GOOD TO GO INSPECTIONS

Scan or click QR code to view HTML report →

Jun 25th, 2025

14 Bayberry Lane, Austin, TX 73301

Home Inspection Report

PREPARED FOR:

Andrew Underwood

INSPECTED BY:

Sheldon Mapleton / Good to Go Inspection Services

PROPERTY INSPECTION REPORT FORM

Andrew Underwood	06-25-2025
Name of Client	***Date of Inspection***
14 Bayberry Lane, Austin, TX 73301	
Address of Inspected Property	
Sheldon Mapleton	
Name of Inspector	
Name of Sponsor (if applicable)	

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 minim um 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

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Post Tension

Comments:

There are no significant settlement cracks or movement noted at this time.

There are form boards noted at the slab, it is recommended that all form boards be removed from around the slab to help prevent conducive conditions for wood destroying insects as deteriorating wood is a conducive condition for wood destroying insects.

Location: Guest House,Main House,Driveway

Media:

All trees should be located no closer than 15' from structure to help prevent foundation movement. You may want to keep larger trees trimmed to help slow further root growth and future foundation movement as removing older trees may cause voids under the slab from dying root systems.

Media:

☐ ☑ ☐ ☐ **B. Grading and Drainage**

Comments:

Surface drains have been noted on the property. We can not determine the condition of drains that are below grade level.

Location: Southwest

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

Type(s) of Roof Covering: Architectural composition shingles. The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond.,Metal

Viewed From: The roof was observed with pictures or video from a drone due to conditions existing which could be dangerous to the inspector, such as too high, or too steep of a roofing pitch. Rain water or condensation could make the surfaces of the roof too slippery to walk on safely. As such, our inspection

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

I	NI	NP	D

should be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials. The accessible and visible portions of the underside of the attic decking is also inspected. Multiple layers of shingles or soft decking may not be visible with a drone. Water can enter through very small areas and may not be found until heavy rain storms occur, wind driven rains can cause leaks in a roof even though the roof is installed properly. Roofs are designed to shed water and are not waterproof.

Media:

Comments:

The downspout is missing 90 degree elbow to direct water away from foundation.

Location: West,Main House

Media:

There are damaged or missing ridge shingles on the roof, recommend repairs or replacement of damaged ridge shingles.

Location: Main House

Media:

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

I NI NP D

The roof flashing is lifted. Recommend securing all loose or lifted flashing and sealing nails to help prevent water penetration.

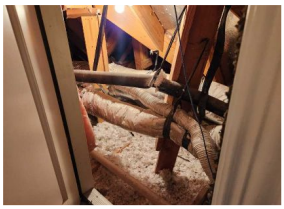
Location: West,Main House
Media:

The roof is missing the kick out flashing at the end of the roof to sidewall connection. This is to help prevent water from running down or in the wall causing possible water penetration and deterioration. This is extremely important at stucco sidewall connections to help prevent water from penetrating behind the wall.

Location: East,Main House
Media:

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

Viewed From: The inspector entered all floored accessible areas of the attic only.
Approximate Average Depth of Insulation: The ceiling insulation is blown fiberglass and fiber-glass batts.,Ceiling insulation is approximately 10-12 inches in depth.,Vertical insulation is fiberglass batts.,Insulation is approximately 5-8 inches in depth.
Media:



Comments:

Rodent/Pest activity was observed in the attic space. Trails and holes through the insulation is a good indication that rodents have been in the attic at some point.

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

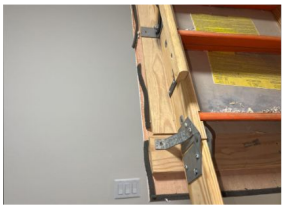
I NI NP D

There may have also been indications of fecal matter or an assortment of traps noted in the attic which would allude to the presence of pest activity. The inspector is unable to determine if this is an active or past condition and is beyond the scope of a home inspection. We recommend that a pest control specialist be consulted for a determination of present conditions and possibly performing an exclusion which is closing off all holes or places of entry to help prevent rodent infestation.

Location: Main House,Attic

Weather stripping is damaged. Recommend repair or replacement. weather stripping should be installed around the edge of the door on the attic stairway to help prevent attic air from entering the home or conditioned air from entering the attic and to help slow the spread of fire.

Location: Main House,2nd Floor
Media:



The insulation is missing in some areas of the attic, recommend replacing missing insulation for proper energy efficiency. M

Location: Main House

Insulation has been misplaced in one or more areas of the attic, recommend all displaced insulation be replaced to restore to proper energy efficiency.

Location: Main House
Media:

Upstairs Left Rear (Main House)

Upstairs Right Rear (Main House)

The pull down attic ladder is missing the pull string. Recommend installing a new pull string or an eye hook for access to the attic.

Location: Main House
Media:

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

I	NI	NP	D

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

Comments: Stucco

Seal all electrical lighting fixtures at wall connection to help prevent water penetration. It is a good idea to leave a small opening at the bottom to allow any water penetrating to escape.

Location: Main House
Media:

Recommend painting and sealing the A/C line entry cover at wall connection to help prevent deterioration and water penetration.

Location: Main House
Media:

Settlement cracks were noted in the drywall.

Location: Guest House
Media:

Recommend having a 4 to 6 inch gap between a stucco and grade to help prevent the system from wicking moisture up and causing possible feature damage.

Location: Main House

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

I	NI	NP	D

Media:

Recommend sealing chips in stucco to help prevent water penetration.

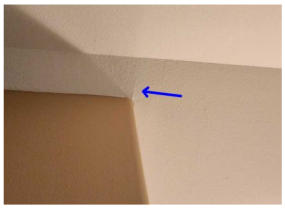
Location: Pool Entrance
Media:

☑ ☐ ☐ ☑ **F. Ceiling and Floors**

Comments:

Settlement cracks were noted in the drywall. These are generally considered cosmetic only, unless otherwise noted.

Location: Guest House,Main House
Media:



Cracks were noted in the tile, unable to determine the condition of the underlying surface.

Location: Main House
Media:

There is grout missing/deteriorated at the tile.

Location: Main House,Bathroom
Media:

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

I	NI	NP	D

There are scratches noted in the wood flooring.

Location: Main House, Game Room
Media:

The finish is damaged on the flooring, recommend evaluation and repairs as needed.

Location: Main House,2nd Floor,Living room
Media:

Uneven or sloping floors were noted. Some times in older homes minor slopes may be due to construction methods at that time, however if floors are sloping more than normal it is recommended that some follow up investigation be made. Sloping floors can be caused by foundation movement or from structural issues usually on upper floors. Floors were noted to be sloped.

Location: Main House,2nd Floor
Media:

☑ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**
Comments:

Doggie door is a security hazard If it can't be locked. Also, Doggie doors can lead to a rise in energy costs as this is a non insulated mechanism with no protection from the

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

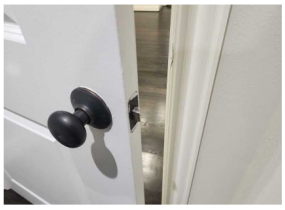
I NI NP D

exterior environment. Things to consider with doggie doors would be elevated humidity, higher than normal energy costs, pest and pet intrusion. Recommend removal or replacement with an efficient self-closing and sealed doggie door.

Location: Main House
Media:

The door is not latching properly.

Location: Main House, Game Room
Media:

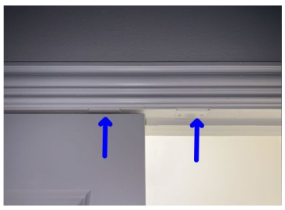


The stationary door is not latching.

Location: Master,Main House
Media:

The ball catch needs adjustment on the door.

Location: Master,Guest House
Media:



☑ ☐ ☐ ☑ **H. Windows**
Comments: Double hung

A hole was noted in a window pane.

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

I NI NP D

Location: South,Guest House
Media:

The window lock/latch is damaged.

Location: Main House,2nd Floor
Media:

The window would not open with normal force.

Location: Main House, Den
Media:

The window lock/latch is missing/broken.

Location: Main House, Den
Media:

The window is hard to lock/latch.

Location: Master,Guest House
Media:

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

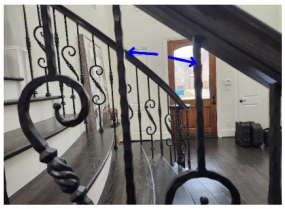
I	NI	NP	D

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

Comments:

The baluster spacing of the stairs and or balcony is greater than the currently recommended four inches. This is a safety hazard as children or pets can get caught between or slip through balusters. This may have been to code during construction, but may want to upgrade for additional safety.

Location: Main House
Media:

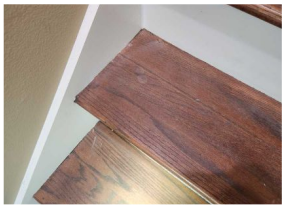


The rails on the stairway or balcony are climbable, this is a safety concern and it is recommended that all rails be installed in such a way that they cannot be climbed by children or pets.

Location: Main House
Media:

Wood staircase appears to be in need of refinishing.

Location: Guest House
Media:



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

I	NI	NP	D

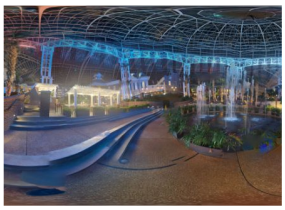
☑ ☐ ☐ ☑ **J. Fireplaces and Chimneys**

Comments:

Loose/Cracked mortar joint(s)

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

Media:



Comments:

The patio post are showing signs of deterioration or damage recommend repairs or replacement to help prevent further deterioration.

Location: Main House

Media:

Damage was noted in the stonework. Recommend sealing to help prevent further deterioration.

Location: Main House

Media:

Minor settlement cracks are noted on the porch.

Media:

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

I	NI	NP	D

☑ ☑ ☐ ☑ **L. Other**

Comments:

There are indications of water penetration to the ceiling evident mainly by staining. Unable to determine condition of the underlying materials

Location: Main House,Living room

Media:

There are signs of water damage in the cabinet under sink.

Location: Guest House,2nd Floor

Media:

Although fences are not inspected, it was noted that stucco fence is showing some signs of damage or deterioration.

Location: Main House

Media:

Although cabinets are not inspected it was noted that the cabinet door is not attached. Mainly at - main house 1st floor hall bath

Seal countertop at wall connection. Mainly at - Upstairs Left Front Bath (Main House)

Recommend having a 4 to 6 gap between a stucco and grade to help to prevent the system from wicking moisture up and causing possible feature damage.

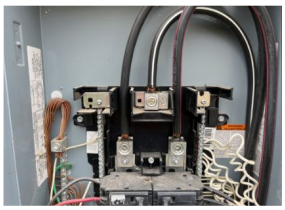
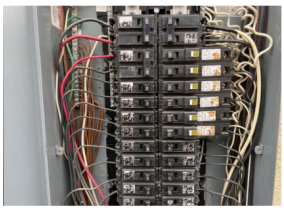
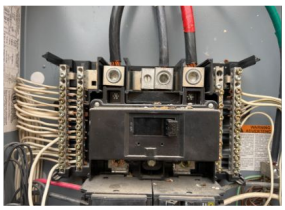
II. ELECTRICAL SYSTEMS

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

Media:

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

I	NI	NP	D

Comments: Main electrical panel is on the left exterior., Main disconnect panel is on the home exterior., Sub panel is on the home exterior.

The breakers in the main electrical panel are partially labeled.

Location: Main House
Media:

Panel cover is missing one or more screws.

Location: Main House

There are (3) backup generators installed on the property. Generators are not part of a normal home inspection therefore they were not inspected. Recommend contacting a licensed electrician for full evaluation of generator systems.

Location: Main House
Media:

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

Type of Wiring: Branch circuits are copper wiring.,Arc-Fault breakers were not tested due to the potential for damage to personal property could occur in the inspector's reasonable judgement.,GFCI's locations - guest house kitchen, guest house master bath, guest house garage, guest house 2nd floor bath, throughout main house exterior, main house upstairs game room, main house upstairs left front bath,Some or all of the smoke detectors are part of a central security system. Therefore were not tested.
Comments:

Electrical receptacle(s) are registering an open ground.

Location: Main House,Bathroom
Media:

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

I	NI	NP	D

The electrical receptacle or box is loose, recommend securing and adding faceplate cover.

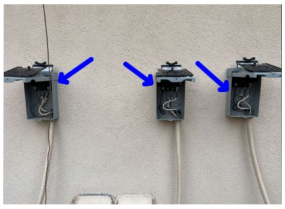
Location: Kitchen,Main House
Media:

The GFCI (Ground Fault Circuit Interrupter) electrical outlet does not reset when tested and is showing no power.

Location: West,Main House
Media:

Line and loads wires are reversed on (3) A/C disconnects.

Location: South,Main House
Media:



Switch plate is loose. Recommend securing to help prevent electrical shock. Mainly at- guest house 2nd floor bath

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐

A. Heating Equipment

Type of Systems: Central Forced Air,There are four A/C & heating unit(s) for this property.,AC/Heating unit #1 is located in the 2nd floor attic and covers the 1st floor main area.,AC/Heating unit #2 is located

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

I	NI	NP	D

in the 2nd floor attic and covers the 2nd floor.,AC/Heating unit #3 is located in the 2nd floor attic and covers the master bedroom area.,AC/Heating unit #4 is located in the main attic (guest house) and covers the entire home.

Energy Sources: Heating unit(s) is natural gas.,Automatic Igniter(s) were noted.

Comments:

Recommend consulting an A/C and Heating specialist for further evaluation/repair and to check for other repairs that may be needed at that time. For unit #2

The furnace unit is cycling on and off before reaching proper temperature. Unit #2

Media:

Overview of Furnace burner compartment.

Overview of Furnace equipment unit #1. Trane

Overview of Furnace Manufacturers Tag (Unit #1) Trane, Feb.2007

Vent hood in action.

☑ ☐ ☐ ☐ **B. Cooling Equipment**

Type of Systems: Central Forced Air - Zoned system,A/C compressor(s) is electric.

Comments:

The operation of the cooling system was not checked because the outside ambient temperature is below 60 Degrees. If the client has concerns about the condition of the cooling equipment, the inspector recommends contacting a qualified HVAC technician for further evaluation. A limited visual survey will be performed and if any deficiencies are observed, they will be listed in this section.

The insulation is missing or damaged on the A/C suction line at the condensing unit. Recommend repair or replacement to prevent cooling loss from exterior temperatures.

There is a growth at the plenum or evaporator. This is usually caused by conditioned air leaks around the area causing condensation and microbial growth, recommend sealing leaks and cleaning all affected surfaces.

Media:

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

I	NI	NP	D

There is a growth at the plenum or evaporator.

Overview of A/C Evaporator (Unit #1)

Overview of A/C Evaporator Manufacturers Tag (Unit #1) Trane, Aug. 2016

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

Comments:

There is a media filter installed for the air conditioning unit. It is installed at the unit usually in the attic and should be changed approx. every six months to a year depending on use. On new construction it is recommended to change more often until construction dust in area subsides.

There is a microbial growth noted at the plenum, ductwork and/or evaporator. This is often caused by a conditioned air leak causing condensation and microbial growth, recommend sealing all air leaks and cleaning all surfaces.

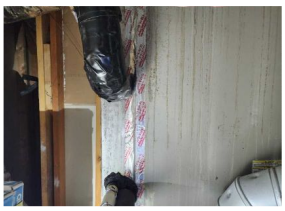
The ducts do not have the proper separation. It is recommended that an air gap or insulation be used to separate ducts that are in contact with each other to help prevent condensation and possible microbial growth.

Registers are showing signs of growth, recommend cleaning vents and ducts as needed. Air sampling will most likely not identify microbial growth, however a swab or tape sample will determine if there is microbial growth.

Media:

The ducts do not have the proper separation.

Registers are showing signs of growth.



There is a microbial growth noted at the plenum, ductwork and/or evaporator.

IV. PLUMBING SYSTEMS

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

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

I	NI	NP	D

Location of Water Meter: The water meter is located at the right curb.,The water meter was checked for any movement to check for possible leaks and no movement was noted at the time of inspection.,The gas meter is located on the left. (Main House),The gas distribution pipe is Black Iron.
Location of Main Water Supply: Water supply lines are made of copper.,The main water shutoff is located on the exterior wall of home. Location - Front Flower Bed (Guest House),The main water shutoff is located on the left interior wall of the main house garage. (Main house)
Static Water Pressure Reading: 50
Type of Supply Piping Material:
Comments:

Appliances are connected therefore the laundry supply valves and drain may not have been tested, unable to verify drain. Sometimes when units are installed the inspector may not have been able to see behind the units and fully test electrical and plumbing connections due to access.

The commode is loose from the tank to bowl and needs to be secured to help prevent leaking. Mainly at - guest house master bath, main house upstairs right front bath

The toilet seat is loose or damaged, recommend repair or replacement. Mainly at - main house upstairs right front bath, main house upstairs right rear bath

At least one anti-siphon is missing on an exterior faucet, recommend anti-siphon devices be installed on all exterior water faucets.

The hot and cold water faucet controls are reversed. The cartridge or supply lines may be reversed, this often causes hot and cold water to be reversed at the faucet, recommend repairs to help prevent scalding. Location - Kitchen, Master bath tub, Wet bar in Master quarter(Main House)

The shower diverter in the bath does not transfer water completely from the tub to the shower. Mainly at - guest house 2nd floor bath, main house upstairs right front bath

Undermounted sinks require sealant between the sink and counter top to help prevent water penetration to the surfaces below. Recommend sealing or repairing seal to help prevent water penetration and potential moisture damage to the underlying materials. Mainly at - guest house kitchen, guest house 2nd floor bath

All tub shower faucets and spouts should be sealed to help prevent water penetration behind the fixture.

Shower enclosure doors improperly installed, shower enclosure doors should open to the outside of the shower per IRC P2708.1 2000 ed. Mainly at - Upstairs Left Front Bath (Main House)

Grout was used in the corners of the tub/shower. It is recommended that a flexible sealant be used in the corners to allow for movement to help prevent future cracking in the corners of shower stalls and tub surrounds due to settlement. Mainly at - main house upstairs right rear bath

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

I NI NP D

There was settlement cracks in the corners due to the use of grout in the corners. Recommend using a pliable sealant in corners to help prevent cracking and water penetration behind walls. Mainly at - main house upstairs right front bath, main house upstairs left front bath

There are uninsulated water supply lines routed through the attic. Recommend these lines be properly insulated to help prevent damage to the pipes in freezing weather.

The shower door does not properly close. Recommend adjustment to ensure proper operation of shower door. Mainly at- guest house master bath

Media:

The shower door at guest house master bath does not properly close.

Undermounted sinks at guest house kitchen require sealant between the sink and counter top to help prevent water penetration to the surfaces below.

There was settlement cracks in the corners of main house upstairs right front bath due to the use of grout in the corners.

There are uninsulated water supply lines routed through the attic.(Upstairs Right Rear of Main House)

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

Type of Drain Piping Material:

Comments:

Overflows are not tested.

The sink drain stopper is not sealing/functioning. Mainly at - main house upstairs right front bath, main house upstairs left front bath (left)

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

I	NI	NP	D

The bath sink drains very slow. Mainly at - guest house kitchen

S-traps noted under sink. The "S" trap is prohibited under the Uniform Plumbing Code throughout the United States. This is because the "S" trap will siphon or suck water out from the trap which will end up releasing methane (sewer) gases into the home.

The tub drain stopper is not attached. Mainly at - guest house 2nd floor bath, main house upstairs right front bath

Media:

S-traps noted under sink.

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

Energy Sources: Unit #1 water heater is gas.,Unit #2 water heater is gas.
Capacity: The water heater #1 is 50 gallon capacity.,The water heater #2 is 50 gallon capacity.,Water heater(s) is/are located in the attic and provides coverage for the entire home. (Main House),Water heater(s) is/are located in the 2nd floor attic and provides coverage for the entire home (guest house).
Comments:

The water heater is operating as intended, however deficiencies may be listed below if applicable.

The T and P's (Temperature and Pressure relief valves) are not opening under normal pressure, this usually means that it may not function as intended when needed and should be replaced. It is recommended by the manufacture that the T and P valve be replaced every three years. Main house

There are indications of electrolysis noted at the water heater supply fittings evident mainly by rust and corrosion.

The water heater is making an irregular noise. Pinging, banging, and knocking sounds are most commonly caused by sediment buildup. As water is heated, solids such as calcium, separate and sink to the bottom of the tank. This sediment causes extra heat zones and lowers the efficiency of your heater. Right side unit

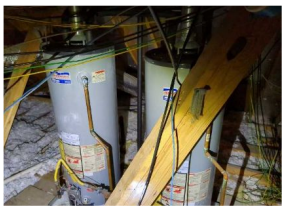
Media:

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

I	NI	NP	D

Overview of Water Heater Manufacturers Tag (Left Unit) American Water Heater Co. 10th Week of 2007

There are indications of electrolysis noted at the water heater supply fittings evident mainly by rust and corrosion. Left side unit



Overview of Water Heaters (Main House)

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

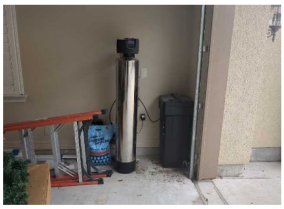
☐ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter:
Type of Gas Distribution Piping Material:
Comments:

☑ ☐ ☐ ☐ **F. Other**
Comments:

There is a water softener and or water filter installed on the property. Water softeners and water filters are not part of a normal home inspection, therefore we recommend a full evaluation of these systems by a licensed plumber.

Media:

There is a water softener and or water filter installed on the property. Main house



There is a water softener and or water filter installed on the property. Guest house

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**
Comments:

Dishwasher drain line missing high loop or air gap in drain line. This helps prevent water from siphoning back into dishwasher from disposal or drain line. (Guest house)

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

I	NI	NP	D

Canceled operation of dishwasher due to back up in the sink. Mainly at-guest house

The kick plate is not installed on the dishwasher.

Media:

Canceled operation of dishwasher due to back up in the sink. Mainly at-guest house

(Main House) Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances. Building-Center.org

The kick plate is not installed on the dishwasher. (Main House)

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:

The food waste disposer is rusted and motor is seized up and humming when turned on. Recommend using an allen wrench to free up the motor to free up rust in unit. Replace if needed. (Guest house)

Disposal vibrates, the hammers being stuck can often causes the disposal to vibrate or improperly supported or installed disposals can lead to vibration. (Main House)

Foreign objects have fallen into the disposal. Recommend clearing foreign materials from disposal before using. Mainly at - Kitchen Island (Main House)

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

Comments:

The range vent is vented to the exterior.

The range vent is operating as intended, however deficiencies may be listed below if applicable. (Guest House)

There is air leaking from between the cabinet and range hood or microwave vent. Indications are that the vent is not installed properly. (Main House)

Media:

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

I	NI	NP	D

The vent is not installed properly. (Main House)

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

Comments:

Range is gas. (Main House)

Oven is electric. (Main House)

Oven Thermostat to Temperature Reading: 350F / 370-375F

Range oven Thermostat to Temperature Reading: 350F / 345-350 F

Cabinet oven Thermostat to Temperature Reading: 350F / 310-315 F

Oven door did not close completely. The door hits the oven in the top right corner. (Main House)

Media:

Range oven Thermostat to Temperature Reading: 350F / 345-350 F

Cabinet oven Thermostat to Temperature Reading: 350F / 310-315 F

Oven door did not close completely. The door hits the oven in the top right corner. (Main House)

Overview of range. (Main House)

Overview of range. (Main House)

Oven Thermostat to Temperature Reading: 350F / 370-375F

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

I	NI	NP	D

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

The microwave is operating as intended, however deficiencies may be listed below if applicable.

Media:

Overview of Microwave

(Main House) Manufacturers Tag. Please visit the following website to find more information regarding the manufacturers date of appliances. Building-Center.org

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

Comments:

The bath or laundry exhaust fan is making an irregular noise when it is shutdown. Mainly at - half bath off laundry (Main House)

☑ ☐ ☐ ☐ **G. Garage Door Operators**

Comments:

Garage door is operating as intended, however deficiencies may be listed below if applicable.

☑ ☐ ☐ ☐ **H. Dryer Exhaust System**

Comments:

Recommend dryer vent cleaning to restore dryer duct to an operable condition. Dryer ducts becoming clogged can inhibit the dryer's performance as well as become a potential fire hazard in the home.

Media:

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

I	NI	NP	D

Clogged dryer ducts.

Clogged dryer ducts.

☑ ☐ ☐ ☐ **I. Other**

Comments:

The refrigerator is operating as intended.

The bar or wine refrigerator is operating as intended.

The outdoor grill is operating as intended.

Media:

The refrigerator is operating as intended. (Guest house

Overview of out-door grill

The refrigerator is operating as intended. (Main House)

VI. OPTIONAL SYSTEMS

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

Comments:

Location of back flow preventer. Location - right side of main house

Location of rain/freeze sensor. Location - right side of main house

Zone 1 - Spray heads for front left beds and front left grass.

Zone 2 - Spray heads for front beds center.

Zone 3 - Rotary heads for front left grass and front between street and sidewalk.

Zone 4 - Spray and rotary heads for back yard beds center.

Zone 5 - Spray heads for front between street and sidewalk and front right grass.

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

I NI NP D

Zone 6 - Spray heads for front right beds.

Zone 7 - Spray heads for front right beds.

Zone 8 - Spray, Drip systerm heads for back yard beds right.

Zone 9 - Spray heads for back yard by house right.

Zone 10 - Spray heads for back yard by right fence and back yard beds right.

Zone 11 - Spray heads for back yard by rear fence and back yard beds right.

Zone 12 - Spray heads for back yard center.

Zone 13 - Spray heads forback yard by house center.

Zone 14 - Spray and rotary heads for front yard center area and center between street and sidewalk.

Zone 15 - Spray and rotary heads for back yard beds left.

Zone 16 - Spray heads for back yard by house left.

Zone 17 - Drip system heads for backyard planters.

Recommend a sprinkler specialist for further evaluation/repairs and check for other repairs that may be needed at that time.

There is low pressure at the spray heads. Zone - 2,9

Recommend adjusting the sprinkler head by the home so that it does not spray the structure. Allowing the sprinkler to spray the home can cause water damage and/or penetration. Zone - 7, 9, 15

Head(s) is at an angle limiting its spray pattern, recommend straightening head to reestablish proper spray. Zone - 7

The heads or hoses of the drip system were exposed above grade. The drip system is intended to be buried as it is a direct source for watering a tree or shrubs root system. Recommend burying the components below the soil to help promote better watering and coverage. Zone - 8

Head(s) are not popping up high enough to clear grass causing limited spray coverage. Zone - 12

There is a broken sprinkler head. Zone - 12

Media:

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

I	NI	NP	D

There is a broken sprinkler head. Zone - 12

There is a broken sprinkler head. Zone - 12

Head(s) is at an angle limiting its spray pattern, recommend straightening head to reestablish proper spray. Zone - 7

There is a broken sprinkler head. Zone - 7

There is low pressure at the spray heads. Zone - 9

☑ ☐ ☐ ☐

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: In-Ground,Pebble tech style,Filter type - Sand,A pool or spa heater was installed and inspected.,The Pool / Spa was not leak tested during the inspection.,It is recommended that the pool volume be requested from the homeowner for proper maintenance and service purposes.

Comments:

Recommend pool specialist be consulted for further evaluation and/or repairs.

Improper gates to back yard pool area. The gates around the pool should beat least 48" tall , self closing, self latching, open outward, latch inside at least 3" below top of gate and can be locked with no opening over a 1/2" within 18" of the latch.

In private pools where water depth exceeds 5 feet (1524 mm) there shall be ladders, stairs or underwater benches/swim-outs in the deep end. This is to help aid in rescue or for exhausted swimmers to retreat to and to help prevent drowning.

If the home serves as one side of the pool barrier, the home-owner shall install an audible alarm on all doors leading to the pool area and make sure the doors have self-closing and self-latching devices or locks beyond the reach of children to prevent them from opening the door and gaining access to the pool.

Recommend sealing between deck and coping to help prevent water penetration between causing soil to wash away and pavement to settle.

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

I	NI	NP	D

There are minor cracks in the decking around the pool. These cracks are considered cosmetic only unless otherwise noted.

The Float valve is missing beneath the skimmer basket. The float valve in the bottom is designed to shut off the skimmer and keep it from sucking air into the pump if the water level in the pool gets too low. On some systems where the skimmer and drain are both plumbed into the skimmer, the float valve serves to regulate the flow of water from the skimmer and the drain. Recommend replacement for continued efficiency of the pool equipment.

There are mineral stains on the pool walls and or surrounding equipment. Recommend a chemical analysis be performed on the pool water to verify safe water chemistry.

Tiles are chipped and/or cracked. Mainly at - throughout pool deck surround

There is a water leak at the pool equipment. Mainly at - unable to determine location of leak

The pool heater is not functioning.

Water fill unit is disconnected.

The pool equipment is sucking air, recommend sealing by applying grease to o-ring seals on the filter and strainers.

Media:

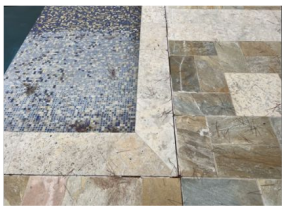
Overview of pool heater

Overview of pool equipment

Overview of pool

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

I	NI	NP	D



Recommend sealing between deck and coping to help prevent water penetration between causing soil to wash away and pavement to settle.

The pool equipment is sucking air, recommend sealing by applying grease to o-ring seals on the filter and strainers.

There is a water leak at the pool equipment. Mainly at - unable to determine location of leak

☐ ☐ ☐ ☐ **C. Outbuildings**

Comments:

☐ ☐ ☐ ☐ **D. Private Water Wells**

Pump Type:

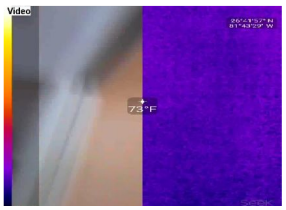
Comments:

☑ ☐ ☐ ☐ **E. Private Sewage Disposal Systems**

Type of System:

Location of Drain Field:

Media:



Nameplate:

Comments:

☑ ☐ ☐ ☐ **G. Sewer Scope Observations**

Location: The main sewer line clean out was located at the Front Exterior of both homes.

Information: The sewer line is noted to have PVC piping.

Comments:

The sewer line is functioning as intended and shows no conditions requiring repairs at the time of the inspection. However, deficiencies may be listed below if applicable.

Connection from the sewer lateral to the sewer main.

Sewer Scope Video Links

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

I NI NP D

- https://youtu.be/GXJUEbq0jwY
- https://youtu.be/-2_ehRYBIJ4

The height of the clean out is below the grade of the soil. It is recommended that the riser be elevated above grade to help identify entry points of the sewer line in the event that there is a need to gain access to the line to clear potential future blocks or obstructions. Mainly at - Guest House

Media:

Overview of Sewer Scope Inspection Entry Point (Main House)

Connection from the sewer lateral to the sewer main @ 65 ft.

Overview of Sewer Scope Inspection Entry Point (Guest House)

Seweral lateral connection from guest house to main house drain line @ 44 ft.

☑ ☐ ☐ ☐ **Chimney Scan**

Comments:

Materials:

Fireplace is located in the Living Room and is Prefabricated Metal box and Flue.

The Fireplaces are Prefabricated Metal box and Flue and is set up for the following fuel type: Natural Gas

The fireplace is operating as intended, however deficiencies may be listed below if applicable.

The National Fire Protection Association (NFPA) and the Chimney Safety Institute of America (CSIA) recommend annual inspections for a safe and efficient chimney.

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

I NI NP D

The chimney's ability to draft efficiently is a vital component of building science as the chimney is used to remove damp or stale air from the home regardless of its yearly usage and should be inspected annually for that reason. Inspections are often required by homeowners associations, insurance companies, and municipal authorities; they're also required when you buy or sell your home. Contact our office today to schedule your level 2 Chimney Inspection.

Chimney Scan Inspection Video Links

- https://youtu.be/OUQ3VQqhQcQ
- https://youtu.be/frhOKgpOGi4

The fireplace damper is missing a damper clamp to ensure proper ventilation for the gas logs, recommend adding damper clamp to help prevent damper from closing. Mainly at - Living Room

Settlement cracks are noted in the hearth, recommend sealing.

Media:

Overview of Office Fireplace

Overview of Living Room Fireplace

Overview of Office Chimney

Overview of Living Room Chimney Cap

Settlement cracks are noted in the hearth, recommend sealing. Left front fireplace

☑ ☐ ☐ ☐ **F. Other Built-in Appliances**

Comments:

Thermal imaging was done on the property and no anomalies were found. Thermal imaging is not a tool that can see behind walls or detect moisture, it can only sense the differences in temperatures, however it is a great tool to help with identifying possible moisture conditions, insulation that is not performing as intended or electrical cir-

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

I	NI	NP	D

cuits that may be overheating if conditions are appropriate. The greater the difference in temperatures indoors verses outdoors the more visible the anomalies are.