



COUNTY LINE INSPECTIONS

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<https://www.countylineinspections.com>



RESIDENTIAL INSPECTION

2300 Rae Dell Ave
Austin, TX 78704



Inspector

Justice McDonald

TREC# 21309

509-499-6315

justice@countylineinspections.com



Agent

Audrey Lehmann Richard

Moreland

512-658-6822

audrey78704@moreland.com



PROPERTY INSPECTION REPORT FORM

Ian Ingram

Name of Client

2300 Rae Dell Ave, Austin, TX 78704

Address of Inspected Property

Justice McDonald

Name of Inspector

Chris Liles TREC #

Name of Sponsor (if applicable)

08/06/2026 1:00 pm

Date of Inspection

TREC# 21309

TREC License #

24184

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Owner, Tenants

Occupancy: Occupied

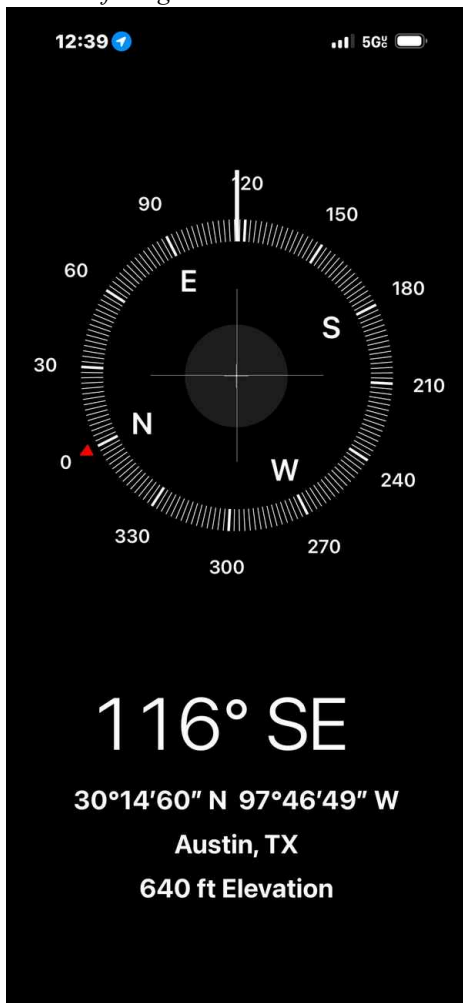
Temperature (approximate): 92 Fahrenheit (F)



Type of Building: Single Family, ADU

Weather Conditions: Clear

House is facing: Southeast



Understanding The Report Software:

Spectora software is interactive but can be slightly confusing.

Each section has different tabs, the tab that says information has a good deal of information that may be helpful for you. Information like age, size, location.

There is a tab on the right side of the main cover page that says full report. This is the TREC PDF version of the report. If you have bought a house in the past this is most likely the version you received.

I try to use pictures for everything. I believe pictures help identify what inspector noted. If you click on the picture it'll say the location, unless in the comment it says noted throughout.

Secondary Inspection Commentary:

New roof and insulation added, however the baffles for that insulation are missing or improperly installed. Some HVAC issues have been addressed but multiple have not and there may be a new leak under home as the temp is fairly cool (97 degrees on re-inspection).

Re-Inspection done by Chris 9/15/26

Recommend professional contractor (licensed where necessary) address all issues.

Filling are noted from the re-inspection:

2300 Rae Dell Ave Insp Check:

- Appears none of the callouts under the home were addressed
- High soil or gravel still present
- Also noticed cold air coming from crawlspace (possible HVAC leak)
- Uninsulated pex under crawl space (not addressed)
- Unanchored Romex (crawlspace)
- Lateral fractured still present but painted over
- Dryer exhaust (incorrectly installed at window)
- Uneven floor in lower kitchen still present
- Multiple doors still do not latch properly
- Light and air gaps still present
- Door casing rot addressed at ADU
- Step fractures not addressed
- Windows still painted shut
- Bathroom still missing safety glass
- ADU stair risers have been addressed
- Loose handrail main house not addressed
- Some electrical issues addressed however some remain. One GCFI open ground will be addressed by electrician

-Some HVAC issues addressed with furnace (however there is condensation at an attic duct connection and possible leak under home) air handler still resting on pan. Mini splits functioning properly

-High water pressure still present

-P-Trap missing at outdoor bath

-Appears there is still cast iron components under home

-Loose shower components not addressed

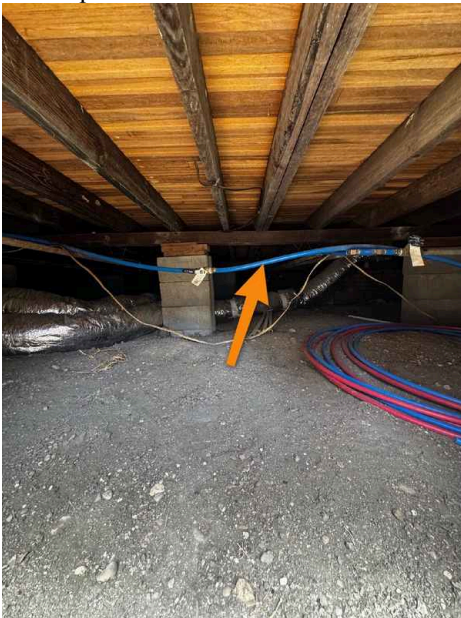
-Water line corrosion at water heater not addressed

-Water heater venting not addressed

-Dishwasher rust not addressed

-Vent window at bath not addressed

-Anti tip for oven not addressed



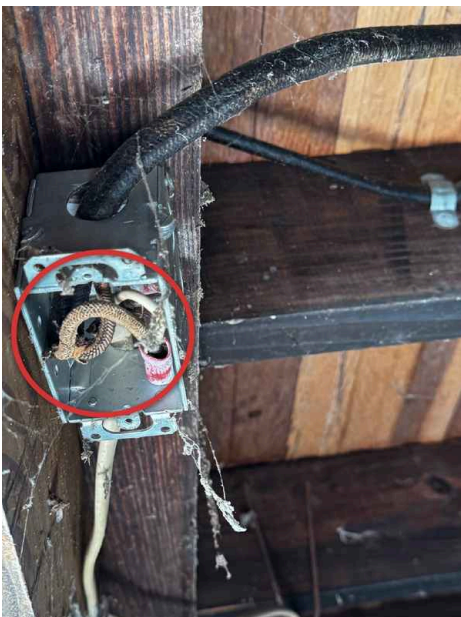
Non insulated supply lines



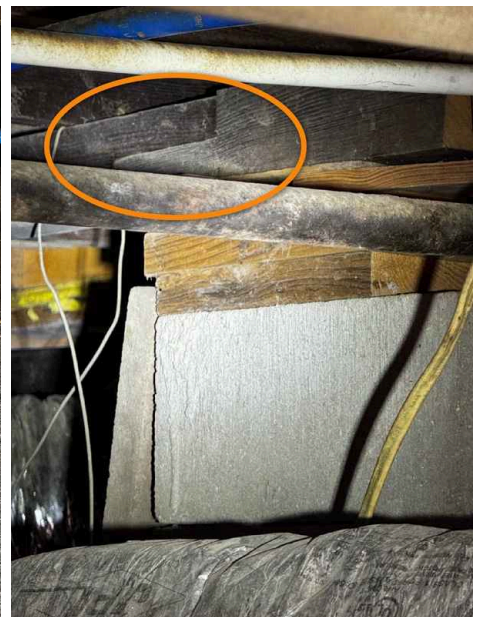
Supply lines not insulated



Undersized beam



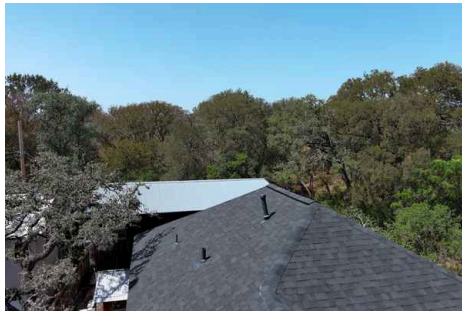
Cloth covered wiring still present



Improper beam connection



New roof installation



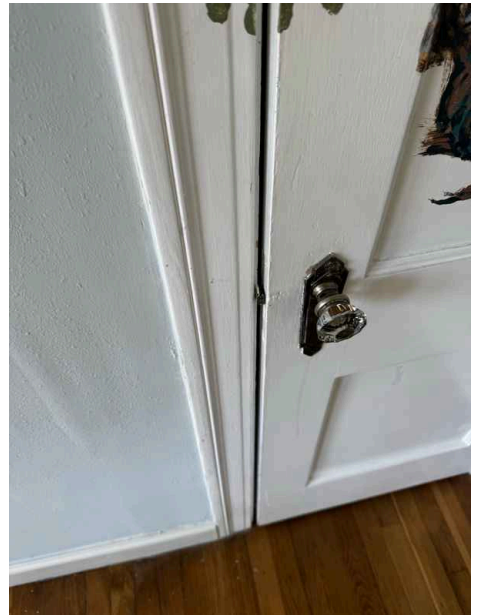
Sweating at HVAC connections



Improper dryer exhaust connection

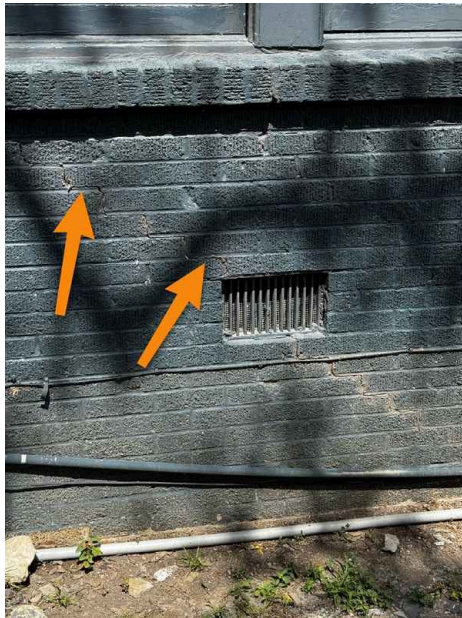


Lateral cracking





Light and air



Step fractures still present



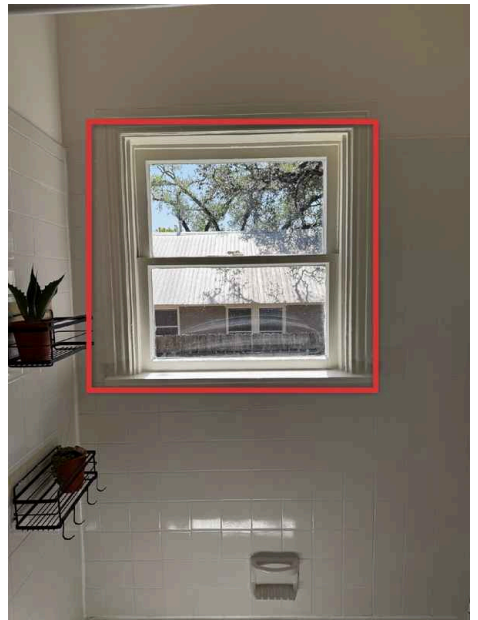
Step fractures still present



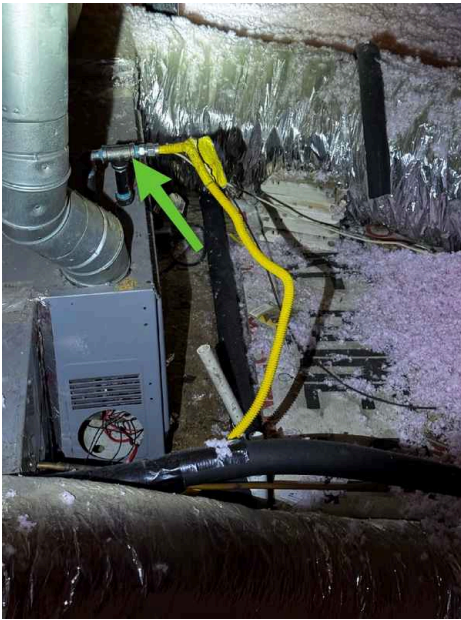
Improper sealing at backside



Painted shut bedroom windows still present



Missing safety glass bath



High water pressure



Missing P Trap exterior bath

LIMITATIONS:

Limited Scope Pre Listing Inspection:

This inspection was limited in scope and intended primarily to identify major deficiencies, significant safety concerns, and conditions that may involve substantial repair or replacement costs. This is not a full comprehensive home inspection. Minor defects, deferred maintenance, cosmetic concerns, installation deficiencies, aging components, and other items commonly reported during a standard buyer inspection may not be documented and are considered outside the scope of this evaluation. The absence of commentary on any component, system, or condition should not be interpreted as an indication that no deficiencies exist. This report is intended for the client's informational purposes regarding higher priority conditions only and should not be relied upon as a comprehensive evaluation of the property by third parties, including prospective buyers.

Potential Hidden Moisture and Organic Growth:

Due to the nature of construction, there are multiple concealed areas within the home where elevated moisture levels may be present but not visible or detectable during a standard inspection. In many homes, especially those not fully air sealed, exterior hot or cold air can enter wall cavities, attic spaces, and other hidden areas, leading to condensation and conditions that may support microbial or organic growth. This inspection does not include testing for moisture intrusion behind finished surfaces or for the presence of microbial growth. If there are concerns regarding moisture or potential organic growth, further evaluation and testing by a qualified specialist is recommended.

I=Inspected

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D=Deficient

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I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation(s): Slab on Grade, Pier and Beam

Foundation Condition:: Possible Signs of Movement

Understanding Foundation Movement in Homes and Maintenance Tips to Prevent It:

Understanding Foundation Movement in Homes and Maintenance Tips to Prevent It

Homes are built on foundations to provide stability, distribute the weight of the structure, and protect against environmental factors. However, foundation movement is a common concern for homeowners. Understanding why this happens and how to minimize the risk is essential for maintaining a safe and structurally sound home.

Why Do Foundations Move?

1. Soil Conditions

- The type of soil under your home plays a significant role in foundation movement. Clay soils, for example, expand when wet and shrink when dry, causing the foundation to shift. Sandy or rocky soils tend to be more stable.

2. Moisture Fluctuations

- Uneven moisture levels in the soil can cause expansion or contraction, leading to foundation settling or heaving. This can result from heavy rains, droughts, or improper drainage.

3. Tree Roots

- Trees and large plants near a home can absorb significant amounts of water from the soil, creating dry pockets that may lead to uneven foundation settlement.

4. Improper Construction

- If a foundation is not built on properly compacted soil or lacks adequate reinforcements, it may become more susceptible to movement over time.

Signs of Foundation Movement

- Cracks in walls, floors, or ceilings
- Uneven or sloping floors
- Doors and windows that stick or don't close properly
- Gaps around windows and doors
- Separation between walls and ceilings or floors

Maintenance Tips to Prevent Foundation Movement

1. Maintain Consistent Moisture Levels

- Water the soil around your home during dry periods to prevent excessive shrinking. Be cautious not to overwater, as this can cause the soil to swell.

2. Ensure Proper Drainage

- Install gutters, downspouts, and extensions to direct water away from your home's foundation. Make sure the ground around your home slopes away to avoid water pooling near the foundation.

3. Monitor Landscaping

- Avoid planting large trees or shrubs too close to the foundation. If trees are already present, consider installing root barriers to prevent roots from disturbing the soil.

4. Inspect Your Foundation Regularly

- Check for cracks, gaps, or other signs of movement. Address small issues quickly to prevent them from becoming major problems.

5. Install Foundation Piers or Supports

- In areas prone to soil movement, consider reinforcing your foundation with piers or supports to stabilize it.

6. Control Water Flow

- Fix leaks in plumbing, irrigation systems, or pools near your foundation. Excess water can compromise the soil's stability.

7. Hire a Professional for Assessments

- If you suspect foundation movement, consult a structural engineer or foundation specialist. Early diagnosis and intervention can save significant costs in repairs.

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Why Maintenance Matters

Foundation issues can lead to structural damage, decreased property value, and expensive repairs. By understanding the causes of foundation movement and implementing proactive maintenance strategies, you can protect your investment and ensure the long-term safety and stability of your home.

By following these tips, you can reduce the likelihood of foundation movement and maintain the integrity of your home for years to come.

Comments:

LIMITATIONS:

1: Improper Shims

🔴Recommendation

Wooden shims cannot hold the proper weight of the house and can cause the piers not to be properly sound. Inspector recommends having the shims replaced with steel or concrete.

Recommendation: Contact a foundation contractor.



2: Undersized Girder/ Beam

🔴Recommendation

There is one or more girders/beams that is improper or undersized. 4x4 used as girder beams cannot hold the weight. This is causing the girder to sag which is most likely affecting the foundation. Inspector recommends having a structural engineer or foundation professional further evaluate and estimate costs of repair.

Recommendation: Contact a foundation contractor.

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3: Improper Splice Support

🔴 Recommendation

One or more girders supporting the pier and beam foundation contained butt joints that were not properly supported. Current building standards require girder splices and butt joints to be fully supported by a pier or post. Inspector recommends evaluation and repair by a qualified foundation contractor to ensure the girders are properly supported.

Recommendation: Contact a qualified structural engineer.



☒ ☐ ☐ ☒ B. Grading and Drainage

Homeowner's Responsibility:

Your job is to monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

Comments:

LIMITATIONS:

1: High Soil Line

🔴 Recommendation

A high soil line was noted around the foundation. Current standard requires that there be a minimum 5-6 inches of visible slab above the soil line. This condition considered to be conducive for WDI (Wood

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Destroying Insects), as a high soil line can allow for unwanted moisture inside the walls and exterior siding. Inspector recommends repair. See pictures with locations.

Recommendation: Contact a handyman or DIY project



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

Types of Roof Covering: Architectural shingles



Viewed From: From a drone



Homeowner's Responsibility:

Your job as the homeowner is to monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Comments:

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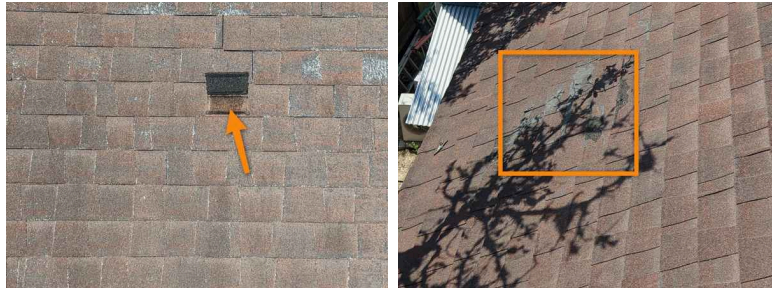
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LIMITATIONS:**1: Damaged Coverings****➡Recommendation**

There is one or more roofing coverings that are damaged and could potentially lead to water intrusion. Inspector recommends further evaluation and repair by a roofing professional.

Recommendation: Contact a qualified roofing professional.

**2: Kickout flashing****➡Recommendation**

There is missing kickout flashing or the kickout flashing that is installed is ineffective in one or more areas of the roof where the roof covering materials contact the siding materials. Properly installed kickout flashing is required to direct roof runoff away from the wall assembly and prevent deterioration to the siding materials and wall structure. A qualified contractor should install or repair the flashing as needed for proper drainage. Per IRC R903.2.1 and R903.2.2, flashing must be installed in a manner that prevents moisture entry into the wall or roof through joints, penetrations, or intersections, and kickout flashing is required at the lower end of roof-wall intersections to direct water away from the wall and into the gutter.

Recommendation: Contact a qualified roofing professional.

**3: Significant Granular Loss****➡Recommendation**

Apparent and significant wear was noted to one or more sections of the roof covering. These conditions may reduce the expected service life of the roofing material and increase the potential for water intrusion. Inspector recommends further evaluation and any needed repairs or replacement by a qualified roofing contractor.

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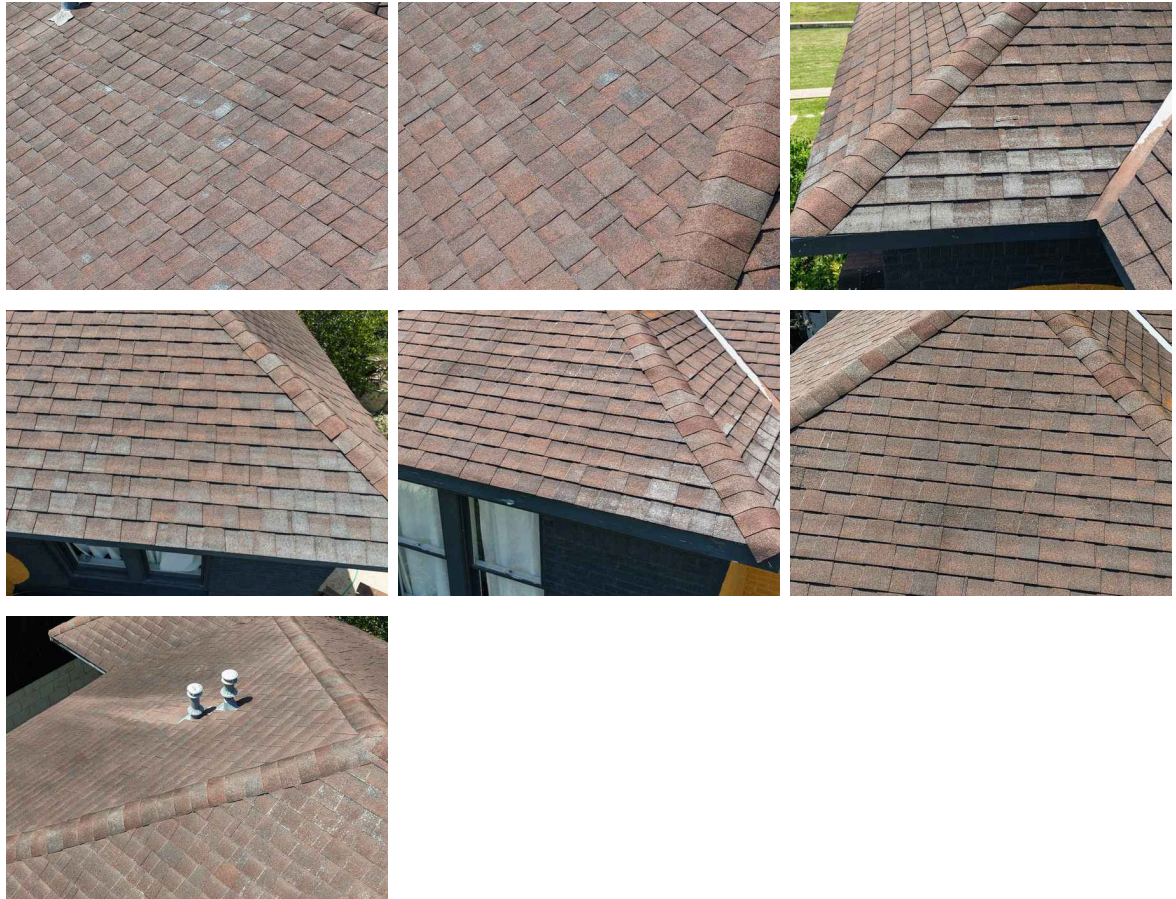
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Recommendation: Contact a qualified roofing professional.



4: Roof Penetrations- metal

🔴Recommendation

A plumbing vent pipe was observed penetrating the metal roof without a proper flashing boot. The pipe is currently sealed with caulking only, which is not considered an approved or durable method of weatherproofing. Sealant alone will deteriorate over time and may allow water intrusion. The International Residential Code (IRC R903.2) requires roof penetrations to be flashed in a manner that directs water away from the opening. Metal roofs typically require a high-temperature flexible pipe boot (such as EPDM or silicone with an aluminum base) that conforms to the panel ribs and is mechanically fastened and sealed to provide a watertight connection. A qualified roofing contractor should install the proper flashing boot to reduce the risk of leaks and roof damage.

Recommendation: Contact a qualified roofing professional.

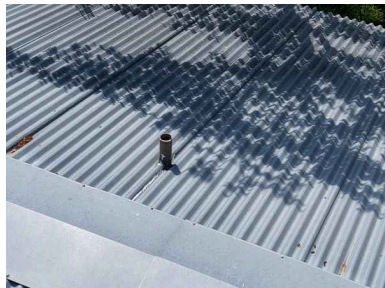
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☒ ☐ ☐ ☒ **D. Roof Structures and Attics**

Viewed From: Attic

Type of Insulation: Batt Insulation

Approximate Depth of Insulation: 6-10 Inches

Structure Type : Custom Framing

Comments:

LIMITATIONS:

1: Insufficient Insulation

➔Recommendation

Insulation depth was inadequate. Current standards require a R38 value (12" minimum). Recommend a qualified attic insulation contractor install additional insulation.

Recommendation: Contact a qualified insulation contractor.



2: Insulation-Gaps/Missing

➔Recommendation

There are gaps and or sections of missing insulation. These areas reduce the overall thermal performance and do not meet current energy efficiency standards for the required R value. In Texas, current standards typically call for attic insulation around R 38, which is approximately 12 inches of blown insulation depending on the material used. Inspector recommends adding insulation to achieve a consistent depth of about 12 inches across all areas in order to meet the recommended R value and improve energy efficiency.

Recommendation: Contact a qualified insulation contractor.

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3: No Insulation/weather stripping

➔Recommendation

There is no insulation or weatherstripping on the attic access located inside the home as required by current standards. Inspector recommend repair. This can allow for large amounts of energy loss into the home.

Recommendation: Contact a handyman or DIY project



☒ ☐ ☐ ☒ E. Exterior Walls

Comments:

Homeowner's Responsibility:

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

Type of Cladding:: Brick

LIMITATIONS:

1: Step Fracture- foundation

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🔴Recommendation

There is a large stair step cracks were noted on one or more sides of the stone/brick facade. When the cracks are larger than 1/8" it's indication of foundation movement or significant shifting noted. Inspector recommends having a foundation specialist evaluate if the amount of deflection in the foundation is within acceptable tolerances.

Recommendation: Contact a foundation contractor.



North

☒ ☐ ☐ ☒ F. Interior Walls

Comments:

LIMITATIONS:

1: Lateral fractures

🔴Recommendation

Lateral fractures were observed in the drywall. These types of cracks may be indicative of structural movement and could be associated with foundation settlement, broken or fractured framing components (such as trusses or ceiling joists), insufficient structural support, or improper construction techniques. Further evaluation by a qualified structural professional is recommended to determine the cause and necessary corrective action.

Recommendation: Contact a foundation contractor.



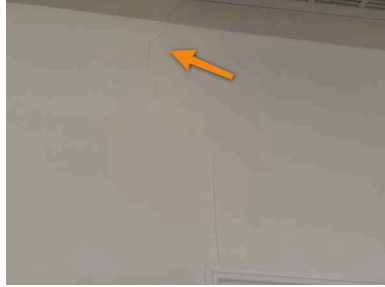
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☒ ☐ ☐ ☒ **G. Ceilings and Floors**

Comments:

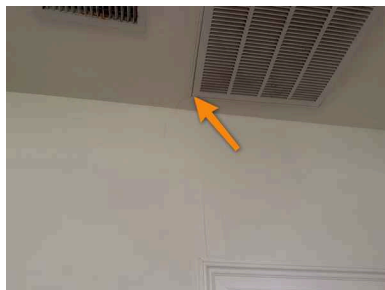
LIMITATIONS:

1: Lateral Fractures

➡Recommendation

Lateral fractures noted in the ceiling drywall. Lateral fractures often mean there is possible foundation movement. Inspector recommends having the foundation further evaluated. See pictures and locations of drywall that has lateral fractures.

Recommendation: Contact a foundation contractor.

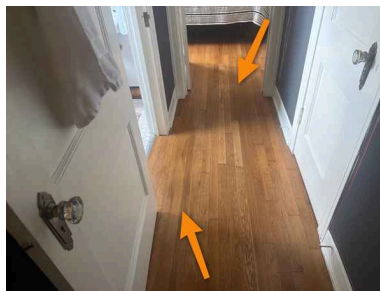


2: Pier and Beam- slanted

➡Recommendation

The home is slanted and uneven in one or more areas of the home. This can be fairly common with pier and beam homes. As your home settles into the soil, the piers holding it up can sink unevenly and shift, causing your floors to sag and be uneven. Inspector recommends having the foundation further evaluated by a foundation specialist.

Recommendation: Contact a foundation contractor.



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

*Comments:**LIMITATIONS:***1: Light and Air****➡Recommendation**

Light and air are entering through one or more of the doors. Inspector recommends adjustment of the door latch and weatherstripping to prevent air transfer from the inside of the home to the outside and vice versa. See pictures and locations of doors that have light and air showing.

Recommendation: Contact a qualified door repair/installation contractor.



Front Door

2: Door- alignment**➡Recommendation**

One or more doors throughout the home were observed to be out of alignment. Conditions included doors that rub against the frame, do not latch properly, or appear off-center. These issues may result from foundation movement, hinge loosening, or frame warping. Inspector recommends adjustment or repair to ensure proper operation. Refer to provided photos and noted locations for specific locations.

Recommendation: Contact a qualified door repair/installation contractor.



Studio

3: Door-Doesn't Latch**➡Recommendation**

Noted Throughout

One or more interior doors did not latch properly when tested. Improperly latching doors may not remain closed as intended and can affect privacy and normal operation. Inspector recommends adjustment or repair of the door latch, strike plate, and/or related hardware by a qualified handyman or contractor as needed to restore proper function.

Recommendation: Contact a qualified handyman.

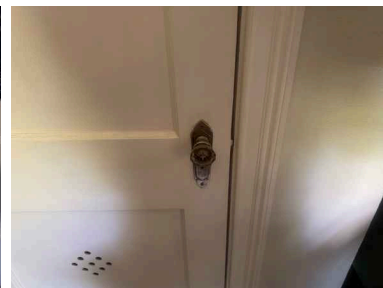
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**4: Knobs- Not working properly****➡Recommendation**

One or more of the door knobs or door knob components are not functioning properly. See pictures with locations.

Recommendation: Contact a qualified door repair/installation contractor.



Southwest Bedroom

5: Wood Rot- Door Components**➡Recommendation**

Wood rot was noted on one or more door components (casing, jamb, trim). Inspector recommends repair of any wood rot as it is considered conducive for wood destroying insects as well as can spread and cause more deterioration.

Recommendation: Contact a qualified door repair/installation contractor.

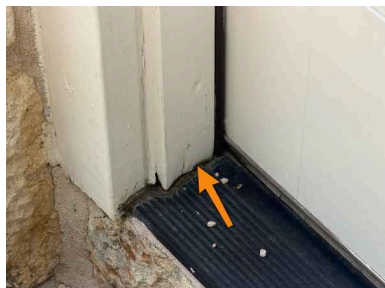
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ADU

6: Keyed Locks**▲Safety Hazard**

One or more doors around the house contain keyed deadbolts. This is considered a fire safety hazard and any keyed deadbolts should be replaced with a deadbolt which operate on the interior with a thumb turn.

Recommendation: Contact a qualified door repair/installation contractor.


☒ ☐ ☐ ☒ **I. Windows**

Comments:

Type of windows: Single Pane

LIMITATIONS:

1: Safety Glass-Bathroom**▲Safety Hazard**

One or more bathroom windows are installed in a location considered hazardous due to their proximity to the tub or shower. Current standards (IRC R308.4.5) require safety glazing when glass is located within 60 inches vertically of the standing surface and within 60 inches horizontally of the water's edge. The windows in this area appear to fall within these limits and may not be safety glass. Glass in these locations can pose a risk of injury if broken. Inspector recommends verifying that all applicable windows are safety glazed and upgrading as needed to improve safety.

Recommendation: Contact a qualified window repair/installation contractor.

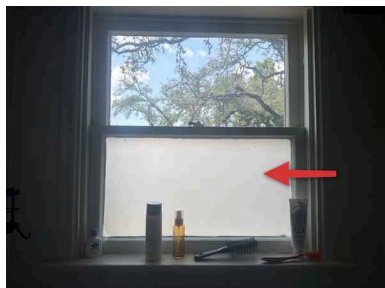
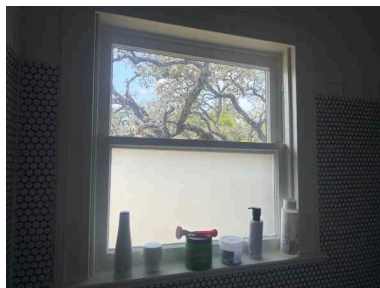
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Upstairs Bathroom

2: Painted Shut**▲Safety Hazard**

One or more windows around the house has been painted shut. Inspector recommends of these windows be repaired to normal working condition to comply with current fire egress standards.

Recommendation: Contact a qualified professional.



West Bedroom

☒ ☐ ☐ ☒ J. Stairways (Interior and Exterior)*Comments:**LIMITATIONS:***1: Handrail Missing****▲Safety Hazard**

A handrail is required when there are 4 or more risers or if more than 30 off the ground". One or more of the stairs is missing a handrails. This is a safety hazard and one should be installed.

Recommendation: Contact a qualified general contractor.

**2: Loose Handrail**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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▲Safety Hazard

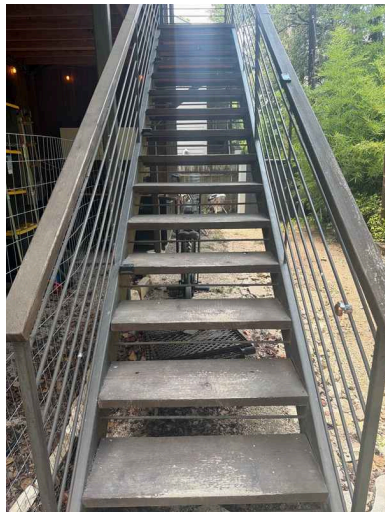
The handrails for the stairs located in one or more areas of the home are loose and considered a safety hazard. Inspector recommends repair.

Recommendation: Contact a qualified general contractor.

**3: Open Stair Risers****▲Safety Hazard**

The stair risers are open and exceed the maximum allowable opening of 4 inches. Current safety standards require that open risers on residential stairs be constructed so that a 4-inch sphere cannot pass through. This condition presents a potential fall risk, particularly for children. Inspector recommends modifications be made to bring the stair risers into compliance with current safety standards.

Recommendation: Contact a qualified professional.


☐ ☐ ☒ ☐ **K. Fireplaces and Chimneys**

Type of Chimney Cap: N/A

Cricket Present: N/A

Comments:

LIMITATIONS:

Lighting Gas Fireplaces:

Lighting gas fireplaces is above the scope of inspection. Inspector does check to see if gas is properly running to the fireplace, damper, and any other components of the chimney/fireplace (if applicable) but does not actually ignite the fireplace.

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

I	NI	NP	D
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☒ ☐ ☐ ☐ **L. Porches, Balconies, Decks, and Carports**

Comments:

No Issues:

No significant problems were noted at the time of inspection.

LIMITATIONS:

☒ ☐ ☐ ☐ **M. Driveway and Sidewalks**

No Issues:

No significant problems were noted at the time of inspection.

LIMITATIONS:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

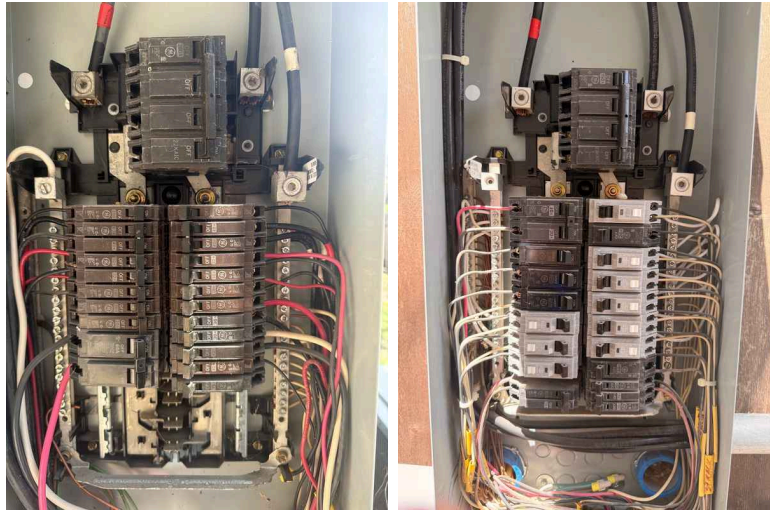
II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☒ A. Service Entrance and Panels

Comments:

Type of Service Wire (coming from street): Copper Service

Location of Main Electrical Panel: West Side/Corner, ADU



Rated for:: 150 amps, X2



Sub Panel Location: Kitchen

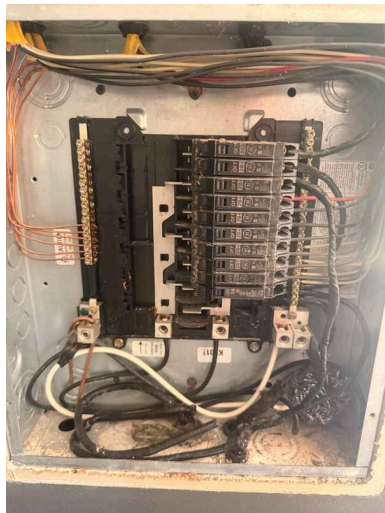
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I	NI	NP	D
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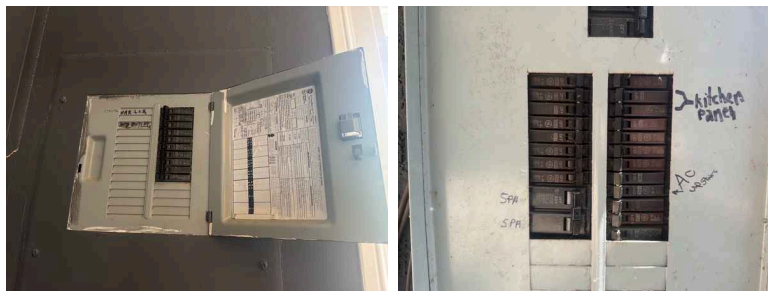
Sub Panel Rated For: Unable to Confirm
Location of electrical meter:: West, ADU
 LIMITATIONS:

1: Panel Missing Labels

➡ Recommendation

One or more of the electrical panels is not fully labeled or labels are ineligible. This is required by current standards. Inspector recommends repair.

Recommendation: Contact a qualified electrical contractor.



Main Panel

2: Seal- around panel

➡ Recommendation

The electrical panel(s) located outside is missing or has gaps in the sealant. Current standards (NEC 110.12(A)) states there should be no openings around panelboards (like gaps between the panel and the wall) should not allow foreign objects, dirt, or moisture into the enclosure. Sealing this will prevent the above mentioned.

Recommendation: Contact a handyman or DIY project

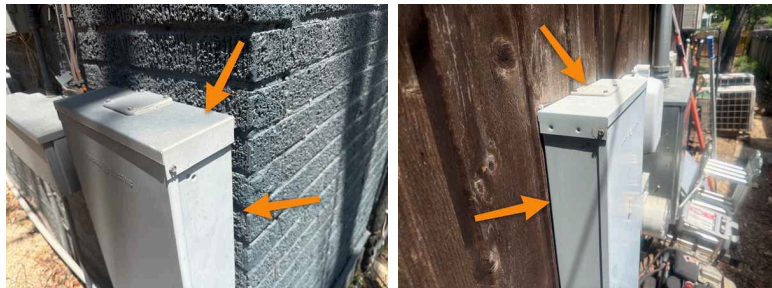
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NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

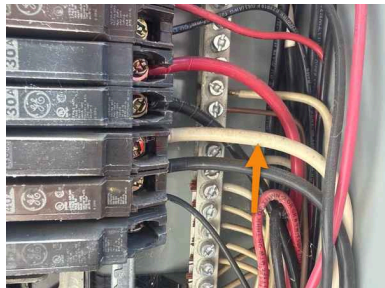


West Corner

3: White wires**➡Recommendation**

White (neutral) conductors observed connected to circuit breakers in the panel should be properly re-identified to indicate they are being used as ungrounded (hot) conductors. According to current National Electrical Code (NEC) standards [NEC 200.7(C)], white or gray wires used as hot conductors must be permanently re-identified—typically with colored tape, paint, or labeling (commonly red or black). These conductors were not re-identified as required, which can lead to confusion or potential safety hazards. A qualified electrician should correct this condition.

Recommendation: Contact a qualified electrical contractor.

**4: Missing fasteners****➡Recommendation**

The electrical panel or its components are missing fasteners. While this is a relatively minor issue, missing fasteners can create gaps between the dead front and the panel enclosure. These gaps may allow moisture, insects, small animals, or other debris to enter the panel, potentially leading to corrosion, electrical faults, or safety hazards.

Recommendation: Contact a handyman or DIY project



Main Panel

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

5: Sufficient workspace**🔴Recommendation**

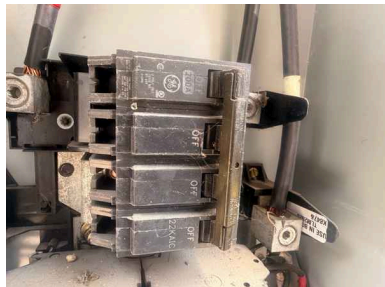
Sufficient workspace is not present in front and or sides of the electrical panel. A minimum of 3' in front and 30" total on the sides is required by current standards.

Recommendation: Contact a qualified professional.

**6: Undersized Service AWG****🔴Safety Hazard**

The electrical panel is supplied by 1 AWG copper conductors that are protected by a 200 amp breaker. Based on current standards, 1 AWG copper conductors are undersized for 200 amp overcurrent protection. A typical 200 amp service requires a minimum of 2/0 AWG copper (or 4/0 AWG aluminum) conductors, unless specifically engineered and listed otherwise. This condition may allow the conductors to overheat under load and presents a potential fire and safety hazard. A qualified electrician should evaluate the installation and replace the conductors or provide properly sized overcurrent protection as needed.

Recommendation: Contact a qualified electrical contractor.

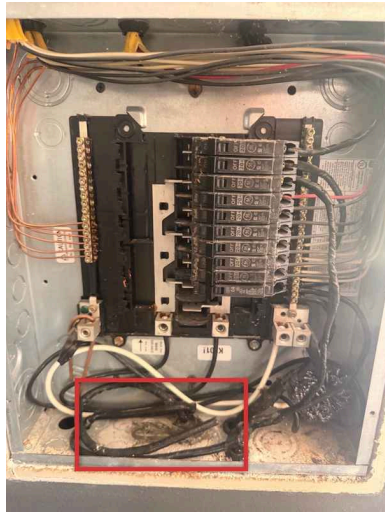
**7: Unused wires****🔴Safety Hazard**

Unused electrical wiring was observed within the electrical panel. For safety, all inactive conductors should be properly terminated and capped with approved wire connectors to prevent accidental contact or energization. Inspector recommends evaluation and correction by a licensed electrician.

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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Sub Panel

8: Service Capacity Discrepancy

Recommendation

The main electrical panel is equipped with a 200 amp main breaker; however, the upstream service disconnect is rated at 150 amps, and the service entrance conductors appear to be 1 AWG copper, which is typically sized for a 150 amp service. This discrepancy may create confusion regarding the home's actual service capacity. Inspector recommends evaluation by a qualified electrician to verify the installation is properly configured and to make any necessary corrections.

Recommendation: Contact a qualified electrical contractor.



I=Inspected

NI=Not Inspected

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D=Deficient

I	NI	NP	D



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

Kitchen GFCI: Yes

Bathroom GFCI: No

Garage GFCI: N/A

Exterior GFCI: Yes

Type of Wiring: Cloth, Romex, Copper

Are there properly installed carbon monoxide detectors: No -

Current safety standards require that carbon monoxide detectors be located in every floor. Majority of the smoke detectors have built in carbon monoxide detectors.

Are there properly installed smoke alarms: No -

Current safety standards require that smoke alarms be located in every bedroom, outside of each bedroom, one in every hallway and one on each floor. The smoke alarms need to be hardwired with a battery backup and are required to be "sympathetic" (if one smoke alarm sounds they all sound).

How Often Should Smoke Detectors Be Switched Out:

Smoke detectors play a critical role in home safety, providing early warning in the event of a fire. However, many homeowners are unaware that smoke detectors have a limited service life and must be replaced periodically to remain effective.

According to the National Fire Protection Association (NFPA), smoke detectors should be replaced every 10 years from the date of manufacture — not the date of installation. Over time, the internal sensors in smoke alarms degrade and become less responsive, even if the test button still sounds.

Key Guidelines:

- Test smoke alarms monthly.
- Replace batteries annually, unless the unit is equipped with a sealed 10-year battery.
- Replace the entire unit every 10 years.
- For combination smoke/carbon monoxide (CO) detectors, follow the manufacturer's replacement interval (usually 7–10 years).

To determine the age of your smoke detector, remove it from the mounting base and check the label on the back for the manufacture date. If the unit is more than 10 years old, it should be replaced, even if it still appears to function properly.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

Keeping smoke detectors up to date is a simple and cost-effective way to protect your family and property.

Comments:

LIMITATIONS:

1: Smoke alarms

▲Safety Hazard

Current safety standards require that smoke alarms be located in every bedroom, outside of each bedroom, one in every hallway and one on each floor. The smoke alarms need to be hardwired with a battery backup and are required to be "sympathetic" (if one smoke alarm sounds they all sound). Currently the house is not up to current standards.

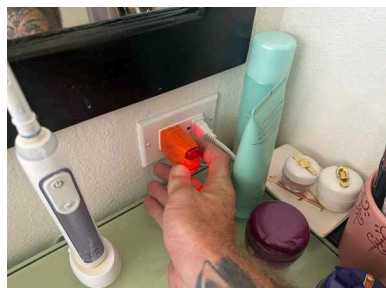
Recommendation: Contact a qualified electrical contractor.

2: GFCI-Bathroom

▲Safety Hazard

Missing GFCI protection in one or more of the bathrooms outlets. This is not allowed by current safety standards and is considered an electrical safety hazard. Inspector recommend repair by licensed electrician.

Recommendation: Contact a qualified electrical contractor.



Upstairs Bathroom



Downstairs

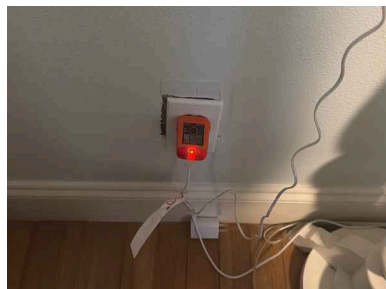
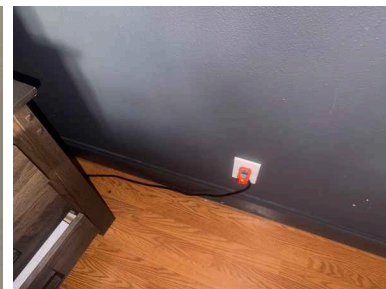
3: Open Grounds

▲Safety Hazard

Noted Throughout

One or more electrical outlets were observed to have open grounds, meaning they are not properly connected to the electrical grounding system. This condition can pose safety risks, including increased shock hazard and interference with certain devices that require proper grounding to function safely. It is recommended that a licensed electrician evaluate and correct this condition to ensure compliance with current electrical safety standards.

Recommendation: Contact a qualified electrical contractor.



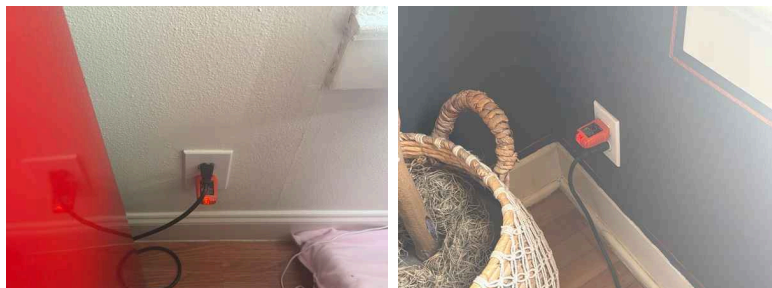
I=Inspected

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D=Deficient

I	NI	NP	D
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**4: Door Bell- not working****⚠ Safety Hazard**

The door bell was not working properly at the time of the inspection.

Recommendation: Contact a handyman or DIY project

**5: GFCI-Did Not Pop****⚠ Safety Hazard**

One or more GFCI outlets would not pop (work properly). In terms of installation and connection, GFCI outlets can be wired in two ways: the first way is to connect the GFCI outlet at the beginning of the circuit, which provides protection for all the outlets downstream in the circuit. The second way is to connect the GFCI outlet at the end of the circuit, which only protects that specific outlet. If an outlet is installed at the beginning of the circuit and does not pop, then the other outlets do not pop either. Inspector recommends having the GFCI outlets replaced.

Recommendation: Contact a qualified electrical contractor.



Upstairs Bathroom

6: 6'- No GFCi Receptacle**⚠ Safety Hazard**

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

I	NI	NP	D
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The receptacle located within 6 feet of the bathroom sink and/or bathtub is not GFCI protected, as required by current safety standards. For enhanced safety and compliance with electrical codes, it is recommended that this outlet be upgraded to a GFCI-protected receptacle.



Upstairs Sink

☐ ☐ ☐ ☐ **C. Other**
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

☒ ☐ ☐ ☒ A. Heating Equipment

Type of Systems: Central Forced Air

Energy Sources: Natural Gas

Location of Furnace: In the Attic



Comments:

LIMITATIONS:

1: Missing Drip Leg

🟡Recommendation

There's no sediment trap (drip leg) on the gas supply line to the furnace as required by current standards. Inspector recommends adding this length of piping to promote a longer life of the furnace burners.

Recommendation: Contact a qualified professional.



2: Flexible gas line

🔴Safety Hazard

A flexible gas line was observed running directly into the air handler cabinet. This installation method does not meet current manufacturer requirements or current standards, as flexible gas connectors are not rated for installation within equipment cabinets. Improper routing of gas lines can create a safety hazard due to potential damage, vibration, or lack of proper support. Inspector recommends evaluation and correction by a licensed HVAC or plumbing professional.

Recommendation: Contact a qualified plumbing contractor.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



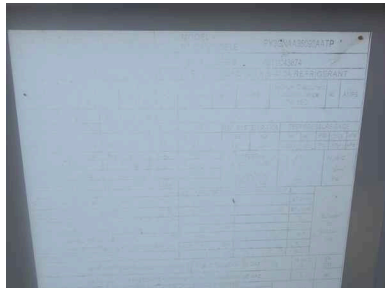
☒ ☐ ☐ ☒ **B. Cooling Equipment**

Homeowner's Responsibility:

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

Type of Systems: Central Air Conditioner, RTU (Rooftop Unit)



Downstairs



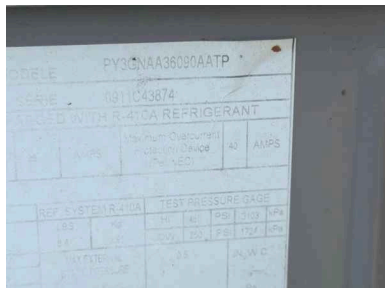
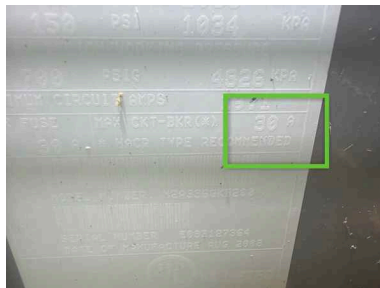
Upstairs

What was the Tonnage of the AC Unit(s): 3 Tons, X2

Approximate Age of AC: 2008, 2011

Approximate SEER Rating: 13

Max Breaker: 30 amps, 40 amps



Upstairs

Breaker Size in Panel: Unable to confirm panel is missing labels

Split Unit- Cooling:

The mini split heat pump is working properly. It's pushing out cold air as properly intended.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Studio



Workout Room

Differential- Working:

The temperature differential for a properly operating air conditioning system is 15-20 degree difference between the return and supply air temperatures. This differential was tested and reached at the time of the inspection and the air conditioning system appears to be operating as intended.



Upstairs

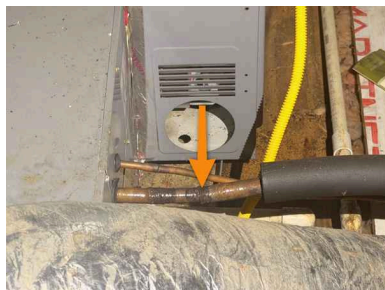


Downstairs

Comments:**LIMITATIONS:****1: Low Pressure- Air Handler****🔴Recommendation**

The low-pressure refrigerant line entering the air handler should be properly insulated to prevent condensation from forming and dripping into the drain pan. When insulation is missing or deteriorated, the cold refrigerant line can condense moisture from the warm attic air, leading to potential water issues. The inspector recommends insulating all exposed sections of the refrigerant line to prevent this issue. No copper should be visible, as the copper portion of the line is the coldest and most prone to condensation. Proper insulation will help maintain system efficiency and prevent moisture-related damage.

Recommendation: Contact a qualified HVAC professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

2: Insulation Missing or Deteriorated**➡Recommendation**

Missing or deteriorated insulation on refrigerant line. This can cause energy loss and condensation. Adding or replacing this insulation can save a significant amount of money.

Recommendation: Contact a qualified HVAC professional.



Upstairs

3: Primary Condensation-Insulated**➡Recommendation**

The primary condensation line coming from the air handler should be insulated or better insulated (a minimum of 3' is recommended). This will help prevent excess moisture around the air handler. With moisture there is a chance of black unknown substance.

Recommendation: Contact a handyman or DIY project

**4: Unit Not Level****➡Recommendation**

The exterior air conditioning condenser unit was not level. Current manufacturer installation standards require condensers to be level to allow proper circulation of refrigerant and lubricating oil through the system. When the condenser is out of level, the oil can separate from the refrigerant, which may cause the compressor to operate without sufficient lubrication and lead to premature failure. It is recommended that the unit be leveled and adjusted as needed by a qualified HVAC technician.

Recommendation: Contact a qualified HVAC professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

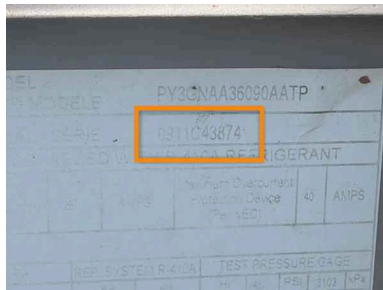


ADU Mini Split

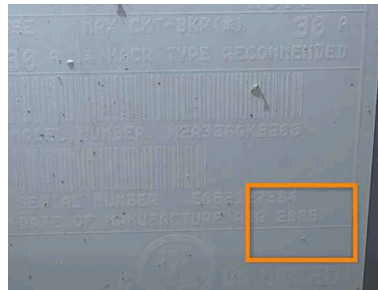
5: End of life expectancy**Recommendation**

One or more of the air conditioning units (compressors) is 15 years old or older. The typical life expectancy for an A/C unit is approximately 15 years, and this unit appears to be at or near the end of its expected service life. Inspector recommends further evaluation by a licensed HVAC technician to assess current condition and remaining lifespan.

Recommendation: Contact a qualified HVAC professional.



Downstairs RTU



2008- Upstairs

6: R-22 (HCFC)**Recommendation**

One or more air conditioning systems at the property uses R22 refrigerant. Production and import of new R22 refrigerant in the United States ended on January 1, 2020, which can make future servicing more expensive and more difficult. Continued operation of an existing system is still permitted, but if the system develops a leak or requires major refrigerant related repairs, replacement of the equipment or evaluation for an approved retrofit may be necessary. Recommend budgeting for eventual replacement and consulting a licensed HVAC contractor regarding service options and long term planning.

Recommendation: Contact a qualified HVAC professional.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

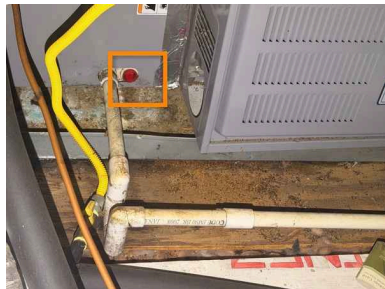
I	NI	NP	D

Upstairs

7: No Secondary**➔Recommendation**

There is no secondary condensate line on the air handling unit. Inspector recommends having an HVAC technician add a secondary line or a float switch to the secondary line to prevent the possibility of water damage to the house in the event of a blockage in the primary condensate line.

Recommendation: Contact a qualified HVAC professional.

**8: No Opening- primary condensation line****➔Recommendation**

No accessible means for cleaning was observed on the primary condensate drain line. Current standards (IRC M1411.3) require condensate drains to be installed in a manner that allows for cleaning. The absence of a service opening can restrict maintenance, increasing the risk of blockage and potential water damage. Inspector recommends evaluation and correction by a qualified HVAC technician.

Recommendation: Contact a qualified HVAC professional.

**9: Wire Connections****➔Recommendation**

Wire connections were noted above the fan on the AC unit. This is an indication that the AC fan motor has been replaced in the past. Inspector recommends that an HVAC technician determine the life expectancy of this replaced fan motor.

Recommendation: Contact a qualified HVAC professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



Downstairs

10: Mini Split- Not Cooling Properly**Recommendation**

The mini split is not cooling properly. Inspector recommends further evaluation and repair.

Recommendation: Contact a qualified heating and cooling contractor



ADU

11: Air Handler- Resting on Pan**Recommendation**

The air handler is resting directly on the auxiliary (emergency) drain pan instead of being properly supported above it. Air handlers should be elevated on approved support rails or brackets to allow the drain pan to function as intended and to help prevent vibration, restricted drainage, and potential damage to the equipment or drain pan. Inspector recommends evaluation and correction by a qualified HVAC contractor.

Recommendation: Contact a qualified heating and cooling contractor



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

Comments:

LIMITATIONS:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Visual Inspection:

The home inspection is a visual inspection only, inspector is not allowed to remove vents to check for leaks, mold, or any other issues that are commonly found inside the HVAC ducting. Typically if dust is observed on the supply vents inspector always recommends further evaluation and estimate cost of repairs/ cleanings.

1: Damaged/Seperated Insulation**➡Recommendation**

There is one or more sections of insulated ductwork that is separated or damaged. Inspector recommends repair to prevent air loss.

Recommendation: Contact a qualified HVAC professional.


☐ ☐ ☐ ☐ **D. Other**

Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

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

Location of Water Meter: East Lot Line



Location of Main Water Supply Valve : Next to water meter -

Some water meters require a specialized key to access the meter and main water shutoff valve. Inspector recommends purchasing a water meter key and locating the main shutoff valve so the water supply can be quickly turned off during a plumbing emergency. These tools are readily available online and at many hardware stores.

Static Water Pressure Reading: 90 PSI



Type of Supply Piping Material: Galvanized, Cross-linked polyethylene

Comments:

LIMITATIONS:

1: Missing Anti-siphon

🔴Recommendation

The exterior hose bib(s) are missing the vacuum breaker rings. This is an anti-siphon device that prevents water from going to water supply. Inspector recommends installing these devices on all hose bibs.

Recommendation: Contact a handyman or DIY project

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



2: High Water Pressure

🔴Recommendation

The water pressure was too high according to current standards. The proper water pressure range is 40-80 PSI. This can cause damage to appliances and plumbing supply material. Inspector recommends that a licensed plumber install a pressure reducing valve, if one is already installed then it's recommended adjusting the pressure.

Recommendation: Contact a qualified plumbing contractor.



3: Water Lines-Not Properly Insulated- Crawl Space

🔴Recommendation

One or more of the water supply lines located under the house are not properly insulated. This can cause broken lines with freezing. Inspector recommends insulated the water lines that are not insulated.

Recommendation: Contact a qualified professional.



4: Galvanized-Under Home

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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🔧 Recommendation

Galvanized water distribution lines were noted under the home. These water lines are well-known for containing blockages which can reduce water flow and water pressure. Typical life expectancy is 40-50 years. Inspector recommends having a licensed plumber conduct a static water test.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ B. Toilets

No issues :

No significant issues were noted with the toilets at the time of the inspection.

LIMITATIONS:

☒ ☐ ☐ ☒ C. Showers/Bathtubs

LIMITATIONS:

1: Loose Tub/Shower Components

🔧 Maintenance Item

One or more of the tub/shower components (head, arm, faucet, handle, trim) is loose and should be secured properly. Easiest way to secure is often resealing them.

Recommendation: Contact a qualified professional.



I=Inspected

NI=Not Inspected

NP=Not Present

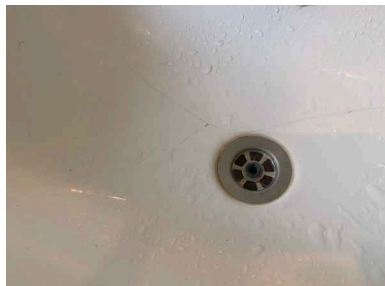
D=Deficient

I	NI	NP	D
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☒ ☐ ☐ ☒ **D. Sinks**
*LIMITATIONS:***1: Cracks/Damages** **Recommendation**

Cracks and/or damages were observed in one or more of the bathroom sinks. These imperfections may lead to water intrusion, which can cause further deterioration or potential water damage over time. The inspector recommends sealing any cracks or repairing the damaged areas to prevent potential leaks and ensure the longevity of the sink.

Recommendation: Contact a qualified professional.



ADU

☒ ☐ ☐ ☒ **E. Drains, Wastes, and Vents**
Homeowner's Responsibility:

Your job is to monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak.

Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

I=Inspected

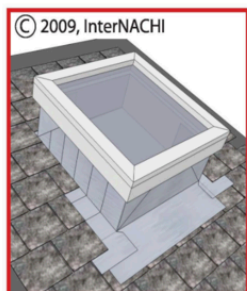
NI=Not Inspected

NP=Not Present

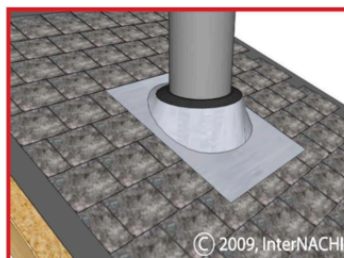
D=Deficient

I	NI	NP	D

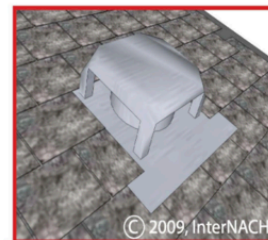
Roof penetrations and flashing



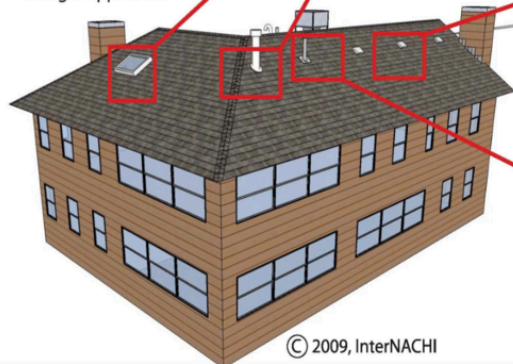
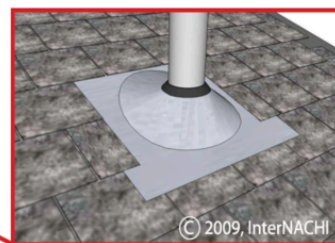
Skylight flashing and shingle application



Combustion vent flashing and shingle application



Roof vent flashing and shingle application



plumbing vent flashing and shingle application

Sewer Cleanout Location: SW Side/Corner



Type of Drain Piping Material: Cast Iron, PVC

Comments:

LIMITATIONS:

1: Flexible pipe

➡ Recommendation

A flexible drain pipe was observed beneath one or more sinks. These types of fittings are not permitted under current plumbing standards (IRC P3002.3.1) due to their ribbed interior, which can restrict flow and increase the risk of blockages and leaks. Recommend replacement with smooth-walled PVC piping to ensure proper drainage and compliance.

Recommendation: Contact a qualified plumbing contractor.

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I	NI	NP	D



Outside

2: Improper drain configuration

👉Recommendation

Improper drainage and/or plumbing configuration was observed under one or more sinks. These conditions may impede proper water flow and increase the risk of leaks or backups. Inspector recommends evaluation and correction by a licensed plumber to ensure proper drainage and compliance with standard plumbing practices.

Recommendation: Contact a qualified plumbing contractor.



Outside Sink

3: Cast Iron

👉Recommendation

The home is equipped with cast iron drain lines, which were commonly used in older construction but have largely been replaced by PVC in modern building practices due to concerns over corrosion and reduced lifespan. Cast iron may still be functional but can deteriorate internally over time. The inspector recommends that a licensed plumber evaluate the condition of the cast iron piping to determine its current serviceability and whether replacement is warranted.

Recommendation: Contact a qualified plumbing contractor.



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I	NI	NP	D

4: Lead-Deteriorated**Recommendation**

The lead plumbing stack cover located in one or more areas of the roof is deteriorated, or chewed from rodents. This can potentially lead to water intrusion. The cover should bend and go into the actual stack.

Recommendation: Contact a qualified roofing professional.

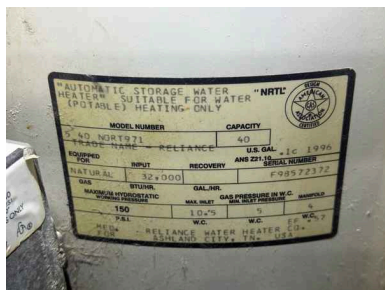

☒ ☐ ☐ ☒ **F. Water Heating Equipment**

Location of Water Heater : Laundry Room Closet, Exterior wall



Energy Sources: Natural Gas

What is the capacity of the water heater(s): 40 Gallons, Tankless Water Heater



Water Temperature : 115 - 114 Degrees

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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ADU

Approximate age of water heater: 1995-1999

Comments:

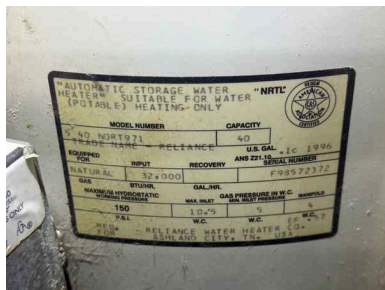
LIMITATIONS:

1: End of Life Expectancy

➡Recommendation

Although currently working properly. One or more of the water heater is nearing the end of it's usable life (typically life expectancy is 15 years). Inspector recommends that a licensed plumber determine the cost of replacement before the option period ends.

Recommendation: Contact a qualified plumbing contractor.



Upstairs

2: Water Line-Corrosion

➡Recommendation

Corrosion was noted on the water supply line. Inspection recommend repair by a licensed plumber to prevent premature deterioration of the steel metal in the water heater.

Recommendation: Contact a qualified professional.



3: Insufficient Venting

➡Recommendation

I=Inspected

NI=Not Inspected

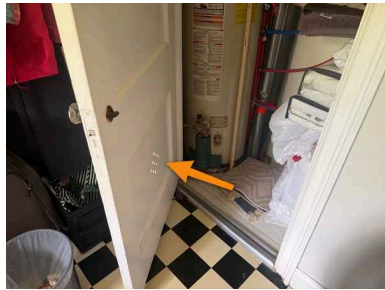
NP=Not Present

D=Deficient

I	NI	NP	D
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Insufficient venting was noted in the water heater closet. Modern standards require dedicated combustion air ducting to supply fresh air to the appliance rather than relying on conditioned indoor air. Proper installation typically includes openings or ducts that terminate within approximately 12 inches of the ceiling and within 12 inches of the floor to allow adequate air circulation. Inadequate combustion air can affect performance and may create unsafe operating conditions. A qualified contractor should evaluate the installation and make necessary corrections to provide proper combustion air.

Recommendation: Contact a qualified professional.



Upstairs Laundry Room

4: Water Lines- Tankless

➡Recommendation

The water lines located next to or around the tankless water heater are not fully insulated. These lines should be insulated to help prevent freezing.

Recommendation: Contact a qualified professional.



☐ ☐ ☒ ☐ G. Hydro-Massage Therapy Equipment

Comments:

GFCI Location: N/A -

Current standards require a designated GFCI switch that only is connected to the jetted tub.

Was the jetted tub operational: N/A

Was there a kill switch: : N/A -

This switch will need to be turned on in order to get the jetted tub to turn on. Once on the switch in the actual tub is operational.

☒ ☐ ☐ ☐ H. Gas Distribution Systems and Gas Appliances

Location of Gas Meter: SW side/corner

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

I	NI	NP	D
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Type of Gas Distribution Piping Material: Black Steel, CSST (Corrugated Stainless Steel)

Comments:

LIMITATIONS:

Identifying Gas Leaks:

Natural gas is odorless and the gas companies add a chemical mercaptan this is what causes the rotten egg smell. If the gas company has not added this chemical recently there will be no way to find the gas leak. If there is a rotten egg smell when you move in. Call the gas immediately. They will send someone out for free and tighten any lines that may be loose.

I=Inspected

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D=Deficient

I	NI	NP	D
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V. APPLIANCES

☒ ☐ ☐ ☒ A. Dishwashers

Comments:

LIMITATIONS:

1: Rust on racks

Safety Hazard

Rust was noted inside the dishwasher on one or more racks. This is considered a health hazard and should be repaired or replaced.

Recommendation: Contact a handyman or DIY project



☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

No Issues:

No significant problems were noted at the time of inspection.

LIMITATIONS:

☒ ☐ ☐ ☒ C. Range Hood and Exhaust Systems

Comments:

Range Hood Type: Recirculating

LIMITATIONS:

1: Light not working

Recommendation

One or more of the lights on the exhaust was not working at the time of the inspection. Replacing the bulb(s) is typically needed.

Recommendation: Recommended DIY Project



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D=Deficient

I	NI	NP	D

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

Comments:

Cooktop Energy: Natural Gas



Oven Energy: Natural Gas

Oven(s) was set to 350: 340 - 349 Degrees



Bottom ADU



Upper ADU

LIMITATIONS:

1: Anti- tip

⚠ Safety Hazard

There is no anti-tip bracket attached to the wall behind the stove. This is considered a safety hazard and should be added. Inspector recommends repair.

Recommendation: Contact a handyman or DIY project



ADU

2: Gas Smell

⚠ Safety Hazard

The oven produced a strong natural gas odor when tested. While a brief gas odor during ignition can be normal, a strong or persistent gas odor may indicate improper burner ignition, a gas leak, or another defect. Due to the potential safety hazard, the oven should not be used until it has been evaluated and repaired as needed by a qualified appliance contractor or licensed plumber.

I=Inspected

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D=Deficient

I	NI	NP	D
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Recommendation: Contact a qualified professional.



3: Long Time to Heat Oven

➡ Recommendation

The upper oven required significantly longer than normal to reach the selected temperature. During testing, the lower oven preheated within an expected timeframe, while the upper oven took approximately 10 minutes longer to heat. This condition may indicate a failing bake element, igniter, temperature sensor, control board, or another component affecting proper operation. Inspector recommends further evaluation and any necessary repairs by a qualified appliance repair technician.

Recommendation: Contact a qualified professional.



☐ ☐ ☒ ☐ E. Microwave Ovens

Comments:

Standalone:

Standalone microwaves do not typically convey with the home. Although it may not convey, inspector did test it and it was working properly.

LIMITATIONS:

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

Comments:

LIMITATIONS:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

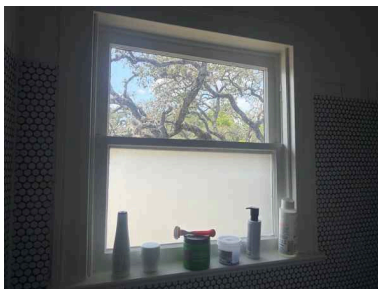
1: Missing Vent/Window**Recommendation**

The bathroom(s) lacks adequate ventilation, as there is no exhaust fan or operable window present. Proper ventilation is important to control moisture levels, reduce the risk of microbial growth, and maintain air quality. It is recommended to install a vent fan or ensure a window can be opened to meet ventilation requirements.

Recommendation: Contact a qualified professional.



Downstairs Bathroom



Upstairs Bathroom

☐ ☐ ☒ ☐ **G. Garage Door Operators**

Comments:

LIMITATIONS:

☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**

Location of Dryer Vent Termination: Exterior Wall

Comments:

LIMITATIONS: