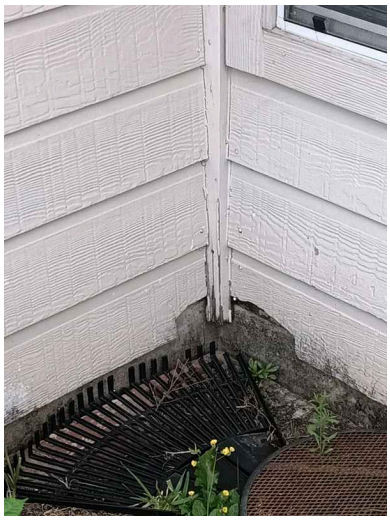
Recommendation: Contact a qualified general contractor.


Rear Exterior

5: Damaged Siding
Recommendation
Multiple Locations

Damaged siding was observed in one or more areas of the exterior. Siding typically acts as a barrier between the elements and the interior areas of the home. Damaged siding will not perform at as intended, and is prone to moisture and pest intrusion. Recommend evaluation and remediation by a qualified professional.

Recommendation: Contact a qualified siding specialist.


Rear Exterior

6: Vegetation Too Close
Recommendation

The vegetation in one or more areas is growing too close to the structure. Vegetation in contact with the structure can serve as a pathway for pest entry, and some vegetation can damage building materials. Recommend evaluation and remediation by a landscaping contractor.

Recommendation: Contact a qualified landscaping contractor

I	NI	NP	D


Front Exterior


Rear Exterior


Rear Exterior

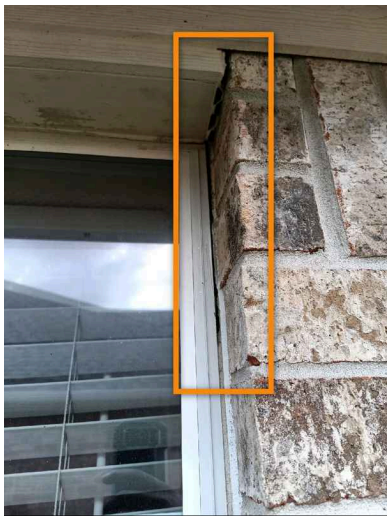
7: Inadequate or Deteriorated Caulking

Recommendation

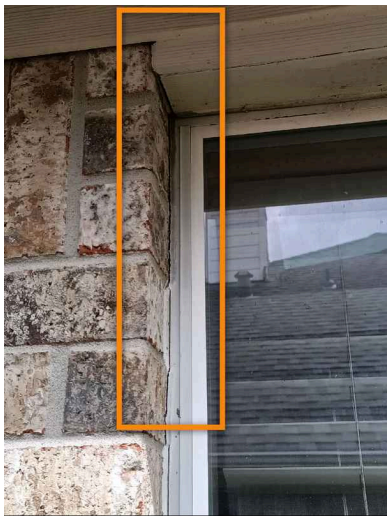
Multiple Locations

Inadequate or deteriorated caulking was observed in one or more areas of the home. Expansion joints and transitions between building materials must be adequately sealed to prevent moisture intrusion. Recommend evaluation and remediation by a qualified professional.

Recommendation: Contact a qualified handyman.


Right Exterior


Left Exterior


Left Exterior


Rear Exterior


Right Exterior Rear

8: Evidence of Wood Destroying Insect Activity
Recommendation
Evidence of active wood destroying insect activity was observed. Termites can enter the home and damage building materials and weaken structures. Recommend consulting with a pest control professional to determine the extent of infestation and damage.

Recommendation: Contact a qualified pest control specialist.


Multiple Locations

9: Inadequate Or Deteriorating Paint
Recommendation
Inadequate or deteriorated paint was observed in one or more areas. Aside from cosmetic appeal, paint acts as a protective coating for the materials that it is applied to. This protects these materials from excessive moisture and UV damage. Recommend evaluation and remediation by a qualified professional.

Recommendation: Contact a qualified general contractor.


Rear Exterior

10: Damaged Perimeter Fence
Recommendation

One or more areas areas of the perimeter fencing are damaged or improperly installed. Recommend evaluation and remediation by a qualified fence installation and repair professional.

Recommendation: Contact a qualified fencing contractor


Multiple Locations


Multiple Locations

11: Evidence Of Previous Moisture Intrusion
Recommendation

One or more areas of the wall showed signs of previous moisture intrusion during the course of the inspection. Recommend contacting the seller of the home to identify the presence of any previous leaks, and repairs made. Evaluate and remedy as needed.

Recommendation: Contact the seller for more info

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

I	NI	NP	D



Laundry Room

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:
Structural settlement has done extensive damage to the tile, and excessive pet activity has soiled the slab and carpet throughout. This can lead to indoor air quality issues. Recommend a qualified professional treat slab and replace flooring wherever necessary.

Needs Carpet, Tile, Or Refinishing?: Wood Needs Replacement, Needs Flooring Install, Needs Carpet Replacement

Flooring Finishes:
The presence of flooring materials can conceal defects in the sub-floor. This condition limits the ability inspector to identify potential areas of concern.

1: Ceiling - Minor Damage

Recommendation

Minor damage or deterioration to the ceiling was visible at the time of the inspection. Recommend evaluation and remediation by a qualified professional.

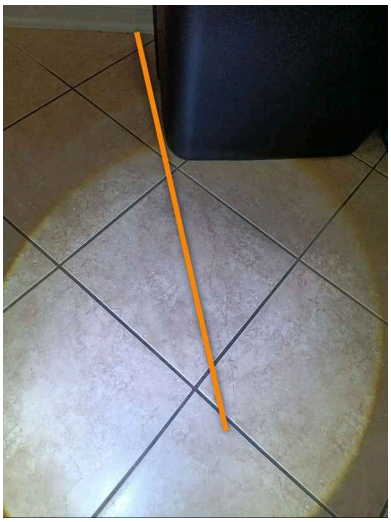
Recommendation: Contact a qualified general contractor.


Primary Bedroom

2: Flooring - Damaged
Recommendation
Multiple Locations
The home flooring had general minor damage visible at the time of the inspection. Recommend evaluation by a qualified flooring professional.

Recommendation: Contact a qualified flooring contractor


Kitchen


Kitchen


Front Hallway

3: Evidence Of Microbial Growth
Recommendation
Observed signs of microbial growth in one or more areas in the ceiling structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

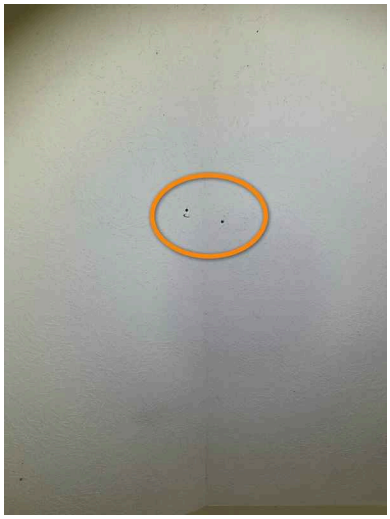
Recommendation: Contact a qualified mold inspection professional.

I	NI	NP	D


Hallway

4: Popped Nails
Recommendation
Popped nails were observed in one or more areas of the home at the time of inspection. Popped nails are likely to continue to creep out of place if left un remedied. Recommend evaluation and remediation by a qualified handyman.

Recommendation: Contact a handyman or DIY project

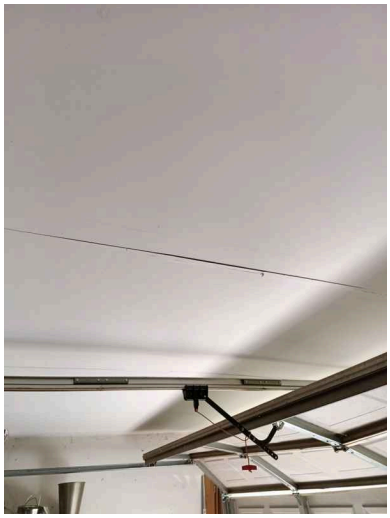

Multiple Locations

5: Ceiling Cracks
Recommendation
Multiple Locations
Cracks were observed in one or more areas of the ceiling. Ceiling cracks can commonly indicate settling and shrinkage of materials. These cracks can also be an indication of foundation movement. Recommend monitoring these cracks for spreading or changes over time.

Recommendation: Recommend monitoring.

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

I	NI	NP	D


Garage


Primary Bedroom


Living Room

6: Heavy Pet/ Pest Activity

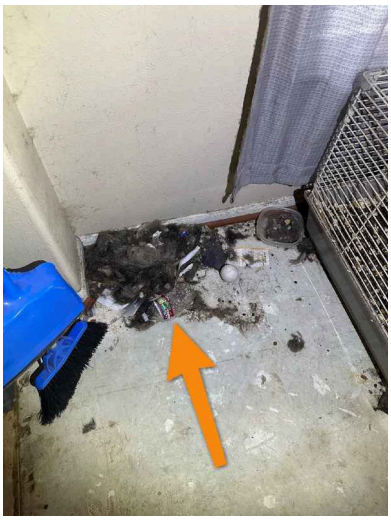
Recommendation

Multiple Locations

Evidence of heavy Pet/pest activity was observed at the time of inspection. Pets and pests leave behind waste and shed. If left un remedied, it can damage building materials and leave strong lingering odors. Dander and other biological material can also lead to indoor air quality issues. Recommend evaluation and remediation by a qualified professional.

Recommendation: Contact a qualified professional.

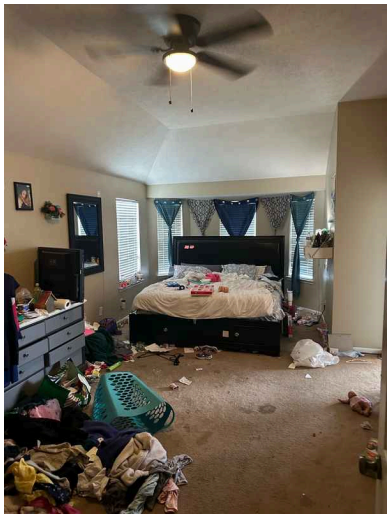

Multiple Locations


Multiple Locations


Multiple Locations

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

I	NI	NP	D



Multiple Locations

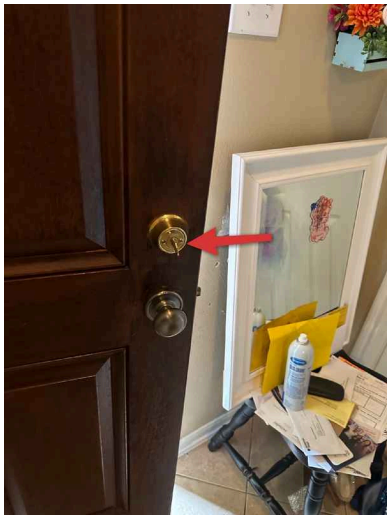
☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

1: Keyed deadbolt on an egress door

⚠Safety Hazard

One or more egress doors were observed With keyed deadbolts. Current standards require keyless locks on the interior side of egress doors in order to facilitate swift exit in the event of an emergency. Recommend remediation by a qualified handyman .

Recommendation: Contact a qualified handyman.



Front Egress



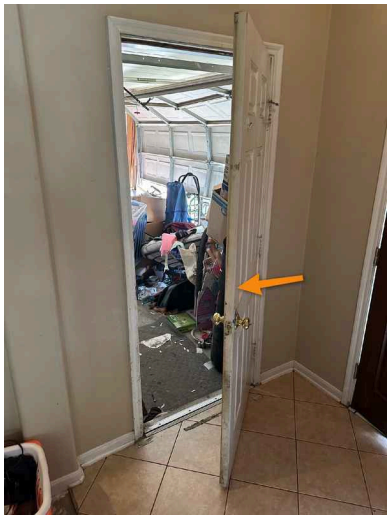
Rear Egress

2: Garage Entry Door Improperly Latching/ Closing

⛔Recommendation

During the course of the inspection, the door leading from the home into the garage was observed improperly closing/ latching. Doors that directly connect the home to the garage are required to be self closing/ latching. Recommend remediation by a qualified door installation and repair professional.

Recommendation: Contact a qualified door repair/installation contractor.



Garage

3: Missing Hardware

Recommendation

One or more pieces of door hardware is missing. Recommend evaluation and remediation by a qualified door professional.

Recommendation: Contact a qualified handyman.



Master Bathroom

4: Door Damaged

Recommendation

Multiple Locations

One or more doors are showing signs of general damage. Recommend evaluation and remediation by a qualified general contractor.

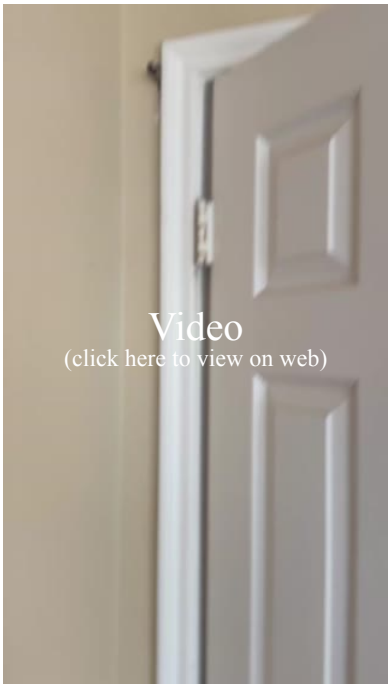
Recommendation: Contact a qualified general contractor.

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

I	NI	NP	D



Master Bedroom



Primary Bathroom

☒ ☐ ☐ ☒ **H. Windows**

Window Conditions: Screens In Need Of Repair Or Replacement, Windows In Need Of Minor Repair

1: Damaged Screen or Window Hardware

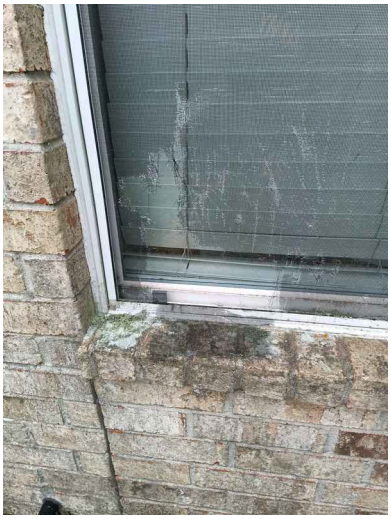
Recommendation

Damage to window hardware or screens were observed during the inspection. Recommend remediation by a qualified window professional.

Recommendation: Contact a qualified window repair/installation contractor.



Right Exterior



Right Exterior

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

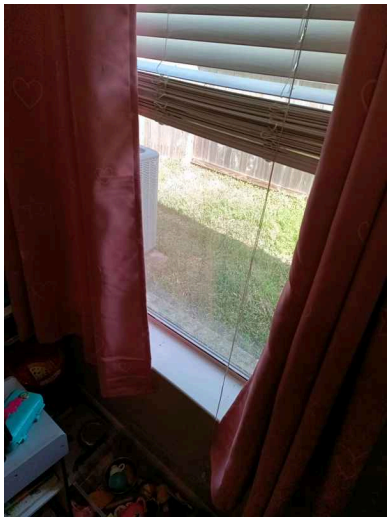
I	NI	NP	D

2: Window Difficult To Open

Recommendation

One or more windows in the home were difficult to open. Windows that have this condition in sleeping quarters are considered a safety hazard. Windows in common areas that are difficult to open are considered a nuisance. Recommend evaluation and remediation by a qualified window professional.

Recommendation: Contact a qualified window repair/installation contractor.



Rear Bedroom

☐ ☐ ☒ ☐ **I. Stairways (Interior and Exterior)**

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

Unable To Ignite Fireplace:

The inspector was unable to ignite the fireplace. The system appears to be activated by remote control; which the inspector was either missing or not functioning at the time of inspection. Recommend further evaluation by a fireplace technician.

1: Damper Inoperable/ Clamp Not Present

Recommendation

Damper was inoperable, which could allow toxic fumes into the home. Recommend a qualified fireplace contractor evaluate and repair.

Recommendation: Contact a qualified fireplace contractor.

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

I	NI	NP	D



Living Room

2: Chimney Liner Dirty

Recommendation

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

Recommendation: Contact a qualified chimney contractor.



Living Room

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

☐ ☐ ☒ ☐ **Recommendations**

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

I	NI	NP	D

II. ELECTRICAL SYSTEMS

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

Service Entrance Cables: Service Lateral



Right Exterior



Right Exterior

Main Panel Location: Right Exterior



Right Exterior



Right Exterior



Right Exterior

Service Size: 100 A

I	NI	NP	D



100A Service

Panel Temperature Reading: 92 Degrees Fahrenheit -
The maximum operating temperature of a breaker within a service panel should be less than 140 F.



Right Exterior

Electrical Panel Repairs?: Some Repair Needed
Arc Faults/ GFCI not Tested Due To Occupied Residence:
The arc faults were not tested during the inspection because the residence was occupied. Testing arc faults in an occupied residence can disrupt sensitive or complex systems. Recommend reaching out at a later date to schedule arc fault testing.

1: White Wires Not Marked
Recommendation

During the course of the inspection white wires were observed in the main panel without any marking. These wires should be marked so that they can be properly identified, and help prevent any wiring issues. Recommend evaluation and remediation by a qualified electrician.

Recommendation: Contact a qualified electrical contractor.

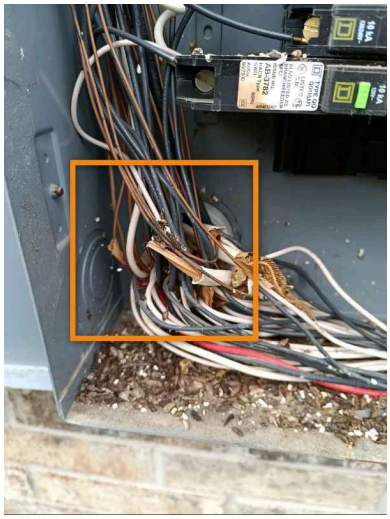


2: Excessive Wire Sheathing Inside Panel

Recommendation

Excessive wire sheathing was observed in one or more breaker panels. Excessive sheathing within a panel can pose a fire hazard due to the presence of combustible materials used within the sheathing. Recommend evaluation and remediation by a qualified electrical professional.

Recommendation: Contact a qualified electrical contractor.



Right Exterior

3: Debris Inside Panel

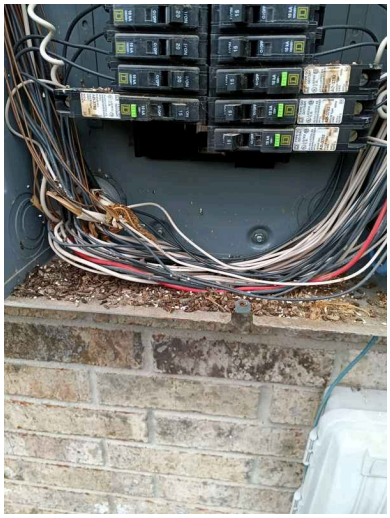
Recommendation

Debris was observed without the service panel. Debris in this area can serve as a potential fire hazard if the materials are flammable. Recommend evaluation and remediation by a qualified professional.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D



Right Exterior

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

Type of Wiring: Romex

Wiring, Outlet, And Fixture Repairs?: Moderate Repairs Required

Smoke Detectors Were not Tested:

The smoke detectors were not tested at the time of inspection. This was not done either because the inspector was either unable to safely reach the unit, or because the units were interconnected to the homes security system.

240 V Circuit Not Tested:

The 240 V circuit was not tested because the residence was occupied, the outlet was not present, or the outlet was inaccessible at the time of inspection. Recommend testing voltage when appliances are not connected.

1: Cover Plates Missing

Recommendation

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation: Contact a qualified electrical contractor.

I	NI	NP	D



Garage

2: Light Inoperable

Recommendation

One or more lights are not operating. New light bulb possibly needed.

Recommendation: Contact a qualified electrical contractor.



Front Exterior



Primary Bathroom

3: Loose Outlet

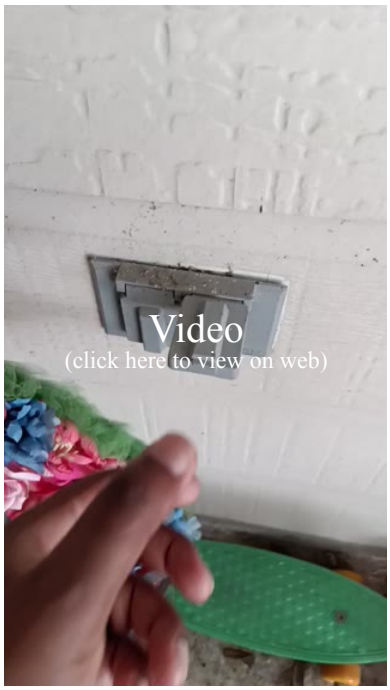
Recommendation

One or more outlets were found to be loose when tested. Loose outlets may worsen over time and cause electrical issues and shock hazards. Recommend evaluation and remediation by a qualified electrical professional.

Recommendation: Contact a qualified electrical contractor.

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

I	NI	NP	D



4: Damaged Outlet

Recommendation

One or more outlets were found to be damaged or inoperable at the time of inspection. Recommend evaluation and remediation by an electrical contractor.

Recommendation: Contact a qualified electrical contractor.



Right Exterior

☐ ☐ ☒ ☐ **C. Other**

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

I	NI	NP	D	
☐	☐	☒	☐	**Recommendations**

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

I	NI	NP	D

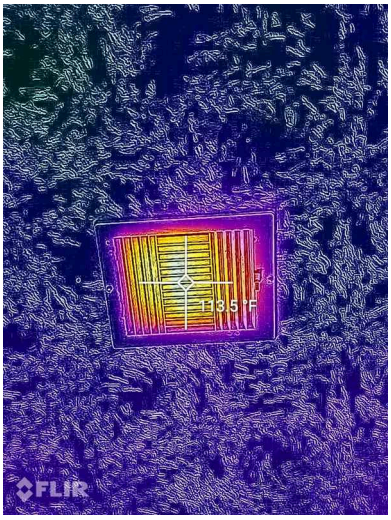
III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☒ **A. Heating Equipment**

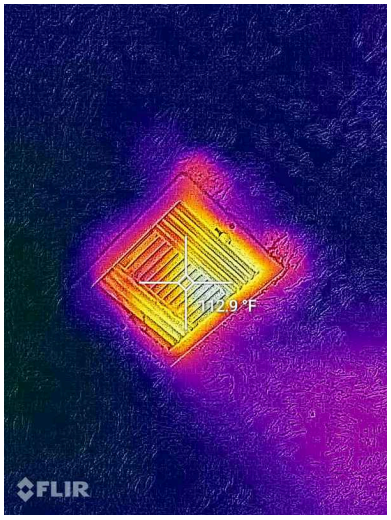
Type of Systems: Gas Furnace



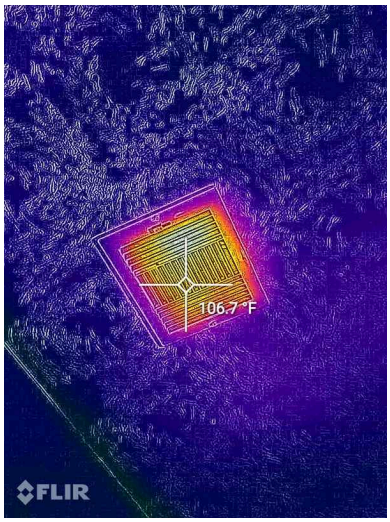
Attic



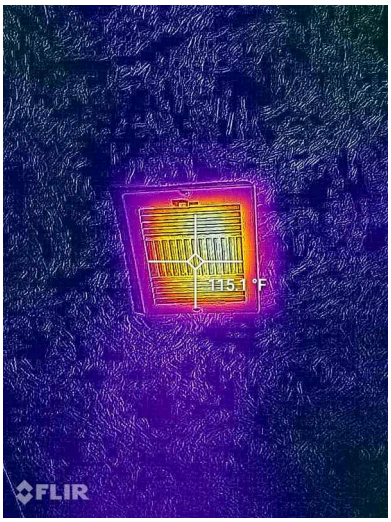
Rear Bedroom



Master Bedroom



Master Bathroom



Front Bathroom

Energy Sources: Gas

General Furnace Condition: In Need Of Service Or Repair

1: Rust in Overflow Pan

Recommendation

During the inspection, rust was observed in the overflow pan under the furnace. Rusted overflow pans are indicators of heavy moisture accumulation, and can eventually leak. Recommend evaluation and remediation by a qualified professional.

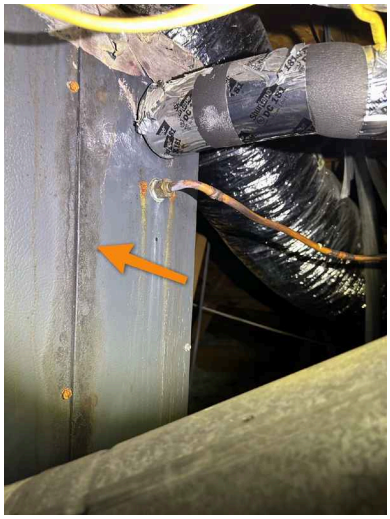
Recommendation: Contact a qualified HVAC professional.



Attic

2: Evidence of Microbial Growth
Recommendation
Microbial growth was observed on one or more areas of the attic. Microbial growth can form in hot humid areas, and if left un-remedied can cause indoor air quality issues. Recommend evaluation and remediation by a mold inspector.

Recommendation: Contact a qualified mold inspection professional.


Attic


Attic

3: Screws in Exhaust Vent
Recommendation
Screws were observed in furnace exhaust vent during the inspection. Current standards require that furnace and water heater exhaust vents be friction fit without any screws or nails. Recommend evaluation and remediation by a licensed HVAC professional.

Recommendation: Contact a qualified HVAC professional.

I	NI	NP	D



Attic

4: Failed Seal at Plenum

Recommendation

A failed plenum seal was observed in one or more areas of the furnace. Inadequately sealed plenums will leak air flow, decrease HVAC efficiency, and create higher levels of humidity in the attic space. Recommend evaluation and remediation by a professional HVAC professional.

Recommendation: Contact a qualified HVAC professional.



Attic

5: Discoloration On Furnace Exterior

Recommendation

Discoloration was observed on the furnace exterior. This is typically associated with previous moisture accumulation. Recommend evaluation and remediation by a licensed HVAC professional.

Recommendation: Contact a qualified HVAC professional.

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

I	NI	NP	D



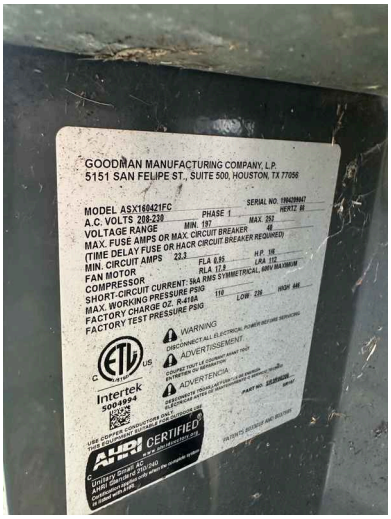
Attic

☒ ☐ ☐ ☒ **B. Cooling Equipment**

Type of Systems: Central Air Conditioner, Electric



Right Exterior



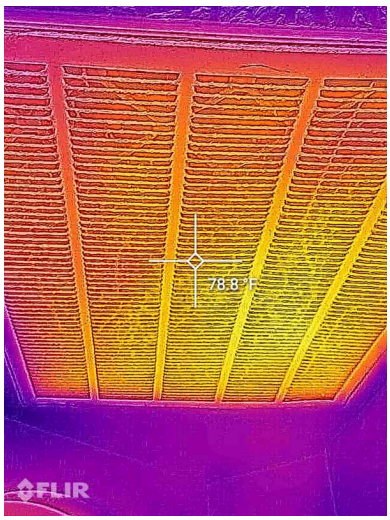
Data Tag



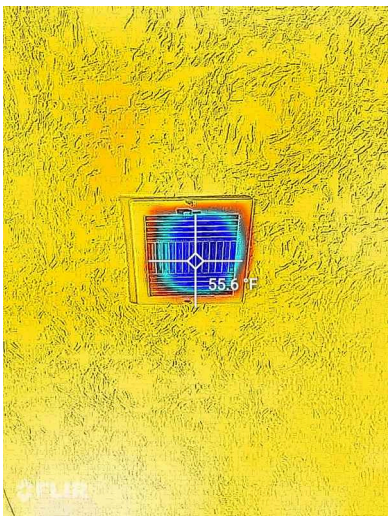
No thermal deficiencies observed

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

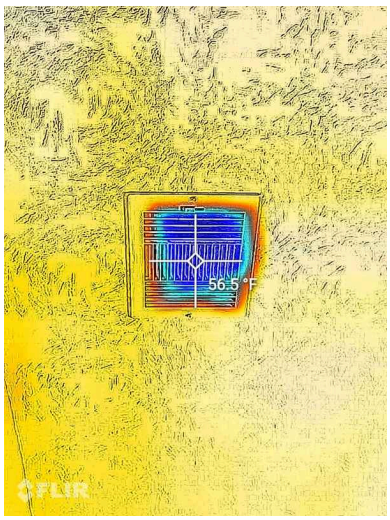
I	NI	NP	D



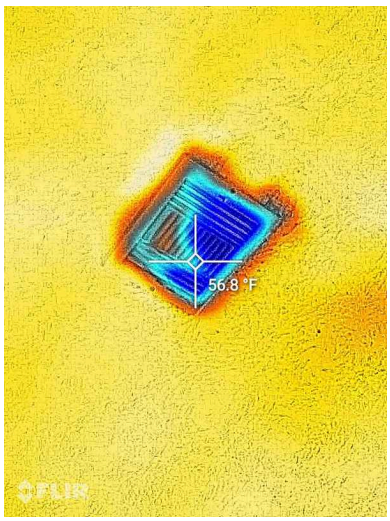
Supply temp.



Rear Bedroom



Front Bedroom



Master Bedroom

General Condensing Unit Condition: In Need Of Service Or Repair

1: Insulation Missing or Damaged

Recommendation

Missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend evaluation and remediation by a licensed HVAC contractor.

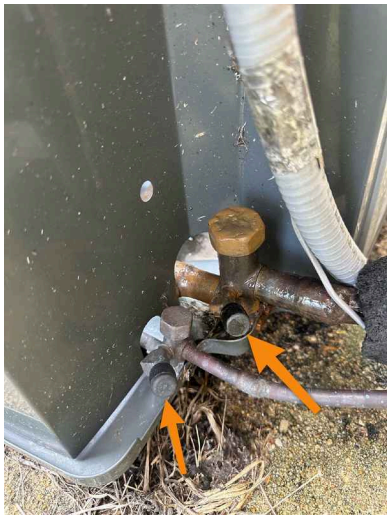
Recommendation: Contact a qualified HVAC professional.

I	NI	NP	D


Right Exterior

2: Locking Refrigerant Caps Not Present
Recommendation
During the course of the inspection, Locking refrigerant caps were not present on the condensing unit. Locking refrigerant caps are required to prevent tampering and leaking refrigerant. Recommend evaluation and remediation by a qualified HVAC professional.

Recommendation: Contact a qualified HVAC professional.


Right Exterior

☒ ☐ ☐ ☒ **C. Duct Systems, Chases, and Vents**
Unable To Access Ductwork:
The ductwork is concealed within the walls and ceiling of the structure. The inspector is unable to access or inspect these areas.

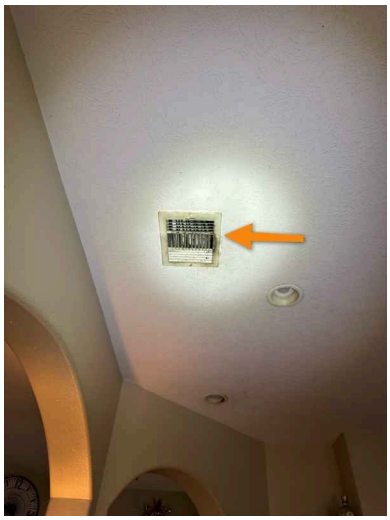
1: Evidence Of Possible Microbial Growth
Recommendation

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

I	NI	NP	D

Evidence of possible microbial growth was observed in one or more areas of ductwork or vent terminations. Excessive moisture and pest activity can contribute to various forms of microbial growth. Recommend evaluation by a licensed environmental contractor.

Recommendation: Contact a qualified environmental contractor



Multiple Locations

☐ ☐ ☒ ☐ **D. Other**

☐ ☐ ☒ ☐ **Recommendations**

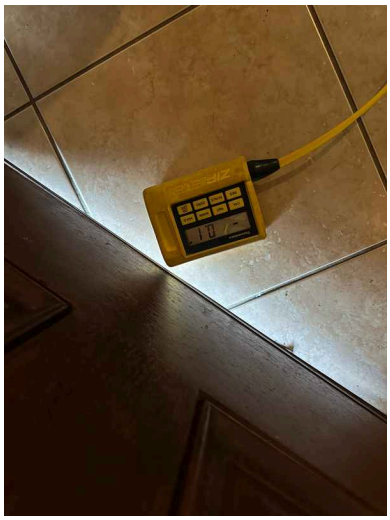
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D

IV. PLUMBING SYSTEMS

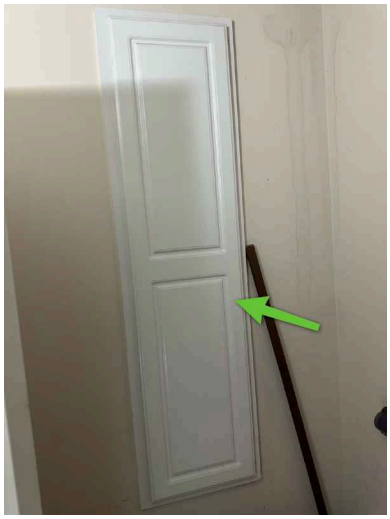
☒ ☐ ☐ ☒ **A. Plumbing Supply, Distribution Systems, and Fixtures**

Location of Water Meter: Front Exterior
Water Meters Separate (Duplex Only)?: N/A
Location of Main Water Supply Valve : Garage
Static Water Pressure Reading: 69 PSI




69 PSI

Type of Supply Piping Material: Pex


Per Manifold


Pex Manifold

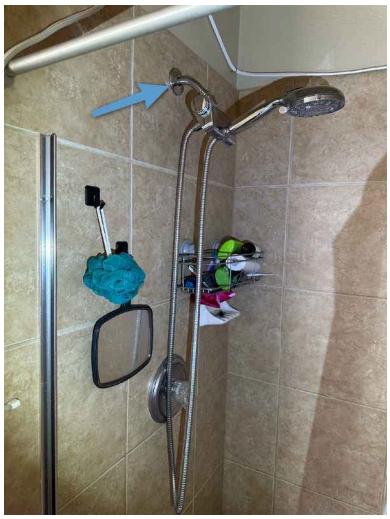
Plumbing (Supply) Repairs?: Moderate Plumbing Repairs

1: Fixtures Improperly Sealed at Wall

Maintenance Item

During the course of the inspection, one or more fixtures were found to be improperly sealed at the wall. Improperly sealed fixtures can be sources of moisture intrusion behind walls, which can damage surfaces and structures within the wall. Recommend evaluation and remediation by a qualified professional.

Recommendation: Contact a qualified handyman.

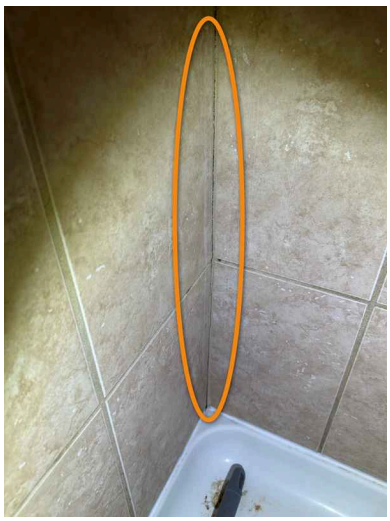

Primary Bathroom


Guest Bathroom

2: Deteriorated grout
Recommendation

Deteriorated grout can create a path for water to travel behind joints of wet areas. This water accumulation can be quite destructive to the interior of wall and floor surfaces. Recommend evaluation and remediation by a qualified professional.

Recommendation: Contact a qualified handyman.


Primary Bathroom

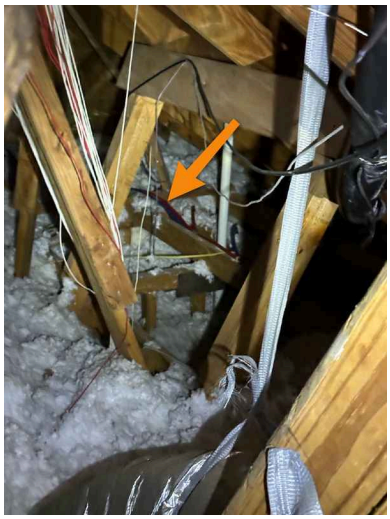
3: Plumbing Supply In Need Of Insulation
Recommendation

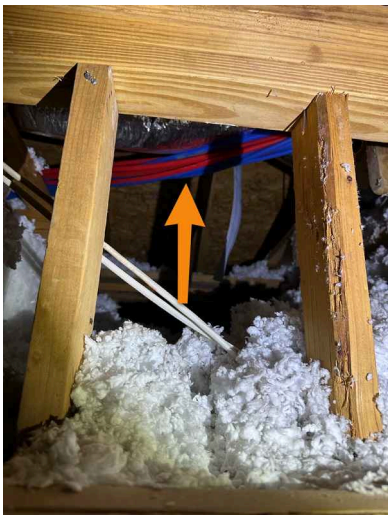
One or more plumbing lines are in need of insulation. These lines should be insulated as to prevent moisture accumulation from condensation. Recommend evaluation and remediation by a qualified plumbing professional.

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

I	NI	NP	D

Recommendation: Contact a qualified plumbing contractor.


Multiple Locations


Multiple Locations

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

Type of Drain Piping Material: PVC

Plumbing (Drain) Repairs?: Moderate Plumbing Repairs

Comments:

The main drain line at the front exterior flows towards a large tree. Due to the presence of drainage issues within the structure, it is recommended that this line be scoped and surveyed for any potential damage or obstruction. Recommend further evaluation by a qualified professional.


Left Exterior

Unable to access drain lines:

The inspector was unable to access the drain lines of one or more fixtures at the time of inspection. Any conditions that exist within these areas are concealed, and therefore unable to be properly inspected.

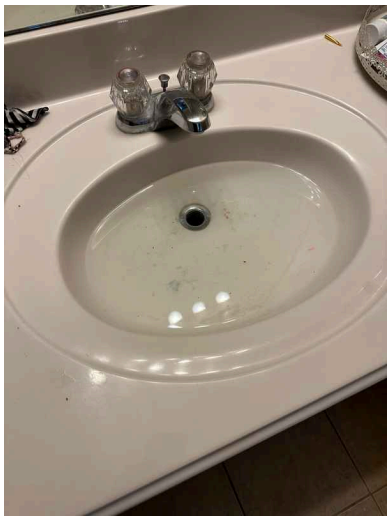
1: Poor/Slow Drainage

Recommendation

Multiple Locations

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumbing contractor evaluate and repair.

Recommendation: Contact a qualified plumbing contractor.

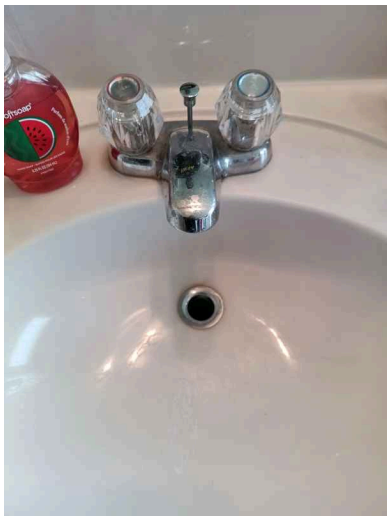

Guest Bathroom

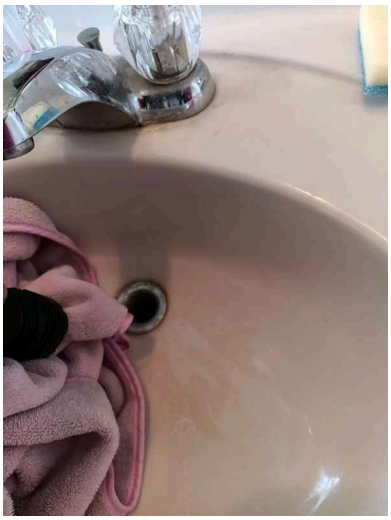

Primary Bathroom

2: Stopper Damaged or Inoperable
Recommendation

One or more stoppers were found to be damaged or inoperable at the time of inspection. Recommend evaluation and remediation by a qualified professional.

Recommendation: Contact a handyman or DIY project


Master Bathroom


Master Bathroom

☒ ☐ ☐ ☒ **C. Water Heating Equipment**
Energy Sources: Gas

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

I	NI	NP	D



Capacity: 40 Gallons

1: Dissimilar Metals

Recommendation

The water heater connections are comprised of dissimilar metals. This leaves them susceptible to corrosion due to galvanic current. Installing dielectric unions can prevent corrosion in these areas. Recommend evaluation and remediation by a qualified plumber.

Recommendation: Contact a qualified plumbing contractor.



Attic

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

☒ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter: Right Exterior

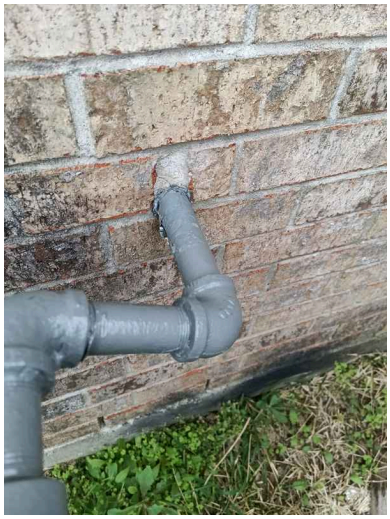
I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D



Right Exterior

Type of Gas Distribution Piping Material: Carbon Steel
Unable to Verify Bonding:
The inspector was unable to verify gas line bonding due to damaged or concealed wiring. Recommend further evaluation by a licensed professional.



Right Exterior



Right Exterior

☐ ☐ ☒ ☐ **Recommendations**

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

I	NI	NP	D

V. APPLIANCES

☐ ☒ ☐ ☐ **A. Dishwashers**
Functional?: N/A

☐ ☒ ☐ ☐ **B. Food Waste Disposers**
Functional?: N/A

☐ ☒ ☐ ☐ **C. Range Hood and Exhaust Systems**
Exhaust Type: Vented
Functional?: N/A

☐ ☒ ☐ ☐ **D. Ranges, Cooktops, and Ovens**
Energy Source: Gas
Functional?: N/A
Obstructed:

☐ ☒ ☐ ☐ **E. Microwave Ovens**
Functional?: N/A

☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**
Functional?: Yes

☒ ☐ ☐ ☒ **G. Garage Door Operators**
Garage Door Functional?: No
Garage In Need Of Repair?: Yes
Comments:
The garage door is inoperable, shows signs of extensive physical damage and is in need of replacement.

Unable to Test Auto Reverse Sensor:
The garage door was inoperable. The inspector was unable to test the auto reverse feature on the door. Recommend testing this feature once the door is repaired.

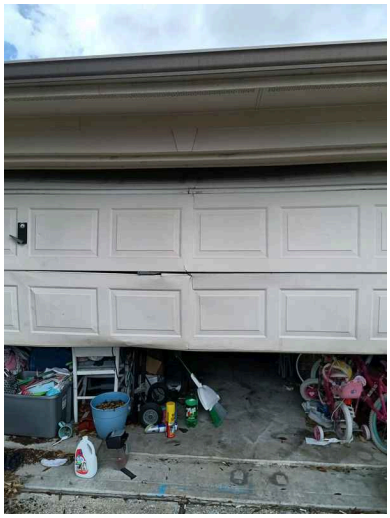
1: Damaged garage door
Recommendation

Damage was observed on one or more garage doors. Damaged garage doors can be potentially hazardous depending on the location and severity of the damage. Recommend evaluation and remediation by a qualified professional.

Recommendation: Contact a qualified garage door contractor.

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

I	NI	NP	D



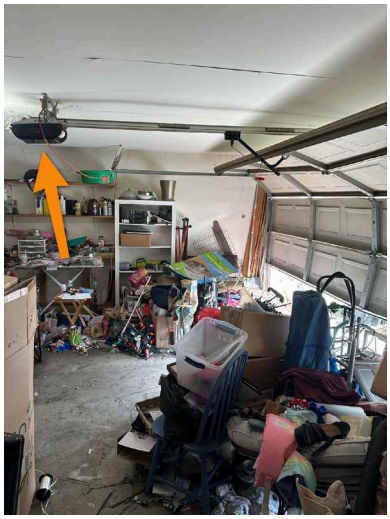
Garage

2: Motorized Door Inoperable

Recommendation

One or more garage doors would not activate when called upon. Recommend evaluation and remediation by a professional garage door contractor.

Recommendation: Contact a qualified garage door contractor.



Garage

☒ ☐ ☐ ☒ **H. Dryer Exhaust Systems**

1: Dryer vent dirty

Recommendation

Dust buildup was observed in the dryer exhaust vents. Excessive buildup in dryer exhaust vents decreases efficiency and can pose a fire hazard if left un remedied. Recommend evaluation and remediation by an appliance technician.

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

I	NI	NP	D

Recommendation: Contact a qualified appliance repair professional.



Right Exterior

☐ ☐ ☒ ☐ **Recommendations**