



BPG Inspection, LLC



Magnolia TX 77354

Client(s): [REDACTED]

Inspection Date: 4/17/2026

Inspector: Romeo Montalvo , TREC # 25424-PI (TX)

	4/17/2026
<i>Name of Client</i>	<i>Date of Inspection</i>
Magnolia, TX 77354	
<i>Address of Inspected Property</i>	
Romeo Montalvo	TREC # 25424-PI (TX)
<i>Name of Inspector</i>	<i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<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 (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 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:

Thank you for choosing BPG Inspections.

Romeo Montalvo

Home Inspector

TREC License # 25424

Direct: (832) 421-2044

Scheduling: 1-800-285-3001

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (I) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Deficient (D) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Any pictures included in this report are not meant to represent every defect that has been found. There may be action items that do not have a picture included. We suggest reading the entire report to find all of the defects that have been reported on. Pictures, if included, represent only the key finding associated with that picture. If you have any questions on the key findings, please contact the inspector for clarification.

Items in the Property Information Report may have been inadvertently left off the key Findings report. Clients and Agents should read the entire Inspection Report to get a complete understanding about the condition of the home. NOTE: Please read all of the pages of the contract to better understand all the provisions and Limitations of your home inspection company 90 Day Guarantee.

During your final walk-through inspection you should have the opportunity to check the home when it is vacant. At this time you may be able to check the areas that were concealed at the time of the inspection. You should check to see if anything has changed since the original home inspection (that is typically performed a few months prior to closing). It is also advisable for the owner to provide any operating manuals for equipment, along with any warranties that are available. You should operate kitchen equipment, plumbing fixtures, heating and air conditioning systems, and any other equipment that is included as part of the purchase. It is also important to check for any signs of water penetration problems in the house (interior and in the attic). If the owner has agreed to any repair work, the documentation for this work should be obtained. Any problems that are discovered during the walk through inspection should be discussed with your agent/representative, prior to closing.

Style of Home: Single Family, Two Story	Age Of Home: 2009	Home Faces: SW
Vacant or Occupied: Occupied	Client(s) Present: Yes, Owners	Weather: Partly Cloudy
Temperature: Over 80	Rain in last 3 days: No	Recommended Professionals: (Based on reported deficiencies)

Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 
 - Client's Last Name: 
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Action / Consideration Items

Structural Systems

Roof Covering Materials

-  1. Remove all debris from roof slopes and valleys. Leaf debris may hide possible defects and damage to roofing materials. Debris may also cause water to dam up under shingle tabs.

Doors (Interior and Exterior)

-  2. A pet door has been installed in the occupant door leading from inside the house to the exterior. This modification compromises it as a security barrier. Consider replacing the door before taking occupancy.
-  3. One door upstairs leading to bathroom that when closed does not secure fully and completely. Recommend having doors or hardware on doors adjusted to have doors operate as designed.

Windows

-  4. The glazing between glass panes are failing at some windows (condensation/fogging between panes). Double-pane windows have a layer of gas -- usually, argon or air -- trapped between the two panes of glass and should be insulated enough to prevent the accumulation of condensation. If this type of window appears misty or foggy, it means that its seal has failed and the window needs to be replaced.

Why Double-Paned Windows Fail: Solar (Thermal) Pumping

Although double-paned windows appear to be stable, they actually experience a daily cycle of expansion and contraction caused by thermal pumping. This process occurs when sunlight heats the air space between the panes and causes the gas there to heat up and pressurize. Expanding gas cannot leave the chamber between the panes, and causes the glass to bulge outward during the day and contract at night to accommodate the changing pressures. This motion acts like the bellows of a forge, pumping minute amounts of air in and out of the air space between the panes. Over time, the constant pressure fluctuations caused by thermal pumping will stress the seal and challenge its ability to prevent the flow of gas in and out of the window chamber. If it is cold enough, incoming humid air has the potential to condense on the window's surface.

Heating, Ventilation and Air Conditioning Systems

Heating Equipment

-  5. Furnace flue is disconnected. This is a safety hazard as noxious gases are not properly vented from interior. Immediate repair required.
-  6. Right side furnace does not have proper support, to prevent possible future damage have professional place intended manufacturers supporting.

Plumbing System

Plumbing Supply, Distribution Systems and Fixtures

-  7. Appeared to be a water leak in the backyard, right along side. Flower bed next to this area has a couple sprinkler heads that may be source of leak. Have evaluated and repaired to reduce water waist and erosion in this area.

Drains, Wastes, and Vents

-  8. The drain was slow, and may be clogged in the upstairs bath sink. I recommend repair by a plumber.
-  9. Drain stops were missing in the hall bath sink.

Water Heating Equipment

Action / Consideration Items

- ✖ 10. The water heater did not produce enough hot water at time of inspection. Temperature readings at sinks were less than 100 degrees. Recommend having a licensed plumber further evaluate and make the necessary repairs/replacements before your closing date.

Appliances**Mechanical Exhaust Vents and Bathroom Heaters**

- ⬆ 11. Master bath restroom exhaust fan makes vibration noise. Recommend having exhaust fan tightened or replaced.

Optional Systems**Swimming Pools, Spas, Hot Tubs, and Equipment**

- ✖ 12. Rear door and windows that face the pool area do not have an audible alarm system installed as called for by today's child safety standards.
- ✖ 13. The rear fence gate(s) is not self closing and latching as called for by today's child safety standards.

Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection, LLC

I = Inspected

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I NI NP D

I. Structural Systems

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Post-tension slab

Foundation performance: Performing as intended. No significant problems observed

Foundation method of inspection: Visual inspection of interior and exterior

Comments:

The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". The client should understand that inspectors are not professional engineers. This inspection is neither an engineering report or evaluation, nor should it be considered one. Our inspection is based on general observation of the foundation, the inspector's personal experience with similar structures, and is performed without the use of specialized tools or procedures. If any cause for concern is noted on this report, or if you want further evaluation, you should consider contracting a structural engineer of your choice.

Expansive clay soils are common in central Texas. The soil can expand in volume (swell) when wet and can decrease in volume (shrink) when dry. This change in volume in the supporting soil can cause a corresponding reaction to a house foundation. Ensuring a consistent moisture level in the soil should help in maintaining stability of the foundation.

The foundation appeared to provide adequate support for the structure at time of inspection. There was no readily apparent evidence that would indicate adverse performance or significant deficiencies. No significant unlevelled conditions were observed when walking on the ground floor.

☒ ☐ ☐ ☐ B. Grading and Drainage

Comments:

It is advisable to maintain at least 6 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

The grading surrounding the structure appears adequate to properly drain runoff away from foundation.

☒ ☐ ☐ ☐ C. Roof Covering Materials

Types of Roof Covering: Architectural

Approximate Age of Roof: 15-17 Years Old

Roof Viewed From: Ladder

Comments:

The inspector does not speculate on the remaining life expectancy of the roof covering. Inspection of fastening system at shingle tabs are not inspected as lifting shingles or tiles could damage the covering. Inspection of the roof surface, attic, and interior spaces should not be interpreted as a certification that this roof is or will be free of leaks, or of its insurability.

The roof covering appeared in good condition. No leaks were active at time of inspection. Shingles appeared to be properly fastened. However, there were exceptions. Those deficiencies/exceptions are listed below.

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

I	NI	NP	D
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I NI NP D



☒ Remove all debris from roof slopes and valleys. Leaf debris may hide possible defects and damage to roofing materials. Debris may also cause water to dam up under shingle tabs.



Newer, cleaner shingles in this area communicates their were previous repairs and or updates done to roof. Although no issues in attic or under deck you may want to inquire of the intent of the repair.



☒☐☐☐☐ D. Roof Structures and Attics

Method used to observe attic: Entered attic and performed a visual inspection

Roof Structure: Rafters

Roof Ventilation: Ridge vents, Soffit Vents

Attic Access Info: Pull Down stairs

Attic Insulation: 10-12 Inches

Comments:

Only areas of the attic determined accessible by the inspector are inspected.

The structure was in good condition. No leaks were active or apparent at time of inspection. Insulation determined to be at acceptable levels/depths. At accessible areas inspected.

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I	NI	NP	D
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Noted attic of home with radiant barrier installed, noted no concerns with installation. Radiant barrier sheathing with its thin laminated aluminum layer, prevents up to 97% of the radiant heat in the panel from radiating into the attic. Attic temperatures can be reduced by as much as 30°F.



☒☐☐☐ E. Walls (Interior and Exterior)

Wall covering/siding type: Brick, Stone

Comments:

Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include cosmetic damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that EIFS stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.

No deficiencies of note.

☒☐☐☐ F. Ceilings and Floors

Ceiling Structure: 2X4

Comments:

Observation of floors are related to structural performance and water penetration only. The inspection does not include obvious damage to carpets, tiles, wood, laminate or vinyl flooring

No deficiencies were observed at the time of inspection.

☐☐☐☒ G. Doors (Interior and Exterior)

Comments:

Cosmetic items and obvious holes are not included in this report. It is common in the course of climate changes that some doors may bind mildly or the latches may need adjustment.

☒ A pet door has been installed in the occupant door leading from inside the house to the exterior. This modification compromises it as a security barrier. Consider replacing the door before taking occupancy.

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I NI NP D



Side Door

☒ One door upstairs leading to bathroom that when closed does not secure fully and completely. Recommend having doors or hardware on doors adjusted to have doors operate as designed.



□□□☒ H. Windows

Window Type: Vinyl/Fiberglass Frame

Comments:

All accessible windows are operated normally to determine functionality. Windows that are blocked by occupant storage/furnishings are not lifted. Double pane window seals may be broken without having a visible amount of condensation built up between the panes. Obviously fogged windows are noted when observed but complete inspection is not possible due to light conditions, installed screens, dirt on surfaces and rain at time of inspection.

☒ The glazing between glass panes are failing at some windows (condensation/fogging between panes). Double-pane windows have a layer of gas -- usually, argon or air -- trapped between the two panes of glass and should be insulated enough to prevent the accumulation of condensation. If this type of window appears misty or foggy, it means that its seal has failed and the window needs to be replaced.

Why Double-Paned Windows Fail: Solar (Thermal) Pumping

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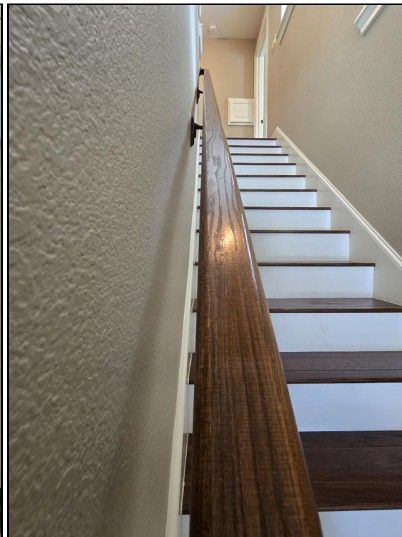
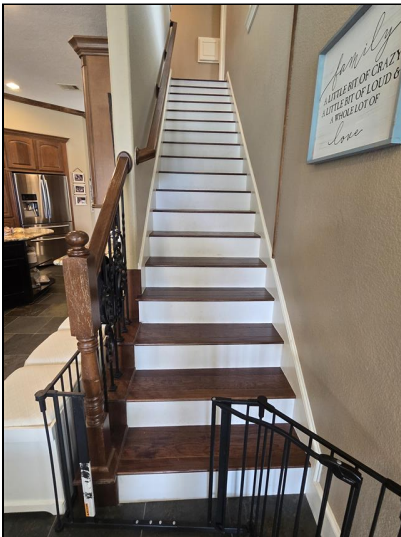
Although double-paned windows appear to be stable, they actually experience a daily cycle of expansion and contraction caused by thermal pumping. This process occurs when sunlight heats the air space between the panes and causes the gas there to heat up and pressurize. Expanding gas cannot leave the chamber between the panes, and causes the glass to bulge outward during the day and contract at night to accommodate the changing pressures. This motion acts like the bellows of a forge, pumping minute amounts of air in and out of the air space between the panes. Over time, the constant pressure fluctuations caused by thermal pumping will stress the seal and challenge its ability to prevent the flow of gas in and out of the window chamber. If it is cold enough, incoming humid air has the potential to condense on the window's surface.



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

Comments:

No deficiencies were observed at the time of inspection.



☒ ☐ ☐ ☐ J. Fireplaces and Chimneys

Operable Fireplaces: Two

Comments:

The inspection does not include the adequacy of draft or condition of flue tiles. Fireplaces are only operated if there is an electronic ignition source, with no open flame being applied to the gas source.

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I NI NP D

No deficiencies were observed at the time of inspection.



Living Room



Master Bedroom

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

Comments:

The inspector does not determine the existence or adequacy of flashing at the attachment to the house. Monitor the condition of all deck railings and ensure they remain safe and secure. Verification or determination of load carrying capability of the deck is not included with this inspection.



☐ ☐ ☒ ☐ L. Other

Comments:

II. Electrical Systems

Ancillary wiring items not inspected include but are not limited to: telephone, cable, speaker, computer, photocells, low voltage, hard wiring on smoke detectors, electric gates and doors, yard and tree lighting. Intercom systems are not inspected.

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The inspector does not check 220-volt outlets. Random testing of electrical outlets only; not all outlets are tested. In the event aluminum wiring is reported it should be reviewed by a licensed electrician. We do not report copper clad aluminum wiring unless clearly labeled so at the electrical panel. Only light fixtures that appear to have been improperly installed are tested for proper operation. Burnt bulbs are not reported. Light fixtures with daylight sensors or that are on timers can not be tested for proper operation.

☒☐☐☐ A. Service Entrance and Panels

Electrical Service: Below ground

Main Breaker: 200 AMP

Sub-Panel Capacity: 200 AMP

Panel Type: Circuit breakers

Ground System: Driven Ground Rod

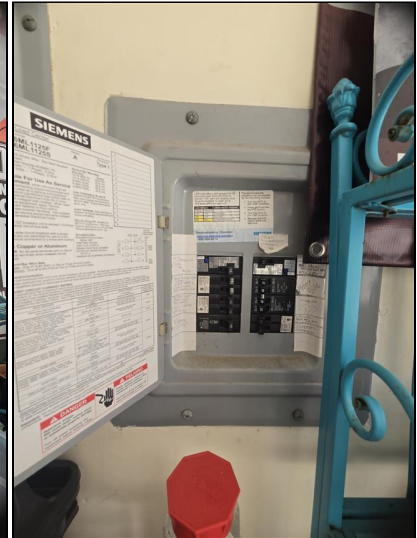
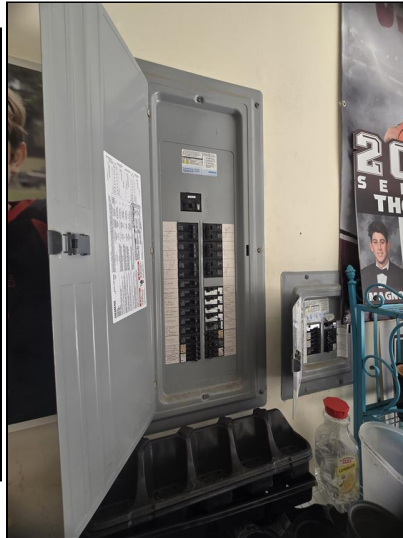
Electric Panel Manufacturer: SIEMENS

Comments:

System panels installed correctly, grounded and bonded.



200 A



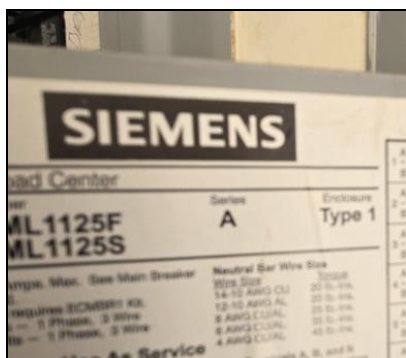
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**☒☐☐☐ B. Branch Circuits, Connected Devices, and Fixtures****Type of Wiring:** NM (non-metallic sheathed)**Type of Branch Circuit Wiring:** Copper**Comments:**

It is recommended that smoke detector batteries are replaced semi-annually. Smoke detectors should be replaced every 10 years. Initiate and practice plans for escape periodically. Failure to repair defective or install absent alarms, detectors and other safety devices immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and read the following links: www.cpsc.gov and www.nfpa.org

All accessible receptacles and switches tested and operated with no concerns noted.

☒☐☐☐ C. Other**Comments:****III. Heating, Ventilation and Air Conditioning Systems**

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Heat pump systems are not tested in heat mode when ambient temperatures are above 80 degrees Fahrenheit, or in cooling mode when below 60 degrees to avoid damage to system.

The inspector does not determine the adequacy (tonnage/manual load calculation) or efficiency of the system. Humidifiers, motorized dampers, electronic air filters and programmable thermostats are not inspected. Window air conditioning and possible mismatched central units are not checked. An accurate central air conditioning cooling differential test is not possible when the ambient temperature is below 55 degrees Fahrenheit.

Bi-annual scheduled maintenance of a home's HVAC system is an important part of the overall care of your home, and is required by most home warranty companies in order for repairs to be covered under a home warranty program. Some defects may be found during this service that are not evident in the scope of our home inspection. We recommend that you have the home seller provide you with a record that the HVAC system has been serviced in the past six months. If the system has not been serviced, it should be done during the inspection period.

☐☐☐☒ A. Heating Equipment**Type of Systems:** Forced Air**Heating Energy Sources:** Gas**Number of Heat Systems (excluding wood):** Two**Furnace/Air Handler Age:** 16-20 Years Old**Comments:**

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I NI NP D

The unit functioned at the time of inspection. Proper heating operation is determined by a minimum of 100 degrees being supplied from all home supply grills.

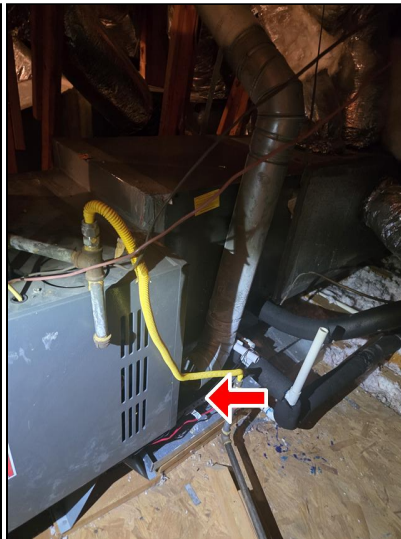


117 First Floor



Second Floor

☒ Furnace flue is disconnected. This is a safety hazard as noxious gases are not properly vented from interior. Immediate repair required.



☒ Right side furnace does not have proper support, to prevent possible future damage have professional place intended manufacturers supporting.

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☒ ☐ ☐ ☐ B. Cooling Equipment

Type of Cooling Systems: Central air conditioner unit

Coolant Type: Could Not Determine (damaged/missing data plate)

Tonnage: Could not determine

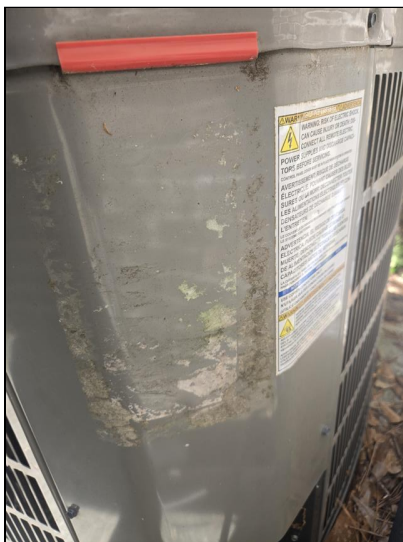
Temperature Differential: 18 Degrees

Number of Cooling Systems: Two

A/C Age: 16-20 Years Old

Comments:

The downstairs and upstairs unit functioned at time of inspection. Target temperature drops between 15-22 degrees were obtained.



At Return, First Floor



59 at Reg



63 at Reg

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I NI NP D

☒☐☐☐ C. **Duct Systems, Chases, and Vents****Ductwork:** Insulated Flex Duct**Comments:**

Inspecting the interior condition of the HVAC supply and return ducts would require vent removal and/or dismantling the equipment plenums and is beyond the scope of this inspection.

In general, there should be a supply and return duct for each bedroom and each common living area. Duct runs should be as short and straight as possible. The correct-size duct is necessary to minimize pressure drops in the system and thus improve performance. Insulate ducts located in unheated spaces, and seal all joints with duct mastic. Despite its name, never use ordinary duct tape on ducts.

Ducts and ventilation system appeared serviceable. Note: we are only able to evaluate visible and accessible ducts.

☐☐☒☐ D. **Other****Comments:****IV. Plumbing System**

The inspection does not include gas lines or condition of plumbing lines in walls, floors, attic, ground or foundation. Water wells, water-conditioning systems, solar water heating systems, freestanding appliances, and the potability of any water supply are excluded from inspection, unless other wise noted. Clothes washing machine and Icemaker hose bibs are not tested.

☐☐☐☒ A. **Plumbing Supply, Distribution Systems and Fixtures****Location of water meter:** Unknown: Could Not Locate**Location of main water supply valve:** Unknown: Could Not Locate**Static water pressure reading:** 65 PSI**Water Source:** Public**Plumbing Water Supply (into home):** Not visible**Plumbing Water Distribution (inside home):** PVC**Gas Meter Location:** Right side**Type of drain piping material:** PVC**Type of gas distribution piping material:** Black Steel**Comments:**

Fixtures functional. Flow/Volume acceptable. The toilets flushed properly. Water pressure into home from city 68 PSI. Recommended maximum satisfactory pressure: 80 PSI. Meter visually inspected with no leaks or bypass concerns noted.

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I NI NP D



☒ Appeared to be a water leak in the backyard, right along side. Flower bed next to this area has a couple sprinkler heads that may be source of leak. Have evaluated and repaired to reduce water waist and erosion in this area.



☐ ☐ ☐ ☒ B. Drains, Wastes, and Vents

Location of drain cleanout: Could not locate

Plumbing Waste: Not Visible

Washer Drain Size: 2" Diameter

Comments:

☒ The drain was slow, and may be clogged in the upstairs bath sink. I recommend repair by a plumber.

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D = Deficient

I NI NP D



 Drain stops were missing in the hall bath sink.



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

WH Energy Sources: Gas

Capacity: Tankless

Water Heater Age: 1-5 Years (estimated)

Water Heater Location: Attic

Comments:

Water recirculation pumps and electric timers are not tested as they are not part of a standard home system. T&P valves on older units are not tested due to high occurrence of leaks.

☒ The water heater did not produce enough hot water at time of inspection. Temperature readings at sinks were less than 100 degrees. Recommend having a licensed plumber further evaluate and make the necessary repairs/replacements before your closing date.

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76 Degrees after 10 min being on

☐ ☐ ☒ ☐ D. Hydro-Massage Therapy Equipment
Comments:

☒ ☐ ☐ ☐ E. Gas Distribution Systems and Gas Appliances
Comments:
No leaks were present at time of inspection.



☐ ☐ ☒ ☐ F. Other
Comments:

V. Appliances

☒ ☐ ☐ ☐ A. Dishwashers
Comments:
The appliance was functional when tested in short/normal cycle. The spray bars activated, as well as the

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I	NI	NP	D
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detergent dispenser. Average life expectancy - 10 years: Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.



☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

Appliance was functional at time of inspection. Average life expectancy - 12 years: Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.



☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Comments:

Functional with no concerns noted. Average life expectancy - 15 years: Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.



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

Comments:

The inspector does not test self-cleaning, self-bake or broiler functions on ovens.

Cooktop and oven functional at time of inspection. Industry average life expectancy is 10 to 18 years. Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.



Top

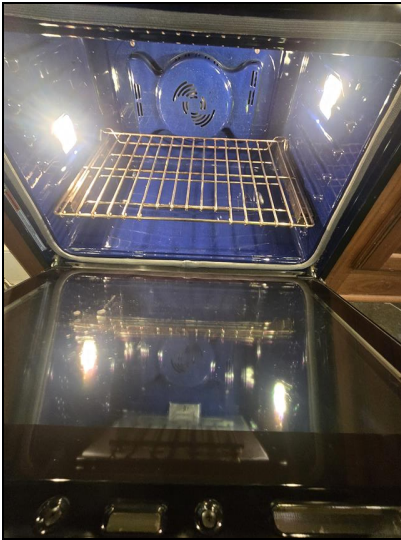
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Bottom



Set at 350

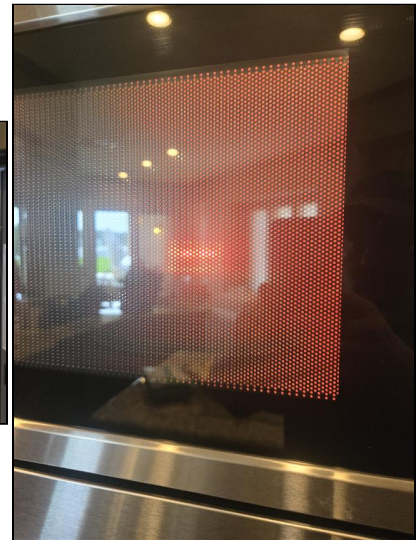


Set at 350

☒☐☐☐ E. Microwave Ovens

Comments:

Tests for leaks of microwaves from the appliance door or housing is not included in this inspection. When we tested the appliance, it was to simply determine if it will heat water/moisture placed into the unit. We cannot determine if the various cycles of the device function as designed. Because of the potential for microwave leakage, client is advised to have the appliance periodically tested and serviced by a qualified appliance service technician.



Appliance was functional at time of inspection. Average life expectancy - 10 years. Life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear.

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

Comments:

Ventilation systems should be present in all bathrooms. This includes bathrooms with windows, since windows will not be opened during the winter in cold climates.

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☒ Master bath restroom exhaust fan makes vibration noise. Recommend having exhaust fan tightened or replaced.



Master Bath

Upstairs bathroom exhaust fan was not operational at time of inspection, have replaced.



Upstairs Bathroom

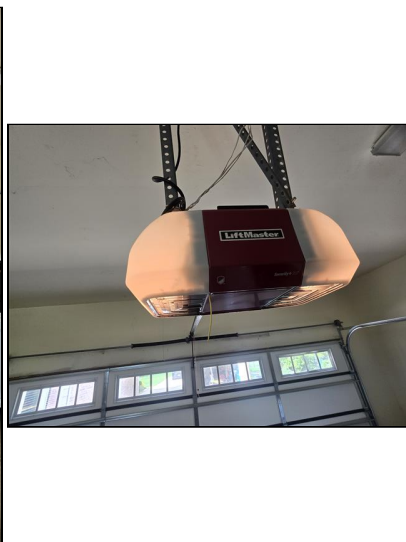
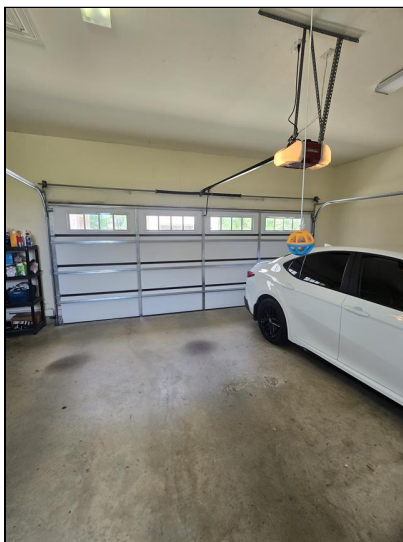
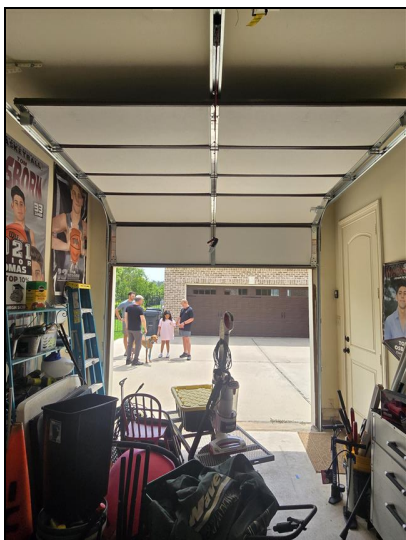
☒☐☐☐ G. **Garage Door Operators**

Comments:

Functional. Auto-reversed when IR beams obstructed. The downward pressure safety reverse was not tested; check it periodically to ensure it reverses properly.

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

I	NI	NP	D
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☒ ☐ ☐ ☐ H. Dryer Exhaust Systems
Comments:

I = Inspected

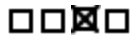
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I NI NP D

Dryer vents should be cleaned every 6 months to prevent lint buildup, improve efficiency and to reduce possible fire hazards.

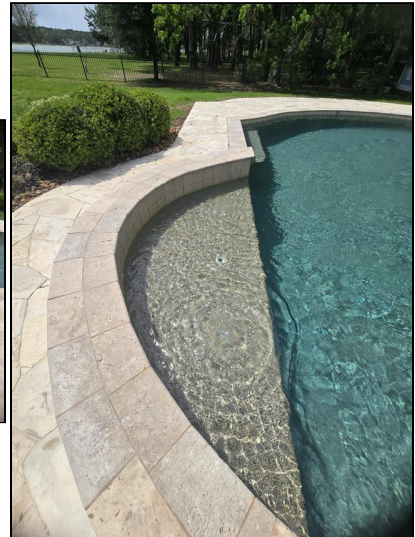
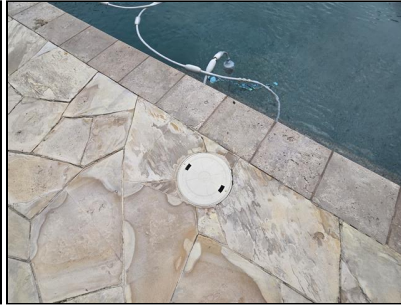
**I. Other**

Comments:

VI. Optional Systems**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Comments:

If the swimming pool is inspected as part of this inspection only components readily accessible are inspected. Timers, freeze guards, automatic chlorinators or ozonator's if present are not inspected. Underground leaks or seepage (unless obvious) can not be detected.



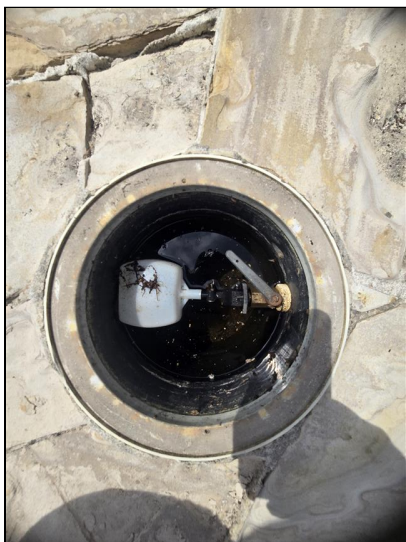
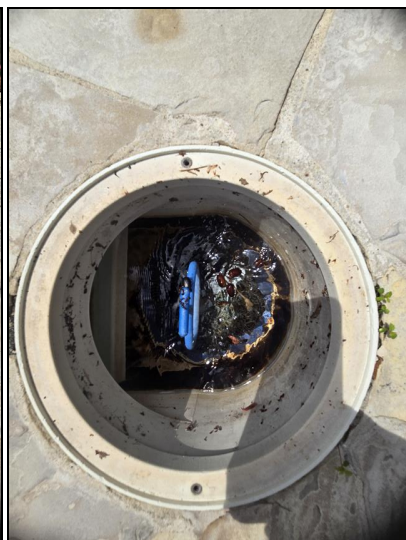
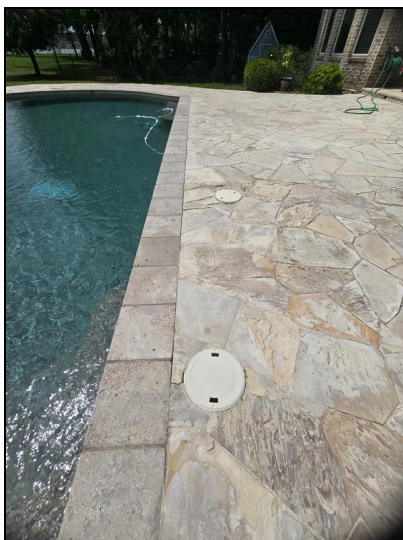
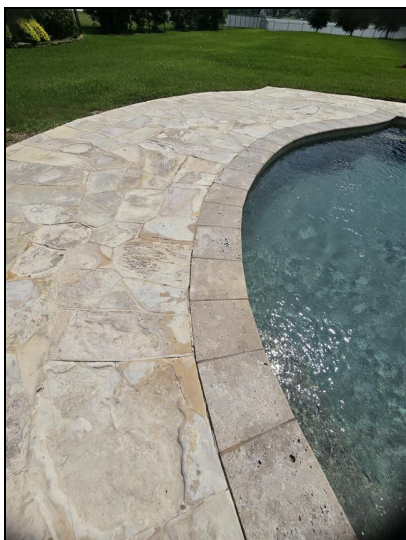
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I	NI	NP	D
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Our company does not inspect pool for leaks or seepage. Only components readily accessible are inspected.

The pool equipment was functional at the time of inspection.



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☒ Rear door and windows that face the pool area do not have an audible alarm system installed as called for by today's child safety standards.

☒ The rear fence gate(s) is not self closing and latching as called for by today's child safety standards.

☒ ☐ ☐ ☐ E. Private Sewage Disposal Systems

Comments:

Inspections, when performed, are limited scope only. Complete inspection of the underground tank system would require excavation and is beyond the scope of this inspection. Only accessible areas are visually observed.

I inspected the property in the location of the drain field area of septic. There were no signs of failure or blockage and the grounds appear normal. I visually located the septic ports and removed them to view interior of tanks. The visible tanks were in good condition. The floats properly operated the pump and alarm devices when tested. The aerator was functioning normally at inspection.

Changes in water volume use can sometimes have an impact on septic tanks that before were working properly. Most septic contractors recommend that if the septic tank hasn't been pumped and inspected in the

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I NI NP D

last 4-5 years, you should have it pumped and inspected visually during the inspection process to determine its true condition.



Alarm is Functional



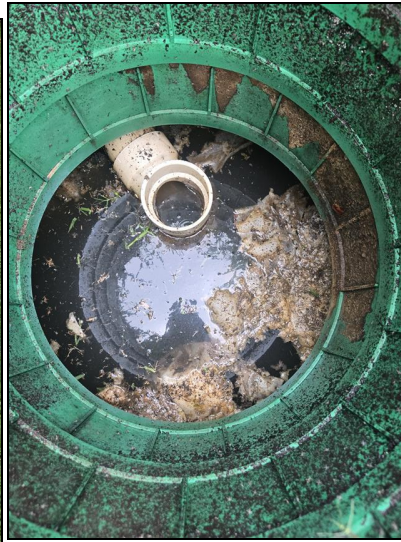
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Tank 1



Tank 2/ Aerator



Tank 3



Tank 4



Tank 5

XI. Private Sewage Disposal Systems

☒ ☐ ☐ ☐ A. Septic Field

Septic Tank: Above ground access lid

Comments:

I located and removed the septic ports, visually inspecting the interior of the septic tank(s). There were no indications of failure. I inspected the property in the location of the drain field area of the leach field. There were no signs of failure or blockage and the grounds appear normal.

With proper maintenance, this system can be expected to function satisfactorily and is unlikely to create an unsanitary condition.

If properly maintained, the system can be expected to be adequate for this residence, based on the authority's knowledge of present site conditions.

The system is designed for up to six bedrooms.

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I	NI	NP	D
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There was a garbage disposal present.

Changes in water volume use can sometimes have an impact on septic tanks that before were working properly. Most septic contractors recommend that if the septic tank hasn't been pumped and inspected in the last 4-5 years, you should have it pumped.



☒ ☐ ☐ ☐ B. **Booster Pump and Alarm**

Comments:

The alarm float was grabbed to engage the alarm. The alarm functioned when tested.



☒ ☐ ☐ ☐ C. **Visible Inspection of Inside Tank**

Comments:

The tank(s) were pumped. We physically accessed (but did not enter) the tank(s). They did appear to be free of any structural defects and appeared to be functioning properly.

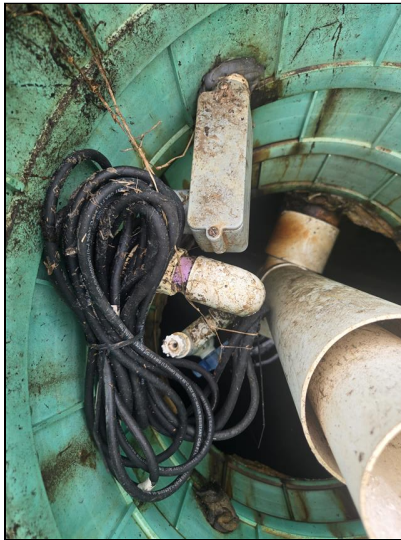
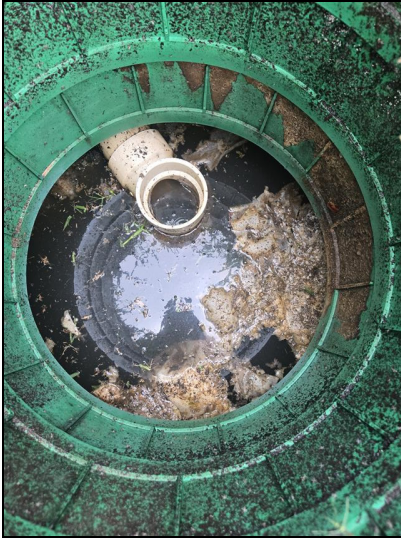
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☒ ☐ ☐ ☐ D. Aerator

Comments:

The aerator was functioning during the septic inspection.



☒ ☐ ☐ ☐ E. Irrigation/Ejector Pump

Comments:

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I	NI	NP	D
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No pump present.

☒ ☐ ☐ ☐ F. Disinfection Device

Comments:

No disinfection device installed.

☒ ☐ ☐ ☐ G. Chlorine Supply

Comments:

Chlorine inlet



☒ ☐ ☐ ☐ H. Spray Field Vegetation

Comments: