Nunnallee Inspections



Residential with Pool Inspection

Sample Inspection Report

PROPERTY INSPECTION REPORT

Prepared For: NunnalleeInspections.com
(Name of Client)

Concerning: Residential with Pool Inspection
(Address or Other Identification of Inspected Property)

By: Sample Inspection Report
(Name and License Number of Inspector)

(Name, License Number and Signature of Sponsoring Inspector, if required)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services, or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

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Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (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; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

"When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods."

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

I	NI	NP	D	Inspection Item
☑	☐	☐	☑	**I. STRUCTURAL SYSTEMS**
				A. Foundations

Type of Foundation(s): Slab-on grade

Comments: ***Foundation Performance Opinion:***

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop). This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be desired.



Client Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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☑ ☐ ☐ ☑ **B. Grading & Drainage**

Comments:

Poor to negative site drainage was observed at the front and east sides of the house. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.





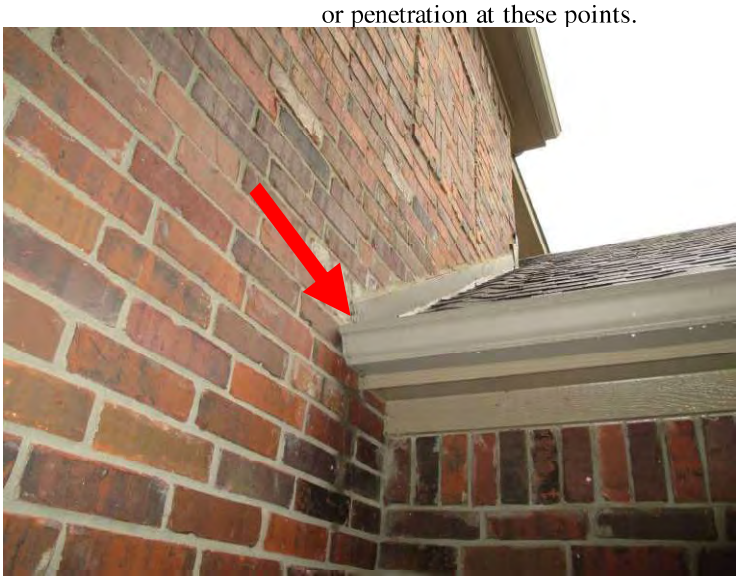
☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Type(s) of Roof Covering: Fiberglass composition shingle

Viewed From: Walked on roof

Comments:

There was no kickout flashing detail observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing can allow water staining or penetration at these points.





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Notice: *Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.*

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

☑ ☐ ☐ ☐ **D. Roof Structure & Attic**

Viewed From: Interior of attic
Approximate Average Depth of Insulation: 13+ inches
Approximate Average Thickness of Vertical Insulation: Unknown
Insulation Type: Insulsafe R-Value 2.2 per Inch, Radiant Barrier Decking
Comments:

Note: Not all of the attic area was accessible due to storage, configuration and/or tight spaces.

All components were found to be in satisfactory condition on the day of the inspection.

☑ ☐ ☐ ☑ **E. Walls (Interior & Exterior)**

Comments:

Minor cracks in the stone/brick veneer were observed. The lintel above the garage door is steel and will expand in length and width. This can cause some stress cracks and usually is not a concern.



Caulking improvements are recommended for the area between the exterior veneer and the garage door trim boards.



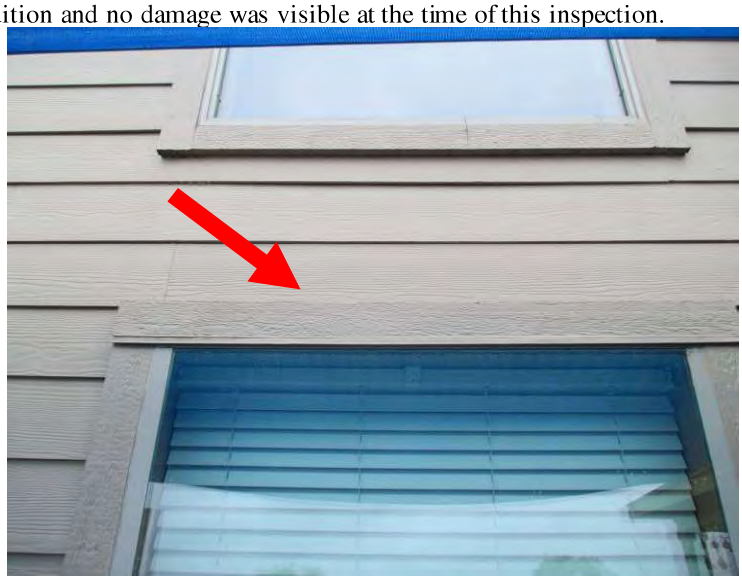
Gaps in the exterior veneer should be sealed in various locations to prevent water infiltration. This is an aspect of regular home maintenance.



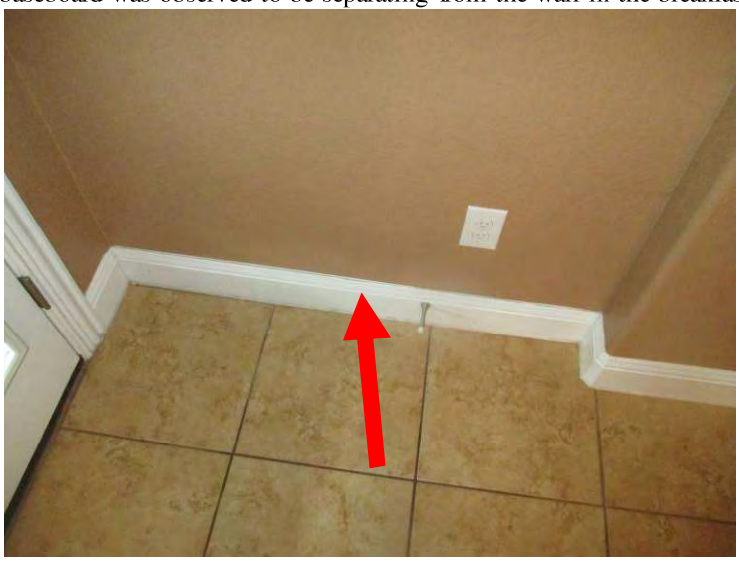
The wall expansion joint(s) need to be properly sealed on the sides of the house.



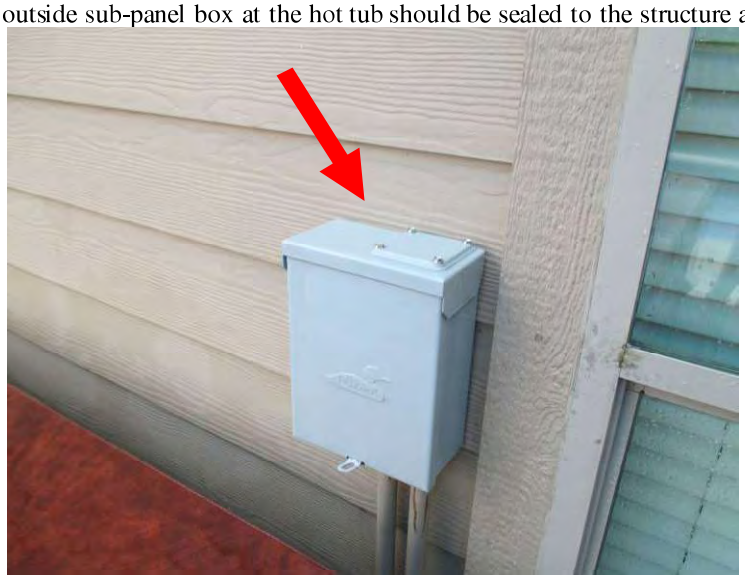
Effective flashing should be provided for all wood trim that projects from the wall. This is a common observation on many homes and may not have been required when this home was built. This is an as-built condition and no damage was visible at the time of this inspection.



The baseboard was observed to be separating from the wall in the breakfast area.



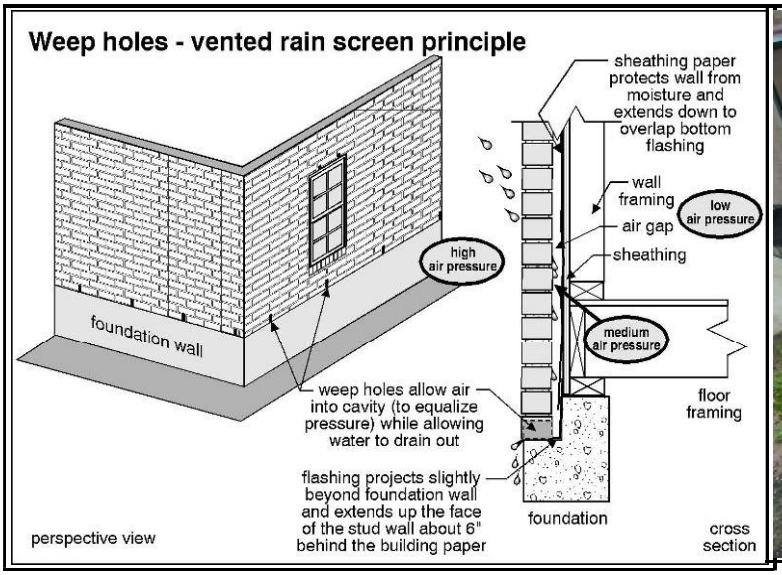
The outside sub-panel box at the hot tub should be sealed to the structure and openings sealed as necessary.

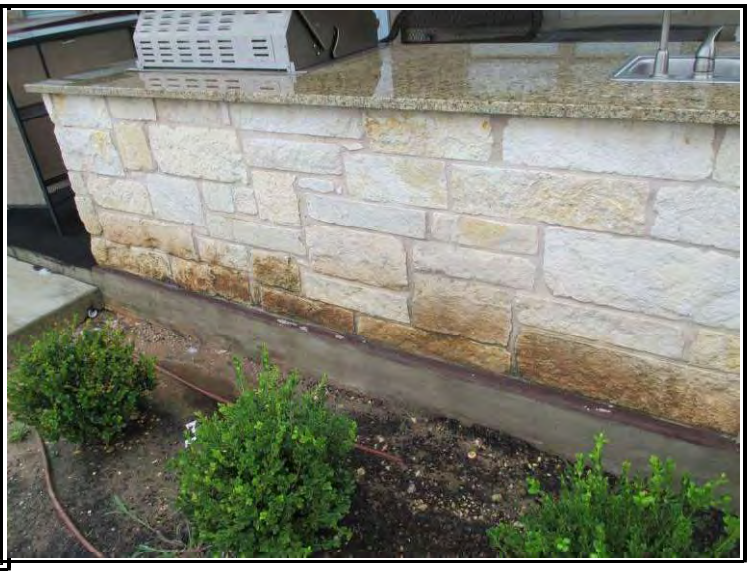


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There were no weepholes observed in the lower course of the masonry veneer on the outdoor kitchen counter.





There was considerable storage observed in the garage. Some areas were not accessible at the time of this inspection.



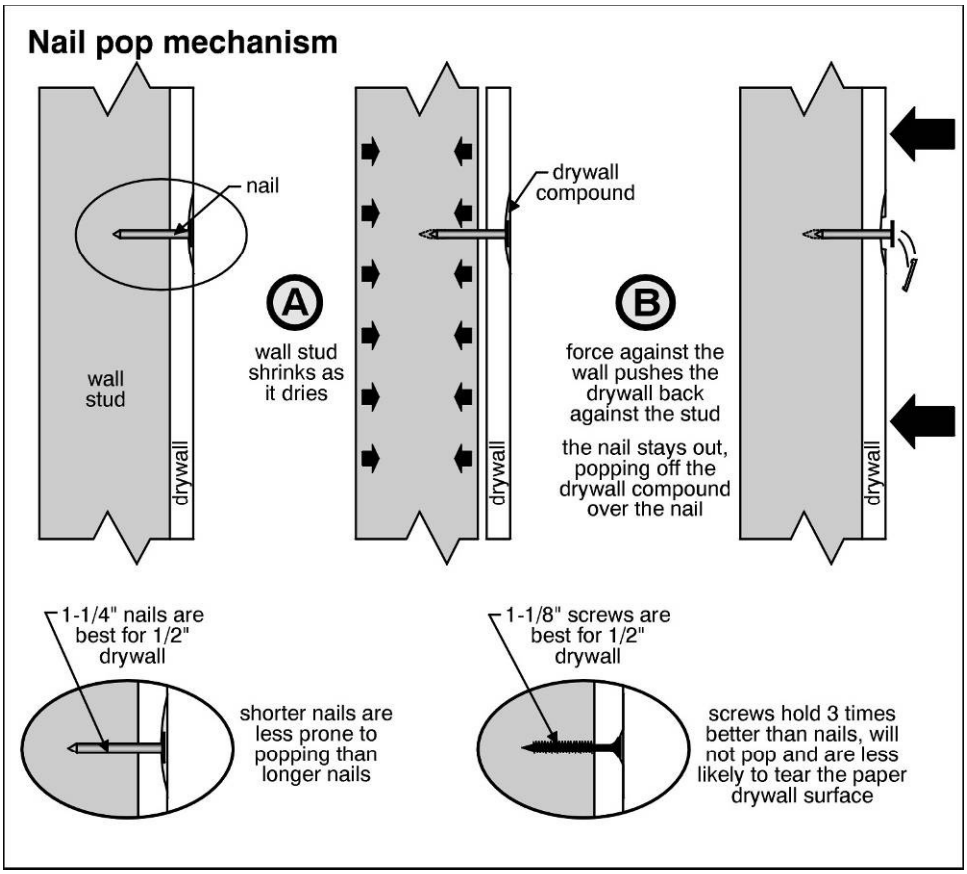
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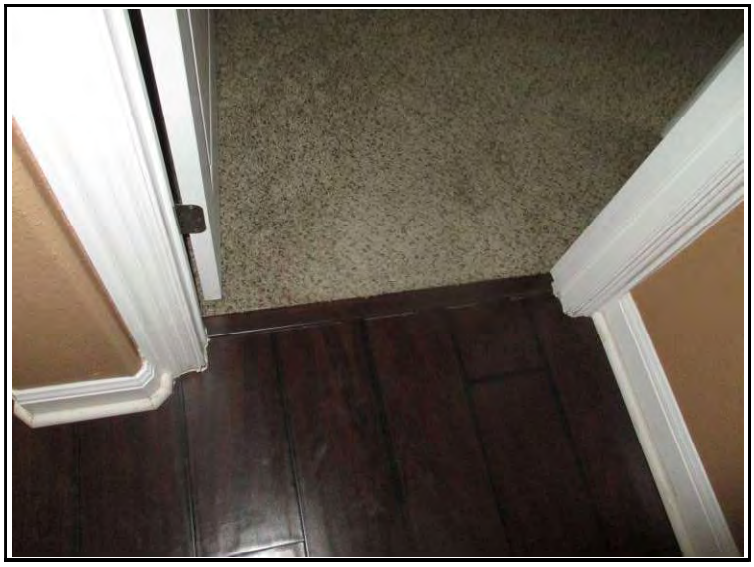
☑ ☐ ☐ ☑ **F. Ceilings & Floors**

Comments:

Note: Nail heads were observed to be pushing through the interior finish.



The floor trim at the master bedroom is loose and should be re-secured.



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☑ ☐ ☐ ☑ **G. Doors (Interior & Exterior)**

Comments:

Weather-stripping improvements are recommended at the front and garage entry doors.

Door stops are recommended throughout the house to protect doors and walls.

The front door dead bolt handle is missing and should be replaced.

The front door hardware is not functioning properly.

The lock for the gate on the west side of the house is in need of repair.

☑ ☐ ☐ ☑ **H. Windows**

Comments:

The window(s) in one or more locations have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to loose its insulating properties.

It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Water staining was observed at the window stools in various locations. This is usually the result of condensation on the insides or the frames of the windows.

Water staining was observed at the window stools in various locations. This is usually the result of condensation on the insides or the frames of the windows.



Note: All windows may not have been accessible due to furniture and/or personal items.

☑ ☐ ☐ ☐ **I. Stairways (Interior & Exterior)**

Comments:

All components were found to be in satisfactory condition on the day of the inspection.

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☑	☐	☐	☑	**J. Fireplace/Chimney**

Comments:

Note: The log lighter was not tested. I cannot apply open flames to appliances as per TREC standards of practice.

Where artificial gas logs are installed in the fireplace, with a damper; it should be permanently blocked open with a damper clamp to prevent spillage of combustion product into the living space.

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

Comments:

All components were found to be in satisfactory condition on the day of the inspection.

☐	☑	☐	☐	**I. Other**

Comments:

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II. ELECTRICAL SYSTEMS

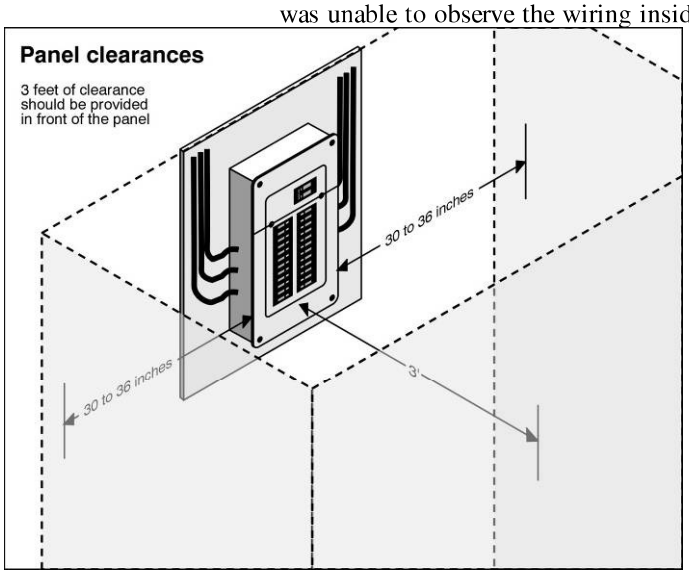
☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

Comments:

Box Rating and/or Main Disconnect Rating: **150amp**

Box Location: **West Exterior Wall**

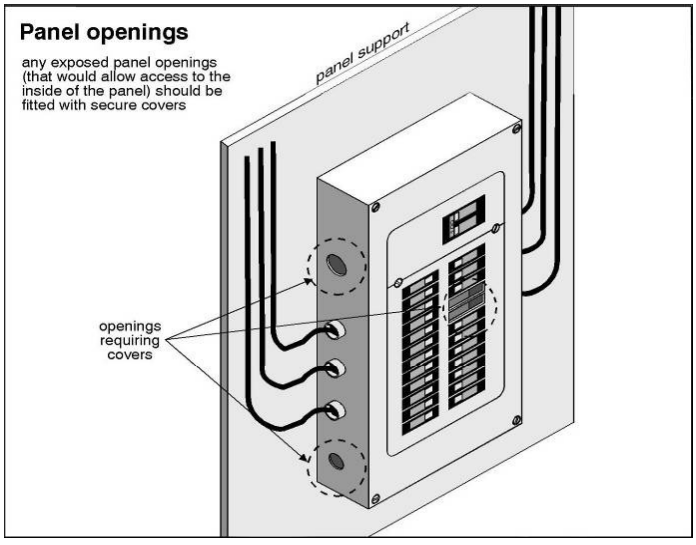
The panel box cover plate (Dead Front) and/or cabinet should be readily accessible and cover easily removable at all times. Under current electrical standards, the accessible workspace around the panel box should be at least 36-inches in depth in front of the cabinet and 30-inches in width or the width of the equipment. Clothes, shelves, cabinets, foliage, etc should not block the workspace in front of the cabinet. I was unable to observe the wiring inside the sub-panel at the time of the inspection.





All breakers should be labeled.

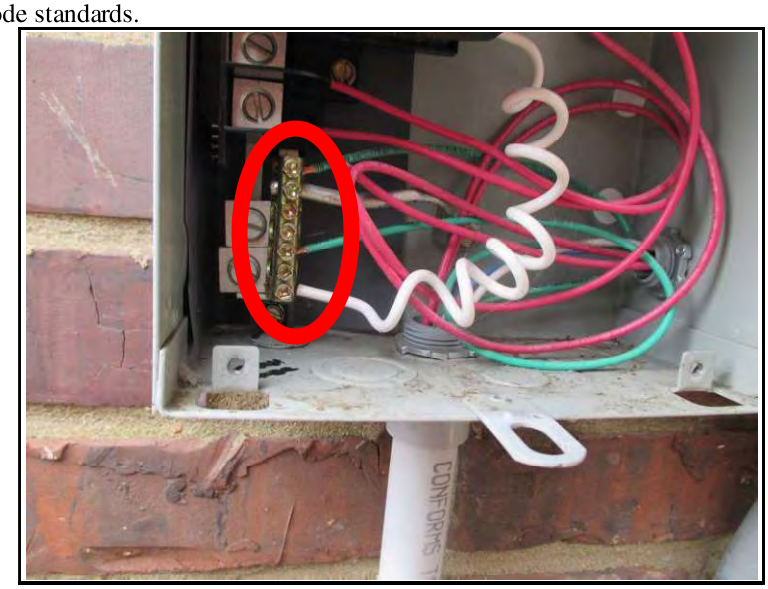
Any openings in the main panel should be covered.





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The ground wires and the neutral wires are not properly separated in the sub-panel electrical cabinet for the pool. The neutral wires should be on their own isolated bus bar and the ground wires should be connected to the sub-panel cabinet. Although the sub-panel is functional, it does not meet current National Electrical Code standards.



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

Type of Wiring: Copper
Comments:

Note: It is recommended to replace smoke alarms that are over ten years of age.

Note: A carbon monoxide alarm should be present within the immediate vicinity of each sleeping area and on each floor to comply with current building standards where a garage is directly attached or there are gas-fired appliances in the home.

Under-cabinet lights in the kitchen are inoperative. If the bulbs are not blown, the circuit should be investigated.

The ceiling fan appears to be inoperative in the living room

The ceiling fan is out of balance in the game room.

The light in the northwest bedroom is inoperative. If the bulbs are not blown, the circuit should be investigated.

An exterior light at the garage is inoperative. If the bulb is not blown, the circuit should be investigated.

Notice: In occupied or staged structures; some of the receptacles in the home were inaccessible and could not be reached for inspection due to personal effects, heavy storage, furniture, or conditions outside the control of the inspector.

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III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

Type of System: Central Forced Air Furnace
Energy Source: Natural Gas
Comments:

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of System: Central Forced Air System
Comments:

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately between 15 to 23 degrees F total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even though the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Downstairs Central Cooling System – *Energy Source: Electric*

Today's Temperature Differential (Delta-T): 16-18 Degrees
Approximate System Size: Three and 1/2 ton
Location: Attic
Manufacturing Date: **2011**
Manufacturer: Lennox

Minor air leaks at or around the evaporator coil were observed at the time of this inspection. Improvements will reduce air loss and energy costs.



Upstairs Central Cooling System – *Energy Source: Electric*

Today's Temperature Differential (Delta-T): 16-18 Degrees
Approximate System Size: Three ton
Location: Attic
Manufacturing Date: **2011**
Manufacturer: Lennox

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☑	☐	☐	☐	**C. Duct System, Chases, and Vents**

Comments:

Access to *ALL* the ducting of the HVAC system is rarely available however; all areas I was able to observe appeared to be in good condition and operating as intended.

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IV. PLUMBING SYSTEM

☑ ☐ ☐ ☑ **A. Plumbing supply, Distribution Systems, and Fixtures**

Location of water meter: Front Yard
Location of main water supply valve: Front Yard
Static water pressure reading: 40-45 psi

Comments:

Main Clean out Location: Front Yard

Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However, determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids, or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

It should be verified that there is no leak at the water meter and customer shutoff. The boxes were observed to be full of water at the time of the inspection.



Note: I was unable to observe the plumbing below the outdoor kitchen sink.

Note: No hot water was observed at the outdoor kitchen sink.

The counter at the outdoor kitchen should be sealed where the post meets the granite to prevent water infiltration.



Kitchen Sink

The shelf in the cabinet under the sink is damaged.

Half Bathroom

The toilet flush handle is loose and should be re-secured.

Master Bathroom

The right lavatory / sink faucet has a slow leak when off.

Note: The bathtub faucet aerator was observed to be clogged and should be cleaned to improve the faucets performance.

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Upstairs Hall Bathroom

The sink was observed to drain slowly, suggesting that an obstruction may exist.

The floor adjacent to the toilet shows evidence of water staining. This condition should be evaluated and repaired as necessary repaired before further structural damage occurs.



A toilet seat hinge is damaged and should be repaired.

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

Comments:

All components were found to be in satisfactory condition on the day of the inspection.

Notice: *Reporting the condition of drains, wastes, and vent piping that is not completely visible and/or accessible or reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.*

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☑ ☐ ☐ ☐ **C. Water Heating Equipment**

Comments:
Notice: The T&P (temperature and pressure) valve was not operated at the time of this inspection.

Energy Source: Natural Gas
Capacity: Tankless
Location: East Exterior Wall
Manufacturing Date: **Unknown**

The water heater appeared to be performing adequately at the time of this inspection ☑ *Yes* or ☐ *No.*

This component was found to be in satisfactory condition on the day of the inspection.

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

Comments:

☐ ☑ ☐ ☐ **I. Other**

Comments:

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V. APPLIANCES

☑ ☐ ☐ ☐ **A Dishwasher**

Comments:

The dishwasher appeared to be performing adequately at the time of this inspection ☑ *Yes* or ☐ *No.*

All components were found to be in satisfactory condition on the day of the inspection.

☑ ☐ ☐ ☐ **B. Food Waste Disposer**

Comments:

The disposer appeared to be performing adequately at the time of this inspection ☑ *Yes* or ☐ *No.*

All components were found to be in satisfactory condition on the day of the inspection.

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments:

All components were found to be in satisfactory condition on the day of the inspection.

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

Comments:

The Ranges, Cooktops, and/or Ovens appeared to be performing adequately at the time of this inspection ☑ *Yes* or ☐ *No.*

The front left burner on the gas cooktop is inoperative and is in need of repair.

The thermostat for the electric range was found to be inaccurate and should be repaired. The temperature was found to be greater than a 25 degree difference of 350 degrees as measured by a detached thermometer.



The outdoor grill igniter was inoperable at the time of the inspection.

☑ ☐ ☐ ☐ **E. Microwave Oven**

Comments:

All components were found to be in satisfactory condition on the day of the inspection.

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☑ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

All components were found to be in satisfactory condition on the day of the inspection.

☑ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

NOTE: garage doors and automatic openers may require annual adjustment and/or lubrication. It is recommended the owners manual for further information.

The electronic sensor for the garage door opener was found to be installed at an improper height. The sensors should be between 4 and 6 inches from the garage floor. This should be repaired as it poses a safety concern.



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☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**

Comments:

Notice: Evaluation of the dryer vent operation cannot be determined during this inspection. The dryer vent will be visually inspected, where available and observed deficiencies will be reported below.

The back draft damper for the dryer is dirty and not closing properly.



☐ ☑ ☐ ☐ **I. Other**

Comments:

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VI. OPTIONAL SYSTEMS

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

Comments:

When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Note: Some municipalities now require rain and freeze sensors to be installed on all new installation and pre-existing sprinkler systems. Our company does not maintain a list of municipalities that require the installation of rain / freeze sensors on sprinkler systems. Please check with your municipality for rain / freeze sensor requirements.

Sprinkler system equipped with a rain or freeze sensor ☐ Yes or ☐ No.

Total Number of Zones Wired: *6*

It should be verified that there is no leak at the anti-siphon valve for the sprinkler system. The box was observed to be full of water at the time of the inspection.



Station 1

One or more of the soaker lines in this station are damaged and/or missing.



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Station 5

One or more of the sprinkler heads in this station do not pop-up high enough to disperse water properly.



☑ ☐ ☐ ☑ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction: 10 x 18 Concrete In-Ground
Comments:

Company Disclaimer Related to Pools & Spas

Based on what we were able to observe and our experience with swimming pool, spa and hot tub technology, we submit this inspection report based on the present condition, working under current use and habits of the current occupants of the residence.

For further assistance and inspections, we recommend contacting a licensed pool contractor or ask the seller if you may discuss the pool or spa with the maintenance company that the seller has used to clean and service the pool or spa.

The Inspector shall inspect and report deficiencies in the condition of all associated above ground and accessible components. This inspection does not include evaluations of freeze guard controls and/or devices or pool, spa or hot tub bodies / shells below the water line and does not insure, guarantee or warrant against structure or sub-surfaces water leaks, either expressed or implied.

Specific limitations for swimming pools, spas, hot tubs, and equipment.

The inspector is not required to:

- dismantle or otherwise open any components or lines;
- operate valves;
- uncover or excavate any lines or concealed components of the system or determine the presence of sub-surface leaks;
- fill the pool, spa, or hot tub with water;
- inspect any system that has been winterized, shut down, or otherwise secured;
- determine the presence of sub-surface water tables; or
- inspect ancillary equipment such as computer controls, covers, chlorinators or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

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

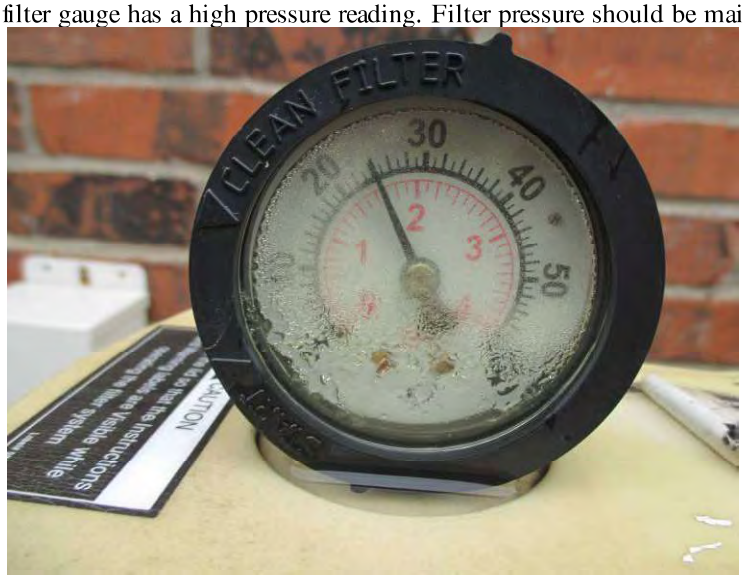
I	NI	NP	D	Inspection Item

All pedestrian access gates should open outward away from the pool and should be self-closing and have a self-latching device. Where the release mechanism is located less than 54 inches from the bottom of the gate, a second release mechanism should be located on the poolside of the gate at least 3 inches below the top of the gate.

Under current standards, all of the home's entry doors and windows that give access to the pool area should be equipped with an audible alarm that can be heard throughout the house, sound continuously for 30-seconds, and be mounted at least 54-inches from the doors threshold. A self-closing and self-latch door device can be used in lieu of the audible alarm system as long as the protection is not less than the audible alarm.

The sweeper is not in place or in use at the time of this inspection. I was unable to check the operation or overall condition of the sweeper and associated components.

The filter gauge has a high pressure reading. Filter pressure should be maintained between 5 to 20 psi.



Some cracking of the deck was observed.



Wet conditions at the time of the inspection will make it difficult to verify that there are no leaks at the pool equipment.

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

I	NI	NP	D	Inspection Item
☐	☐	☑	☐	**C. Outbuildings** *Comments:*
☐	☐	☑	☐	**F. Private Water Wells** (A coliform analysis is recommended.) *Type of Pump:* *Type of Storage Equipment:* *Comments:*
☐	☐	☑	☐	**G. Private Sewage Disposal (Septic) Systems** *Type of System:* *Location of Drain Field:* *Comments:*
☐	☑	☐	☐	**I. Other** *Comments:*

Sample Inspection Report For Educational Purposes Only

ADDENDUM: REPORT SUMMARY

The following is an itemized list copied from the main body of the report. Some items may need to be budgeted for over the short term. Other improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

I. STRUCTURAL SYSTEMS

One or more of the foundation perimeter beam corners were observed to be sheared off (corner pop). This is a common condition in slab on grade foundations. This condition does not adversely affect the performance of the foundation. However, in some cases, some cosmetic improvements may be desired.

Poor to negative site drainage was observed at the front and east sides of the house. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.

There was no kickout flashing detail observed at the lower bottom edge of the roof line interface and the sidewall that continues past the edge of the roof. The lack of this kickout flashing can allow water staining or penetration at these points.

Minor cracks in the stone/brick veneer were observed. The lintel above the garage door is steel and will expand in length and width. This can cause some stress cracks and usually is not a concern.

Caulking improvements are recommended for the area between the exterior veneer and the garage door trim boards.

Gaps in the exterior veneer should be sealed in various locations to prevent water infiltration. This is an aspect of regular home maintenance.

The wall expansion joint(s) need to be properly sealed on the sides of the house.

Effective flashing should be provided for all wood trim that projects from the wall. This is a common observation on many homes and may not have been required when this home was built. This is an as-built condition and no damage was visible at the time of this inspection.

The baseboard was observed to be separating from the wall in the breakfast area.

The outside sub-panel box at the hot tub should be sealed to the structure and openings sealed as necessary.

There were no weepholes observed in the lower course of the masonry veneer on the outdoor kitchen counter.

There was considerable storage observed in the garage. Some areas were not accessible at the time of this inspection.

Note: Nail heads were observed to be pushing through the interior finish.

The floor trim at the master bedroom is loose and should be re-secured.

Weather-stripping improvements are recommended at the front and garage entry doors.

Door stops are recommended throughout the house to protect doors and walls.

The front door dead bolt handle is missing and should be replaced.

The front door hardware is not functioning properly.

The lock for the gate on the west side of the house is in need of repair.

The window(s) in one or more locations have lost their seal. This has resulted in condensation developing between the panes of glass and can cause the glass to loose its insulating properties.

It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Water staining was observed at the window stools in various locations. This is usually the result of condensation on the insides or the frames of the windows.

Water staining was observed at the window stools in various locations. This is usually the result of condensation on the insides or the frames of the windows.

Where artificial gas logs are installed in the fireplace, with a damper; it should be permanently blocked open with a damper clamp to prevent spillage of combustion product into the living space.

II. ELECTRICAL SYSTEMS

The panel box cover plate (Dead Front) and/or cabinet should be readily accessible and cover easily removable at all times. Under current electrical standards, the accessible workspace around the panel box should be at least 36- inches in depth in front of the cabinet and 30-inches in width or the width of the equipment. Clothes, shelves, cabinets, foliage, etc should not block the workspace in front of the cabinet. I was unable to observe the wiring inside the sub-panel at the time of the inspection.

All breakers should be labeled.

Any openings in the main panel should be covered.

The ground wires and the neutral wires are not properly separated in the sub-panel electrical cabinet for the pool. The neutral wires should be on their own isolated bus bar and the ground wires should be connected to the sub-panel cabinet. Although the sub-panel is functional, it does not meet current National Electrical Code standards.

Note: It is recommended to replace smoke alarms that are over ten years of age.

Note: A carbon monoxide alarm should be present within the immediate vicinity of each sleeping area and on each floor to comply with current building standards where a garage is directly attached or there are gas-fired appliances in the home.

Under-cabinet lights in the kitchen are inoperative. If the bulbs are not blown, the circuit should be investigated.

The ceiling fan appears to be inoperative in the living room

The ceiling fan is out of balance in the game room.

The light in the northwest bedroom is inoperative. If the bulbs are not blown, the circuit should be investigated.

An exterior light at the garage is inoperative. If the bulb is not blown, the circuit should be investigated.

III. HEATING, VENTILATION, AND AIR CONDITIONING SYSTEMS

Downstairs Central Cooling System

Minor air leaks at or around the evaporator coil were observed at the time of this inspection. Improvements will reduce air loss and energy costs.

IV. PLUMBING SYSTEM

It should be verified that there is no leak at the water meter and customer shutoff. The boxes were observed to be full of water at the time of the inspection.

Note: I was unable to observe the plumbing below the outdoor kitchen sink.

Note: No hot water was observed at the outdoor kitchen sink.

The counter at the outdoor kitchen should be sealed where the post meets the granite to prevent water infiltration.

Kitchen Sink

The shelf in the cabinet under the sink is damaged.

Half Bathroom

The toilet flush handle is loose and should be re-secured.

Master Bathroom

The right lavatory / sink faucet has a slow leak when off.

Note: The bathtub faucet aerator was observed to be clogged and should be cleaned to improve the faucets performance.

Upstairs Hall Bathroom

The sink was observed to drain slowly, suggesting that an obstruction may exist.

The floor adjacent to the toilet shows evidence of water staining. This condition should be evaluated and repaired as necessary repaired before further structural damage occurs.

A toilet seat hinge is damaged and should be repaired.

V. APPLIANCES

The front left burner on the gas cooktop is inoperative and is in need of repair.

The thermostat for the electric range was found to be inaccurate and should be repaired. The temperature was found to be greater than a 25 degree difference of 350 degrees as measured by a detached thermometer.

The outdoor grill igniter was inoperable at the time of the inspection.

The electronic sensor for the garage door opener was found to be installed at an improper height. The sensors should be between 4 and 6 inches from the garage floor. This should be repaired as it poses a safety concern.

The back draft damper for the dryer is dirty and not closing properly.

VI. OPTIONAL SYSTEMS

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Station 5

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