



## 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.

Sincerely,



Lead Inspector, Dominic Cacciapaglia  
B2K Inspections





# PROPERTY INSPECTION REPORT FORM

<u>Kelly Tobias</u> <i>Name of Client</i>	<u>Wednesday, February 11, 2026</u> <i>Date of Inspection</i>
<u>16508 Hailey Ct Tyler, TX 75703</u> <i>Address of Inspected Property</i>	
<u>Dominic Cacciapaglia 22932</u> <i>Name of Inspector</i>	<u>22932</u> <i>TREC License #</i>

## 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 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

PRESENT AT INSPECTION: Dominic Cacciapaglia TREC 22932

PRESENT AT INSPECTION: Various workers

PRESENT AT INSPECTION:

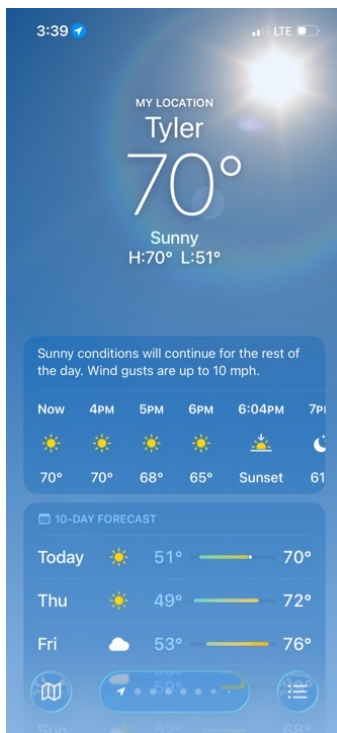
C&S Pest Control

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



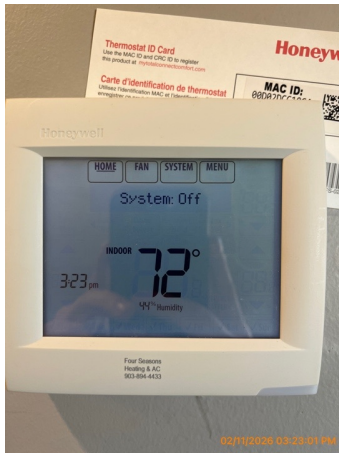
Downstairs main



Downstairs back right Bedroom



Downstairs front right Bedroom

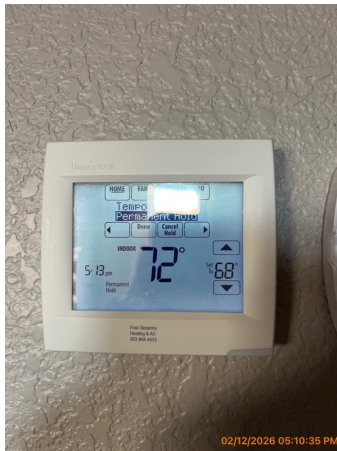


Upstairs

Thermostat upon departure:



Upstairs



Master



Downstairs main



Downstairs back right Bedroom



Downstairs front right Bedroom

I	NI	NP	D
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# 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**

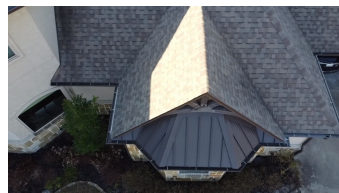
**9:** The roof surface appears to have been properly installed and is in serviceable condition

**FLASHINGS: OVERALL**

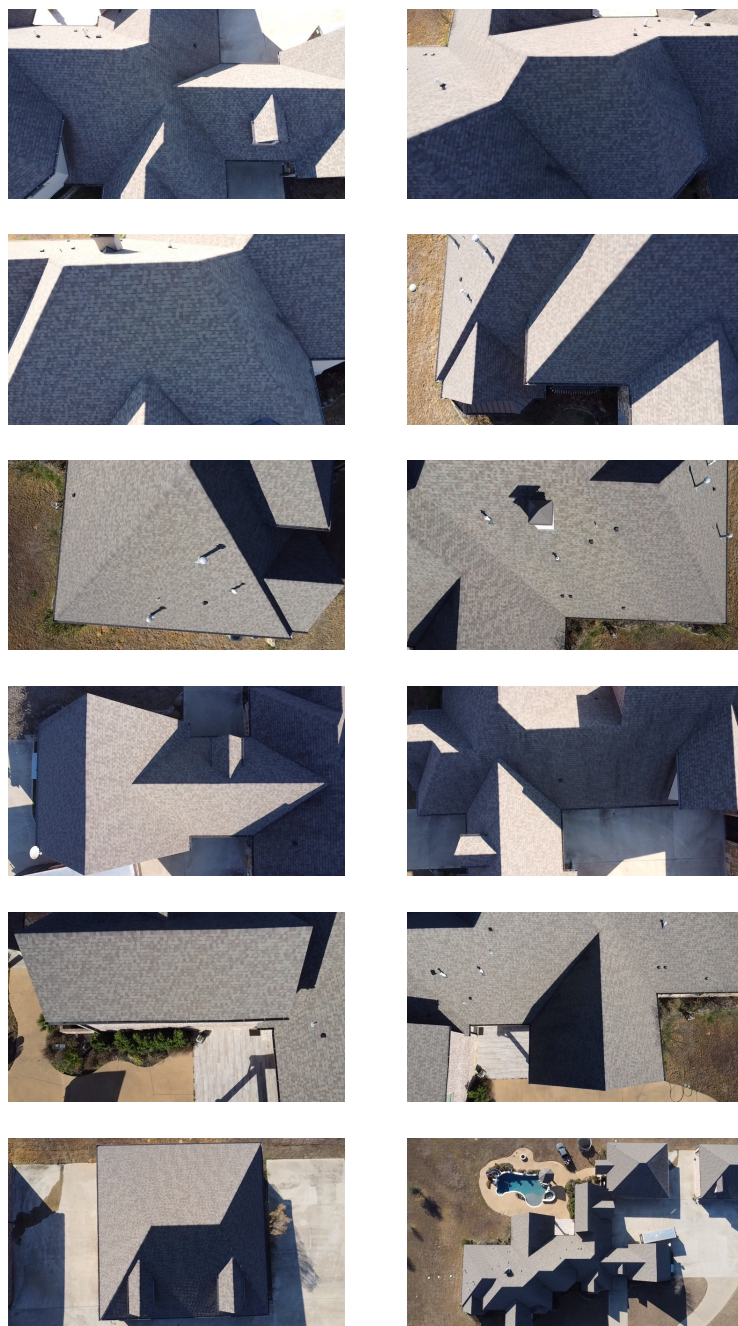
**10:** The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

**GENERAL COMMENT**

**11:** General images:



I	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

### STRUCTURAL INTEGRITY

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

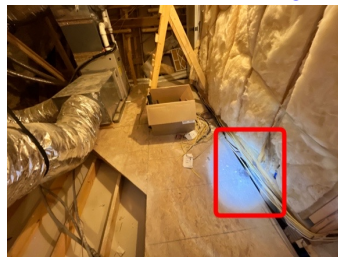
**17:** Because of the presence of spray foam insulation, the majority of the rafters and roof decking were concealed/ not visible for inspection.

### 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



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.

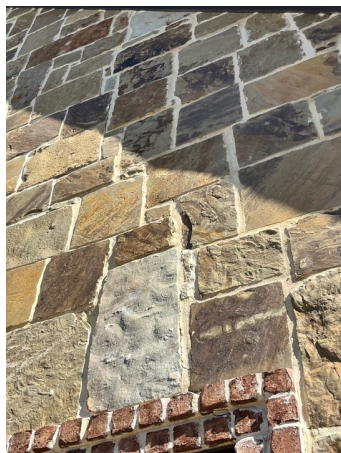
**23:** Lower ends of some weather strips coming loose near the overhead garage doors



I NI NP D

### 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	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

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	NI	NP	D
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**J. Fireplaces and Chimneys**

Comments:

**FIREPLACE**

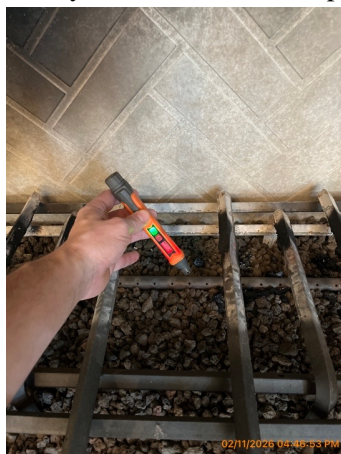
**41: GENERAL:** Living room fireplace:

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.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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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

**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**

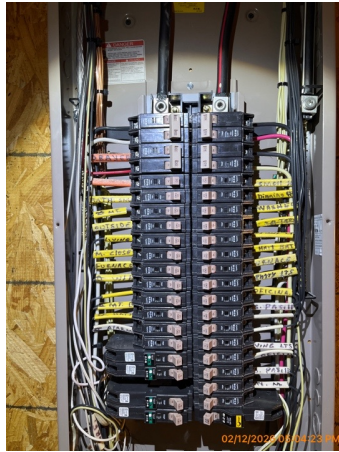
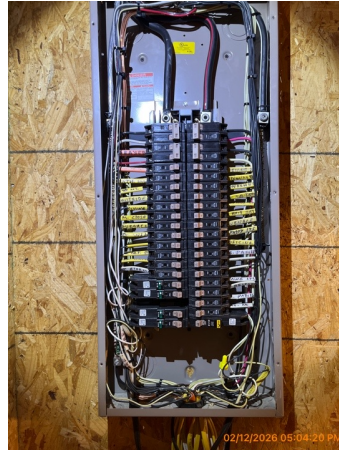
**51:** Main disconnects are in a panel in the front garage



I NI NP D

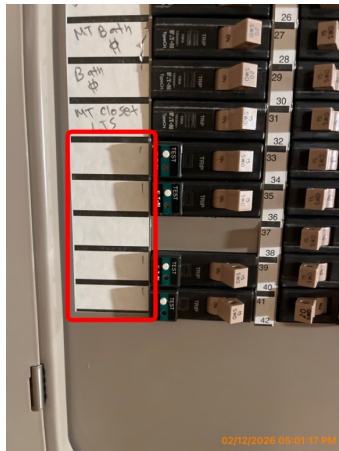
### C B MAIN PANEL 1

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.

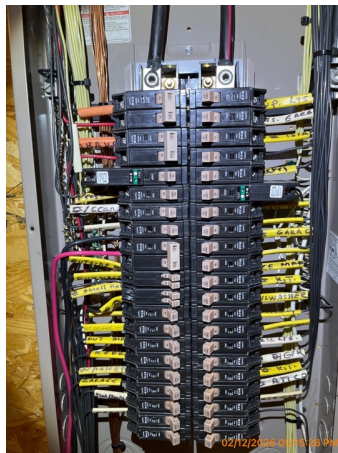
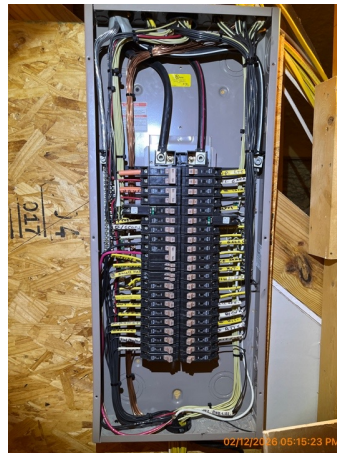
**57: GENERAL:** Double lugging present (grounds only). Allowed by this type of panel.

**58: GENERAL:** All required trip ties in place.

**59:** 250 amp service.

**C B MAIN PANEL 2**

**60: GENERAL:** General images:



**61: GENERAL:** There is no room for additional breakers.

**62: GENERAL:** Some breakers are unlabeled

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.

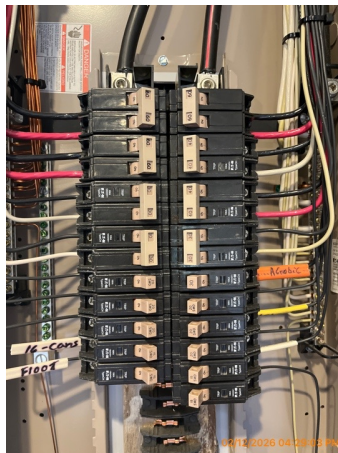
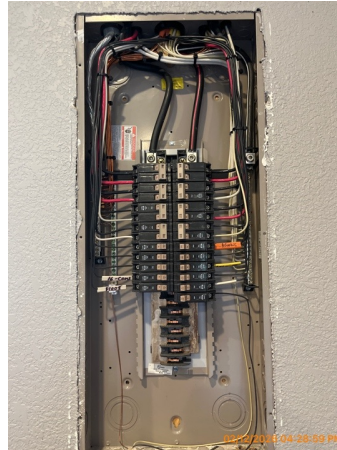
**64:** GENERAL: Double lugging present. (Grounds only). Allowed by this type of panel.

**65:** GENERAL: All required trip ties in place.

**66:** 250 amp service

**C B MAIN PANEL 3**

**67:** GENERAL: General images:



**68:** GENERAL: There is room for additional breakers.

**69:** GENERAL: Breaker panel is labeled.

**70:** GENERAL: All knockouts in place.

**71:** GENERAL: Double lugging of grounds only present. This is acceptable

**72:** GENERAL: All required trip ties in place.

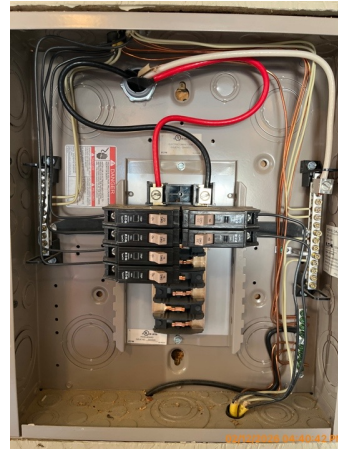
I	NI	NP	D
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73: 250 amp service

**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 NI NP D

**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.

**91:** Three receptacles at the back patio area lack GFCI protection or failed to trip when tested. One lacks a cover.



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



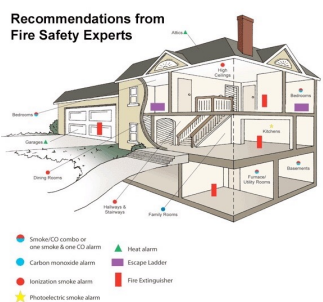
**WET BAR TOP RECEPTACLES**

**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

**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 NI NP D

### 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.

**VENT**

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

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.

**119:** Heated air supply temperature:



Downstairs main supply



Downstairs main return



Downstairs back right bedroom supply



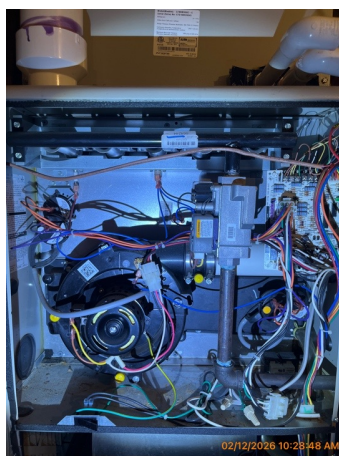
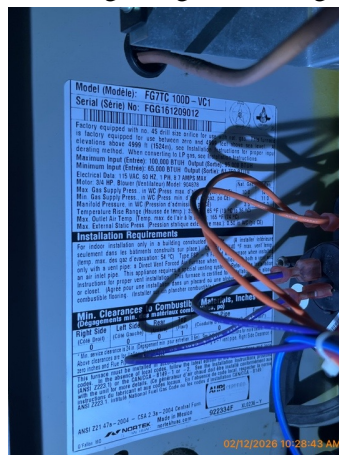
Downstairs right bedrooms return

I NI NP D



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 NI NP D

### **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.

**134:** There is adequate combustion air for this heating unit.

I NI NP D

**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

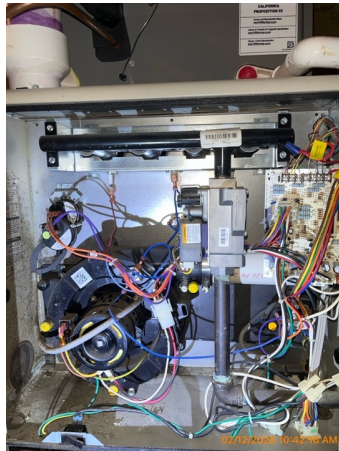


Return

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



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



**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
---	----	----	---

**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**

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

**155:** Heated air supply temperature:



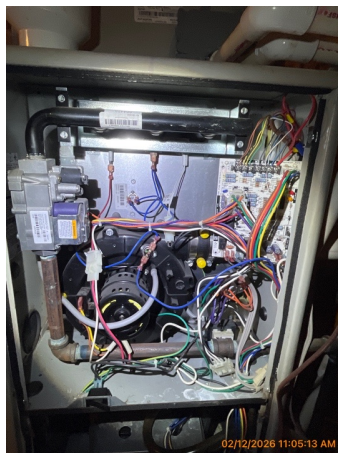
Supply



Return

I NI NP D

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

164: Heated air supply temperature:



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



### Man Cave Mini 2

#### **GENERAL COMMENT**

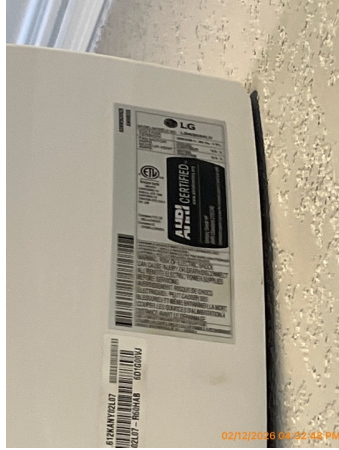
168: The heating system responded to normal operating controls. Attention to routine maintenance will keep it functional and maximize its service life.

169: Heated air supply temperature:



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

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**

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.



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

**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



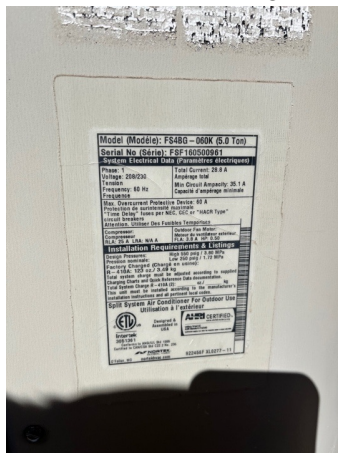
Downstairs right bedrooms return

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.

I NI NP D

**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:

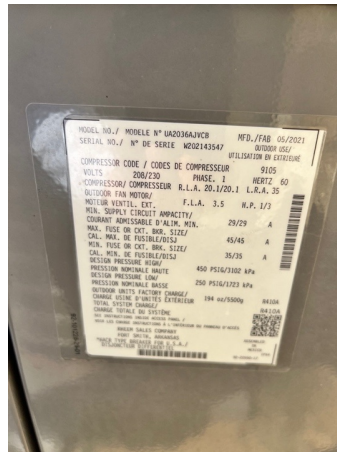


Supply



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

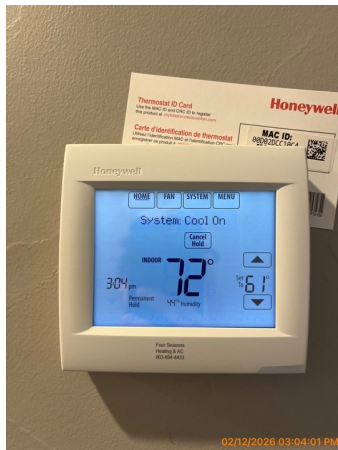
**REFRIGERANT LINES**

**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

**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

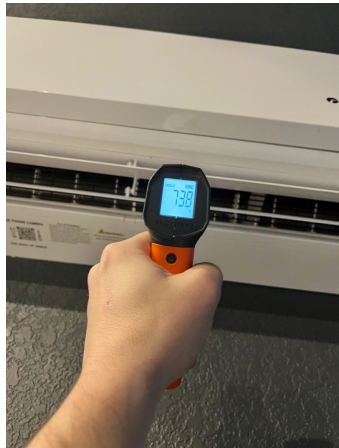
**REFRIGERANT LINES**

**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.



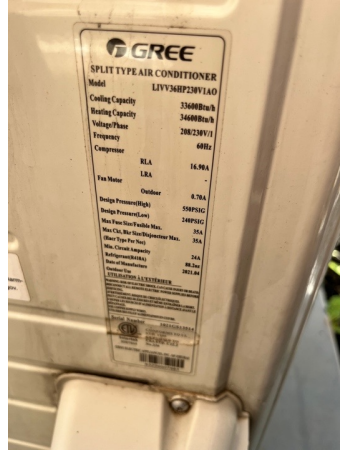
**GENERAL COMMENT**

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



I NI NP D

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.

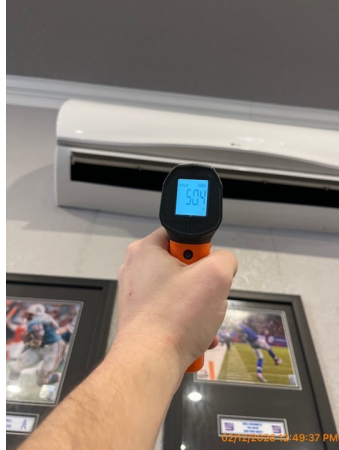
**GENERAL COMMENT**

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

**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

## 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



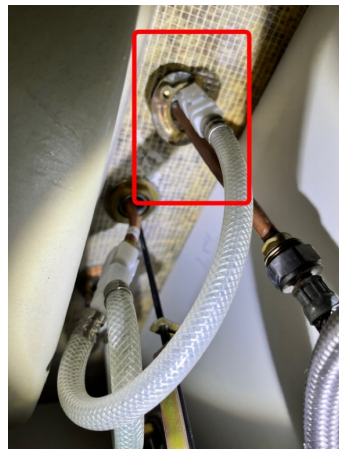
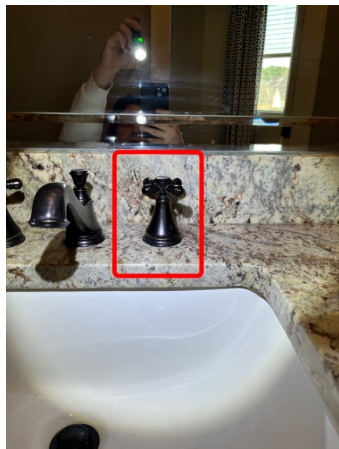
I	NI	NP	D
---	----	----	---

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

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



**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	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.

**ELEVATION/LOCATION/PAN**

**253:** Ok



I NI NP D

**ELECTRICAL**

254: Ok

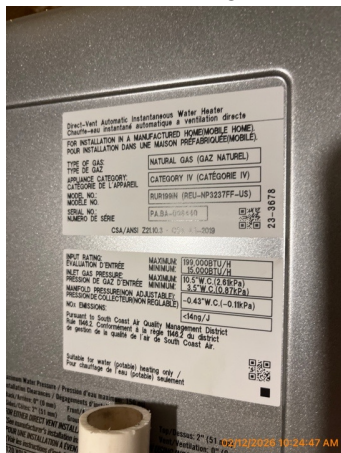
**GENERAL COMMENT**

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.

I NI NP D

**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.

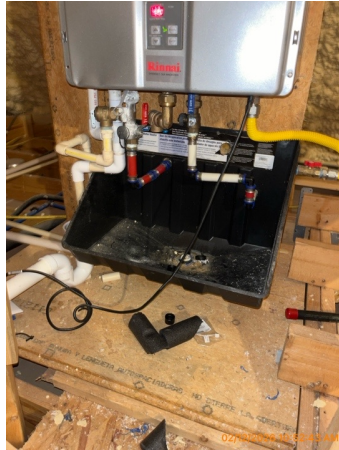
**WATER CONNECTORS**

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

I NI NP D

**ELEVATION/LOCATION/PAN**

270: Ok



**ELECTRICAL**

271: Ok

**GENERAL COMMENT**

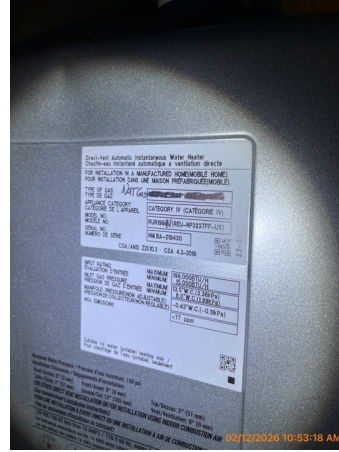
272: The water heater was operating. Please direct your attention to items noted, if any.

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 NI NP D

274: Water heater general image and manufacturers tag:



**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)



**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:

**F. Other**

Comments:

278: Not Inspected & Not Present

I NI NP D

## V. APPLIANCES

**A. Dishwashers**

*Comments:*

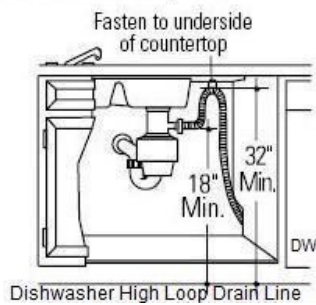
**DISHWASHER**

**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	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.



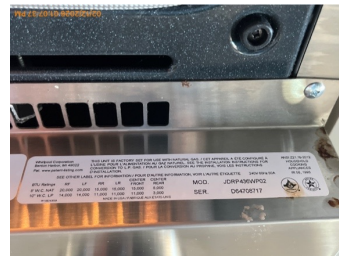
I	NI	NP	D
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**OVEN**

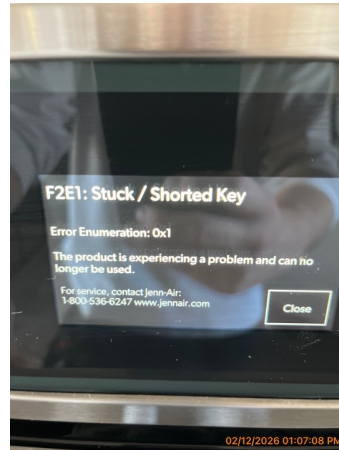
**285:** The larger oven was turned on with the normal operating controls and found to be in working condition. The standard test is to set the oven on 350°F and read the temperature inside. If it varies by more than 25\* then it is considered deficient.



**286:** Manufacturers tag:



**287:** Left side oven was inoperative and had error code



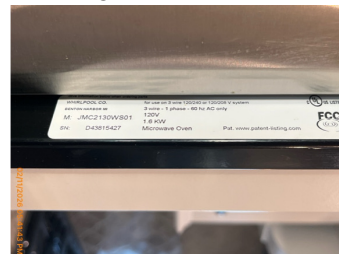
**E. Microwave Ovens**

*Comments:*

**MICROWAVE**

**288:** Functioned properly

**289:** General image and manufacturers tag:



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

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	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

**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	NI	NP	D
---	----	----	---

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



**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 NI NP D



**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 venturiers 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

**FILTER**

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



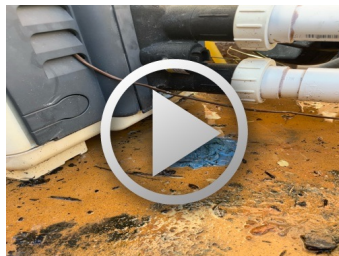
**318:** Operating pressure



**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
---	----	----	---

**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

**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**

**CLEANOUT**

**334:** The clean out is located 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 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.



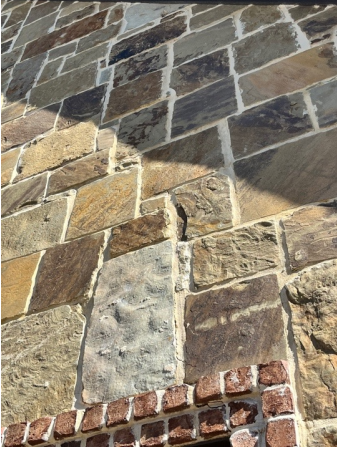
### EXTERIOR WALLS GENERAL

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

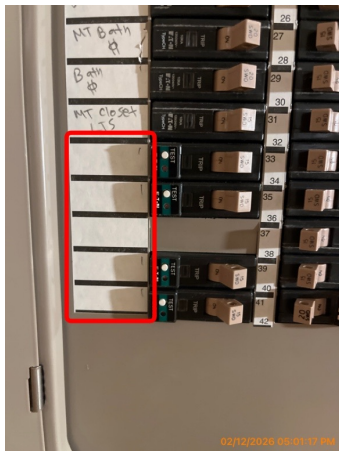
### SERVICE MAIN SERVICE ENTRANCE

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

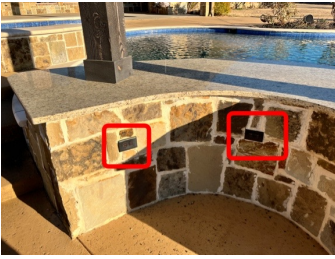
s-89: Receptacles in detached garage lack GFCI protection or failed to trip when tested.

### ELECTRICAL OUTDOOR RECEPTACLES

s-91: Three receptacles at the back patio area lack GFCI protection or failed to trip when tested. One lacks a cover.



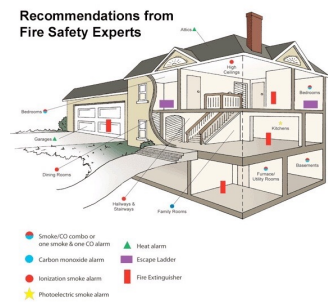
s-92: GFCI receptacles near pool lack outdoor covers



## 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.

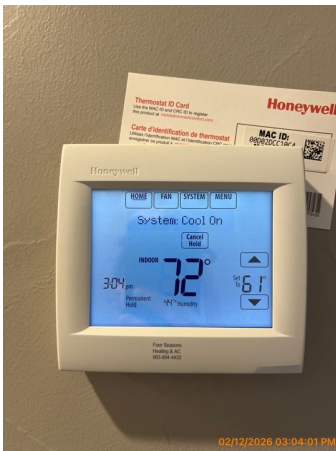


## Upstairs

### 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

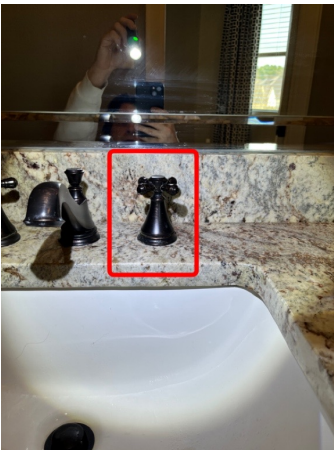


s-235: Minor cracks in grout of upstairs middle bedroom shower



### 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.

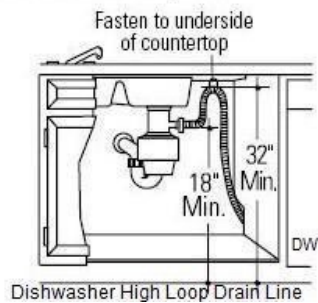
(There may be a tripped GFCI receptacle in finished space behind tub)



## V. APPLIANCES - A. Dishwashers

### DISHWASHER

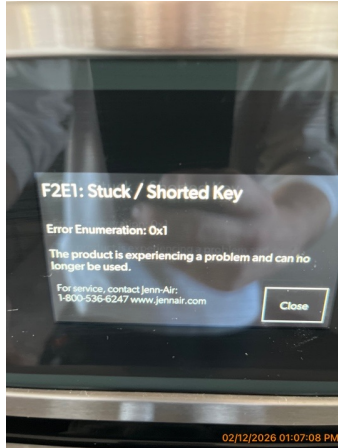
s-281: Dishwasher lacks air gap or backflow loop or the loop is not elevated high enough. This is considered a deficiency.



## 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.

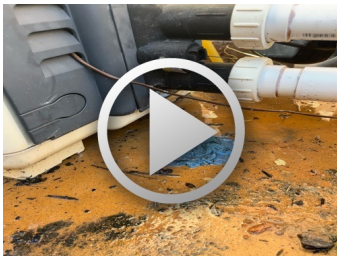
Note that water slides and diving boards have a history of safety issues.



### 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.