



# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

---

### HOME INSPECTION REPORT



**Home. Safe. Home.**



**123 Sample Drive  
Anytown, TX 55555**

**Dear Bill Smith,**

On 9/29/2017, HomeTeam Inspection Service made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I trust the enclosed information will help you make an informed decision. If I can be of any assistance, please feel free to call me at (555) 555-5555. Enjoy your new home!

Sincerely,

**HomeTeam Inspection Service  
TREC Professional Inspector**



# PROPERTY INSPECTION REPORT

<b>Prepared For:</b>	Bill Sample	
	(Name of Client)	
<b>Concerning:</b>	123 Sample Drive, Anytown, TX, 55555	
	(Address or Other Identification of Inspected Property)	
<b>By:</b>	Inspector 1    Inspector 2	9-29-2017
	(Name and License Number of Inspector)	(Date)
	(Name, License Number of Sponsoring Inspector)	

## 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](http://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 manufacturers 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 sellers 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 inspectors 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 clients 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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188  
<http://www.trec.state.tx.us>

(512) 936-3000

**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**  
**The HomeTeam Inspection Service**  
**Each office is independently owned and operated**

Throughout this report the terms "right" and "left" are used to describe the home as viewed facing the home from the street. All conditions are reported as they existed at the time of the inspection.

Any pictures that may be included are to be considered as examples of the visible deficiencies that may be present. If any item has a picture, it is not to be construed as more or less significant than items with no picture included.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visually observable deficiencies as defined in the Texas Real Estate Commission Standards of Practice agreed upon in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items. Identifying items included in manufacturer recalls are not within the scope of the inspection.

The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. Conditions of floors and foundation below floor coverings can't be determined by this inspection.

The presence of mold, lead paint, asbestos and composition of drywall/gypsum board is not part of this inspection. No intrusive, moisture, and/or indoor air quality tests were performed. Cabinets, window treatments, water softeners, storm windows, fences, fire protection, phone lines, computer lines, security systems, low voltage yard or exterior lights, transformers, fountains and waterfalls and other plug-in exterior systems are not part of this inspection. If the home has gas appliances or an attached garage, it is recommended that carbon monoxide detectors be installed.

Acceptance and/or use of this report implies acceptance of the Home Inspection Agreement and the terms stated therein. The above named client has acknowledged that the inspection report is intended for the CLIENT's sole, confidential, and exclusive use and is not transferable in any form. The HomeTeam Inspection Service assumes no responsibility for the use or misinterpretation by third parties.

**a SUMMARY of the key deficiencies, findings, and/or recommendations is on the last page(s)**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

ADDITIONAL INFORMATION PROVIDED BY THE INSPECTOR (continued)

Weather at the time of inspection was: Cloudy with drizzle

Outdoor Temperature during the inspection was: above 70 (degrees Fahrenheit)

Parties present during the inspection included: Client(s) , Buyers Agent

### I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* slab on grade

*Comments:*

(Opinion on foundation performance - no significant deficiencies) The foundation appeared to be performing as intended at the time of the inspection.

*Deficiencies:*

(none). No significant visual deficiencies were observed at the time of the inspection.

**B. Grading and Drainage**

*Comments:*

The grading appeared adequate for proper drainage, as it pertains to the foundation. We recommend installing gutters at the front, back and sides to help prevent excess moisture around the foundation and ensure proper drainage.

Note: grading and drainage was only inspected within 10 feet of the foundation and other inspected systems or structures.

*Deficiencies:*

(none) There were no major visible deficiencies at the time of the inspection.

**C. Roof Covering Materials**

*Types of Roof Covering:* Dimensional composition shingles

*Viewed From:* roof surface (walked)

*Comments:*

The roof appeared to be new.

Tree limbs should be kept trimmed at least 3 feet away from the roof.

*Deficiencies:*

The following minor deficiencies were observed on the roof: exposed and/or rusted fasteners (nails). Recommend seal/caulking and repair to help prevent future damage.

Note: The visual inspection is not intended as a warranty or an estimate on the remaining life of the roof. The only way to determine that a roof does not leak is to inspect the underside of the roof during a heavy rain.

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



View of roof covering (back).



Exposed nail head on roof.

**D. Roof Structures and Attics**

*Viewed From:* inside attic (some areas inaccessible -- framework)

*Approximate Average Depth of Insulation:* 10-12 inches

**Comments:**

The attic was partially accessible. The roof structure was constructed of a 2x4 truss system with OSB with radiant barrier decking. It was ventilated with roof, gable and soffit vents.

**Deficiencies:**

(none) No major visual deficiencies were observed on the roof structures and attics at the time of the inspection.



View of upper attic space (over common room).



view of Texas attic space (left side).

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

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

*Comments:*

(New Construction - Cosmetic items: Walls and/or Ceilings) There were several small areas of minor cosmetic damage, settling cracks, or missing paint or caulking on the walls and/or ceilings which we marked with blue painters tape. Recommend the builder repair, touch-up, caulk, and/or paint these areas as required.

The exterior was comprised of masonry stone and stucco siding.

*Deficiencies:*

Trim was damaged at the top of the front facing gable vent. Recommend repairing and sealing.



Part of trim damaged/missing at front gable vent.

**F. Ceilings and Floors**

*Comments:*

Cosmetic Note - Floors: there was residue or paint over-spray on parts of the dining room/ kitchen tile floors which did not come off when the cleaners were present (mopping). Recommend the builder properly clean and remove the residue from these areas or replace the tile as required.

*Deficiencies:*

(none) There were no significant visible deficiencies to the ceiling(s) or floor(s) at the time of the inspection.

**G. Doors (Interior and Exterior)**

*Comments:*

All doors were checked.

*Deficiencies:*

(none) There were no significant visible deficiencies to the doors at the time of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**H. Windows**

*Comments:*  
All windows were checked. Windows were double pane.

*Deficiencies:*  
(none) There were no visible deficiencies to the windows at the time of the inspection.

Note: Temperature, humidity, sunlight and cleanliness affect the appearance of whether a window is fogged or not and/or has broken seals. It cannot always be determined if a window has lost its vacuum. Window flashing details were not visible.

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

*Comments:*  
The stairway and handrail was proper.

*Deficiencies:*  
(none) There were no visible deficiencies to the stairway(s) at the time of the inspection.

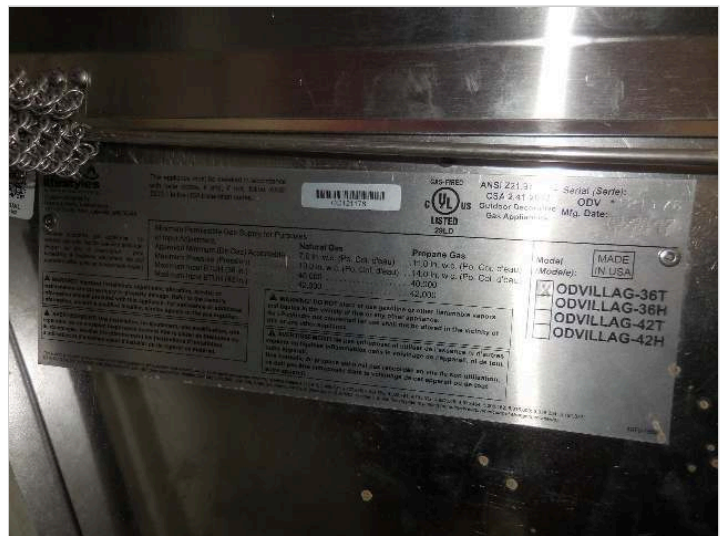
**J. Fireplaces and Chimneys**

*Comments:*  
The ventless gas fireplace on the back exterior patio was proper.

*Deficiencies:*  
(none) There were no significant visible deficiencies to the fireplace or chimney were observed at the time of the inspection.



View of patio fireplace.



View of fireplace data plate.

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

*Comments:*  
Note: some rust was developing at the metal brackets for the guard railing on the back patio. Recommend the builder properly re-paint to help prevent further rust.

*Deficiencies:*  
(none) There were no major visible deficiencies at the time of the inspection.

**L. Other**

*Comments:*  
*Deficiencies:*



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

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

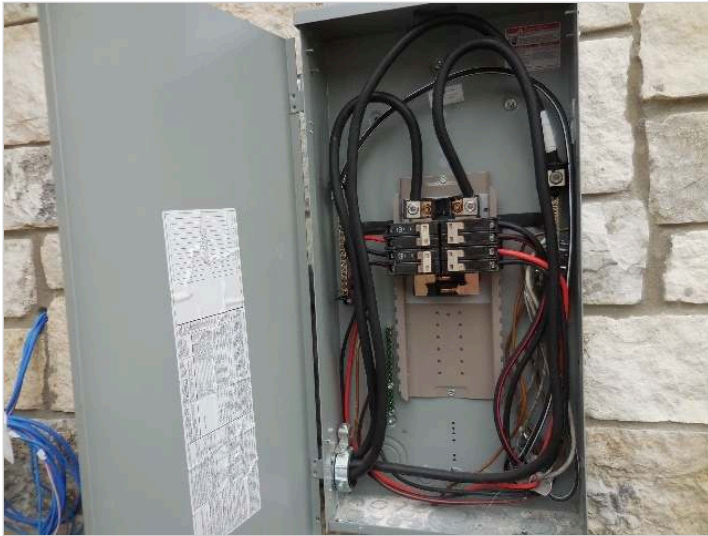
*Comments:*

There was an underground service lateral with stranded aluminum wires to the main entrance panel located on the side of the house. An earth ground wire was present but we were not able to verify the grounding system. The feeder wires to the sub-panel(s) were both copper and aluminum. The sub-panel for the household branch circuits was located in the utility room.

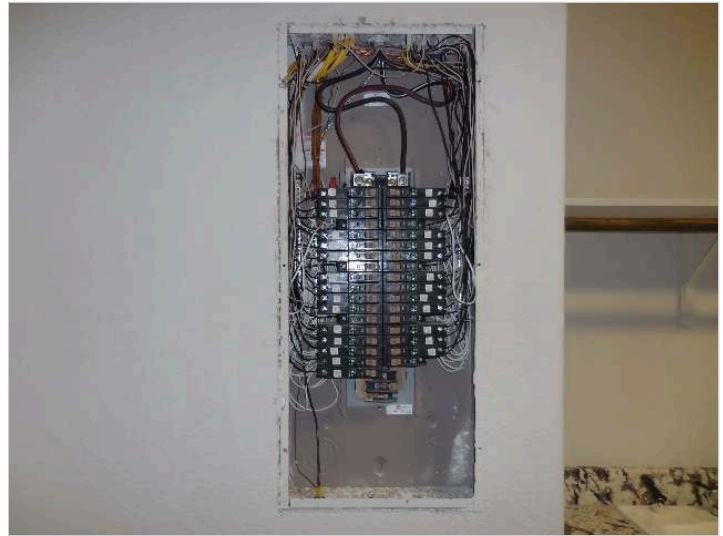
Arc Fault Circuit Interrupt (AFCI) breakers were present in the sub-panel(s).

*Deficiencies:*

The sub-panel cover in the utility room was causing some of the breakers to trip when the panel door was closed (door hitting breaker handles). Recommend adjustment.



View of main electrical panel.



View of sub panel in utility room.

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

*Type of Wiring:* copper

*Comments:*

GFCI reset locations: GFCI protected receptacles in the kitchen re-set in the sub-panel.

GFCI protected receptacles in the utility room reset at the wall. GFCI protected receptacles in the bathrooms re-set in right side hall bathroom (1/2 bath). GFCI protected receptacles on the exterior and garage re-set in the garage.

One GFCI protected receptacle (tankless water heater) in the garage reset at the sub panel.

Arc-fault circuit interrupters (AFCI) were installed to today's standards and tested properly.

Combined (carbon monoxide and smoke) detectors were present and functional at the time of the inspection.

*Deficiencies:*

Light(s) were inoperable in the kitchen ceiling (potentially burnt out / missing bulb(s)).

Note: Per the National Electrical Code (NEC), if wiring was done properly under the existing codes at the time of construction, then the wiring may be considered proper today. Per Texas Real Estate Commission Standards, some deficiencies noted in this report may not have been deficient when the home was built. Fixtures were not dismantled. The independent tester for receptacles does not determine if wiring for grounding is proper. Only accessible receptacles were checked/tested. The effectiveness or inter-connectivity of smoke alarms was not determined. The accuracy of the breaker labeling is not a part of this inspection.

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

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- 
- 
- 
- 

#### A. Heating Equipment

*Type of Systems:* central

*Energy Sources:* gas

*Comments:*

(Gas) The gas furnace unit(s) (2) were located in the Texas attic space. The visible gas lines were black pipe and flex. The shutoff(s) were located next to the unit and OFF at the time of the inspection. The burner compartment and visible vent pipe clearance were proper. The integrity of the heat exchanger, the condition of other internal components or the presence of carbon monoxide is not a part of this inspection.

Note: The gas (at supply shut-off next to units) and heater units were turned at the time of the inspection. Visual inspection only of gas heater system.

*Deficiencies:*

The heating units would not come on. Both unit gas valves and systems were OFF at the time of the inspection (at the units) and did not appear to be activated by the builder. After attempting to temporarily turn on the gas and units for testing they still did not respond. Recommend the builder activated the units (bleed gas lines) and demonstrate operation during final walk-through.

Note: The sizing, efficiency or adequacy of a system is not within the scope of the inspection. When gas furnaces are present, a full evaluation of the integrity of a heat exchanger requires dismantling of the furnace and is beyond the scope of a visual inspection. Gas heating units should be serviced on a regular basis.



view of lower HVAC unit: gas and heater system off.



view of upper HVAC unit.

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





**B. Cooling Equipment**

*Type of Systems:* central

*Comments:*

The HVAC exterior compressor and condenser unit(s) were manufactured in 2017 by Carrier.

The cooling unit(s) was/were functioning properly at the time of the inspection with a 15-20 degree temperature differential.

We were unable to view the evaporator coil(s) (not accessible).

The HVAC air handler disconnect and condensate drain line(s) were by the unit.

Note: the primary HVAC condensate drain line(s) connects to the hall bathrooms (lower left and right sides) sink drain line(s).

*Deficiencies:*

(none) No major visual or system performance deficiencies were observed on the cooling system at the time of the inspection.

\*\*\* Advisory: If any deficiencies are noted above and you are considering getting a home warranty, recommend you consult with your home warranty company on specific coverage of existing conditions and additional inspection, servicing or repairs required by a licensed HVAC technician before they will fully cover your HVAC system.\*\*\*

Note: The condition of the evaporator coil, internal components, the balancing of the condensing unit and the air handler and the calculation of the amount of tonnage needed for the square footage is not part of this inspection. The future performance of the A/C cannot be determined. The accuracy of the thermostat is not part of this inspection. The number and location of registers may not comply with today's standards.

If water drips from the secondary line, it is an indication that the drain pan under the air handler has filled with water and that the primary line needs cleaning.

Maintenance Tips: A/C filters should be routinely changed or cleaned for efficient operation. The area around the condensing unit should be kept clean. To prevent condensate drain clogging, have your system serviced regularly and pour ½-cup of bleach or white distilled vinegar in the pour spout three times during the warm season when the air conditioner is working. It will kill algae and bacteria. Do not pour bleach in the pour spout in cold weather when the heat is working. The bleach needs to mix with condensate otherwise it will gradually eat away at the PVC. It is recommended that you use the vinegar every three months.



View of condenser units.

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

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

*Comments:*

Visible HVAC ducts and vents were proper.

HVAC Filter Locations & Sizes: The HVAC system has a media, cartridge or other special type filtration system located next to the unit(s) (see picture for details).

*Deficiencies:*

The media filter for the upper HVAC unit was installed backwards (not directed with the airflow in the system).



media filter installed backwards -- metal screen not facing suction side (upper HVAC unit).



lower HVAC unit filter media type/size.

**IV. PLUMBING SYSTEM**

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

*Location of water meter:* front yard

*Location of main water supply valve:* next to the meter

*Static water pressure reading:* 40 - 50 psi

*Comments:*

The visible water lines were of PEX-type flexible plastic.

Water was run from at least 2 plumbing fixtures simultaneously for at least 30 minutes.

Functional flow appeared to be sufficient at the time of the inspection.

Limitation Note: The condition of buried, obstructed and unseen water lines wasn't determined from this inspection. The integrity of water fittings and presence of Kitec water lines and fittings were not determined from this inspection. The water meter was observed for several minutes to look for indications of water usage when all the fixtures were off. No visible indicators of major leaks were observed at the meter at time of the inspection. For a more comprehensive test, a plumbing company should be contacted to conduct further evaluation and a potential hydrostatic test.

Note: the water supply valves for the washing machine appeared to be mounted too close to each other (hot and cold) obstructing proper operation and fittings. recommend the builder adjust and space properly.

*Deficiencies:*

Most of the sink drain stoppers in the bathrooms were not working properly and require adjustments: not fully sealing when closed - water continues to drain.

The top of the ALL bath shower enclosures were gapped at the intersection with the wall. Recommend proper caulking/sealing to help prevent damage and water penetration.

The upper right bathroom toilet fill/float valve has a small leak (water ran continuously). Recommend replacement or repair.

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



example of unsealed/caulked gaps at top of shower enclosures.

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

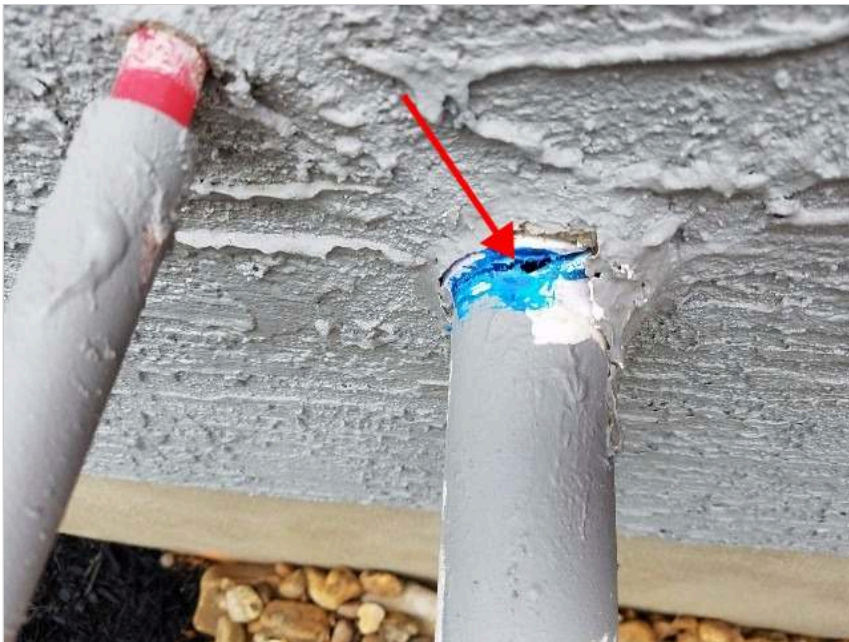
*Comments:*

Water was run into the sink(s) and tub(s) for approximately 30 minutes. Visible plumbing drainage and venting appeared to be sufficient at the time of the inspection.

*Deficiencies:*

The drain line installed for an exterior back sink was broken at the wall and ineffectively glued back into place. Recommend properly repairing drain line.

Note: The functionality of clothes washing drains or floor drains is not within the scope of the inspection.



Back exterior drain line broken.

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

**C. Water Heating Equipment**

*Energy Sources:* gas

*Capacity:* tankless

*Comments:*

The tankless gas water heater was located in the garage. The system was on and appeared to be operating normally. The visible gas lines were black pipe and flex. The gas line did have a sediment trap. The shutoff was by the unit. Temperature and Pressure Relief (TPR) valves occasionally hang open and the valve was not tested.

*Deficiencies:*

(none) There were no visible deficiencies noted on the water heater(s) at the time of inspection.



View of tankless water heater in garage.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

The whirlpool tub was functional. The unit was tested and determined to be GFCI protected; the GFCI reset at the water closet wall. Pump was switched at the tub (side). It is recommended that the spa tub be sanitized on a regular basis (since un-drained water tends to collect in the spa jet plumbing system).

*Deficiencies:*

The spa tub pump was not properly bonded/grounded (or unable to determine).

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



view of spa tub.



Spa tub motor not bonded.

**E. Other**

*Comments:*

Corrugated Stainless Steel Tubing (CSST) was used in the gas supply system and we were unable to verify proper adherence to the manufacturer's bonding instructions. Bonding to the gas supply system was observed at the gas supply line next to the gas meter. (New Homes with CSST) It is recommended that you consult with your builder and have them certify proper CSST bonding according to the specific manufacturers instructions. CSST Advisory Notes: The lack of suitable electrical bonding may increase the potential for lightning strikes to cause arcing at the CSST gas piping and may result in perforation of the piping, gas leaks, and fires. Proper adherence to the manufacturer's bonding instructions should lower the risk of electrical arcing and related damage. It is recommended that you retain a licensed electrician (or certified CSST specialist) for further evaluation of the installation and that corrective action be taken as needed.

*Deficiencies:*



CSST manifold in attic space.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

The dishwasher operated properly (normal mode with heated drying).

*Deficiencies:*

(none) There were no visual or performance deficiencies to the dishwasher noted at the time of inspection.

**B. Food Waste Disposers**

*Comments:*

The food waste disposal was functional.

*Deficiencies:*

(none) The unit was functioning properly at the time of the inspection.

**C. Range Hood and Exhaust Systems**

*Comments:*

The vented hood was functional.

*Deficiencies:*

(none) The unit was functioning properly at the time of the inspection.

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

*Comments:*

The unit(s) were functioning properly at the time of the inspection.

There was a electric oven and separate gas cook-top. The gas shut-off was located below or by the appliance. Oven temperature when set at 350-degrees was 350-degrees, within state standards of plus or minus 25-degrees. The burners, knobs, light and clock were in good repair.

*Deficiencies:*

(none) The unit was functioning properly at the time of the inspection.

**E. Microwave Ovens**

*Comments:*

The microwave was tested by boiling a small sample of water and appeared to be heating sufficiently at the time of the inspection.

*Deficiencies:*

(none) There were no visual deficiencies to the microwave at the time of the inspection.

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

*Comments:*

The vent fans were functional properly at the time of the inspection.

*Deficiencies:*

(none) the unit(s) were functioning properly at the time of the inspection and no visual deficiencies were observed.



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

**G. Garage Door Operators**

*Comments:*

The garage door operator performed sufficiently and auto reversed during testing. The garage door photoelectric sensors properly reversed the door and were appropriately installed 6 inches or less off the garage floor.

*Deficiencies:*

(none) The unit was functioning properly at the time of the inspection.

**H. Dryer Exhaust Systems**

*Comments:*

The dryer vented out the roof.

*Deficiencies:*

The dryer vent has a screened or grated termination cover which collects lint and is a potential fire hazard. Recommend removing and replacing with an appropriate dryer cover with back-draft damper



Screened dryer vent cover.

**I. Other**

*Comments:*

*Deficiencies:*

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

**VI. OPTIONAL SYSTEMS**

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

*Comments:*

(courtesy check only) The sprinkler system controller was ON at the time of the inspection and was wired for 10 zones. As a courtesy, we did a brief test on at least one zone to check the water flow and valve control on the system.

The water shut off to the sprinkler system was located next to the meter. A check valve or back-flow prevention device was located there. There was no label indicating the last time the back-flow prevention device was tested/certified.

*Advisory Note (Water restrictions):* Water restrictions are common in this area and we advise that you consult with your respective county/city and/or servicing water utility company to obtain applicable restrictions currently being enforced in your area. Restrictions normally limit the frequency/amount and specify permissible times to use water outdoors and are actively enforced by local authorities. Your automatic sprinkler system must be re-programmed to comply with the restrictions. In addition, any damaged or leaking system components must be properly repaired in a timely manner to help prevent water waste. Failure to do so could result in citations or extensive fines.

*Advisory Note (Required Annual Testing of Backflow Prevention Assemblies):* If you are living in the San Antonio city limits or serviced by the San Antonio Water System (SAWS), city code requires annual testing and certification of the back-flow prevention devices/ assemblies which are required on all residential sprinkler or irrigation systems. Failure to comply could result in citations and/or fines. See the official SAWS website for more information: [http://www.saws.org/business\\_center/Developer/backflow/AnnualTesting.cfm](http://www.saws.org/business_center/Developer/backflow/AnnualTesting.cfm)

*Deficiencies:*

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

*Type of Construction:*

*Comments:*

*Deficiencies:*

**C. Outbuildings**

*Comments:*

*Deficiencies:*

**D. Private Water Wells (A coliform analysis is recommended.)**

*Type of Pump:*

*Type of Storage Equipment:*

*Comments:*

*Deficiencies:*

**E. Private Sewage Disposal (Septic) Systems**

*Type of System:*

*Location of Drain Field:*

*Comments:*

*Deficiencies:*

**F. Other**

*Comments:*

*Deficiencies:*

## SUMMARY:

*This summary provides a simplified overview of the results of the Friday, September 29, 2017 inspection at 123 Sample Drive Anytown, TX 55555. Be sure to read the full body of the inspection report; it contains much more detail about the property. It is the client's responsibility to decide which items referenced in the report constitute relevant "deficiencies" or concerns and require further action(s) or repair(s). Any additional evaluations we've recommended must be performed prior to the conclusion of the inspection contingency period.*

### Summary

- Cosmetic Note - Floors: there was residue or paint over-spray on parts of the dinning room/kitchen tile floors which did not come off when the cleaners were present (mopping). Recommend the builder properly clean and remove the residue from these areas or replace the tile as required.
- (New Construction - Cosmetic items: Walls and/or Ceilings) There were several small areas of minor cosmetic damage, settling cracks, or missing paint or caulking on the walls and/or ceilings which we marked with blue painters tape. Recommend the builder repair, touch-up, caulk, and/or paint these areas as required.
- The following minor deficiencies were observed on the roof: exposed and/or rusted fasteners (nails). Recommend seal/caulking and repair to help prevent future damage.
- Trim was damaged at the top of the front facing gable vent. Recommend repairing and sealing.
- The sub-panel cover in the utility room was causing some of the breakers to trip when the panel door was closed (door hitting breaker handles). Recommend adjustment.
- Light(s) were inoperable in the kitchen ceiling (potentially burnt out / missing bulb(s)).
- The heating units would not come on. Both unit gas valves and systems were OFF at the time of the inspection (at the units) and did not appear to be activated by the builder. After attempting to temporarily turn on the gas and units for testing they still did not respond. Recommend the builder activated the units (bleed gas lines) and demonstrate operation during final walk-through.
- The media filter for the upper HVAC unit was installed backwards (not directed with the airflow in the system).
- Most of the sink drain stoppers in the bathrooms were not working properly and require adjustments: not fully sealing when closed - water continues to drain.
- The top of the ALL bath shower enclosures were gapped at the intersection with the wall. Recommend proper caulking/sealing to help prevent damage and water penetration.
- The upper right bathroom toilet fill/float valve has a small leak (water ran continuously). Recommend replacement or repair.
- The drain line installed for an exterior back sink was broken at the wall and ineffectively glued back into place. Recommend properly repairing drain line.
- The dryer vent has a screened or grated termination cover which collects lint and is a potential fire hazard. Recommend removing and replacing with an appropriate dryer cover with back-draft damper