



TREC REI 7-6

1302 E 2nd St
Austin, TX 78702



Inspector

Christopher Mayner

TREC #: 26385

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Agent

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PROPERTY INSPECTION REPORT FORM

Mogul1302 E2 LLC

Name of Client

02/26/2025 8:00 am

Date of Inspection

1302 E 2nd St, Austin, TX 78702

Address of Inspected Property

Christopher Mayner

Name of Inspector

TREC #: 26385

TREC License #

Name of Sponsor (if applicable)

TREC License #

PURPOSE OF INSPECTION

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

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

RESPONSIBILITY OF THE INSPECTOR

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

The inspector IS required to:

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

The inspector IS NOT required to:

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

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

In Attendance: Inspector Only

Occupancy: Occupied, Furnished, Utilities On

Type of Building: Condominium, Detached

Temperature (approximate): 61 Degrees



Weather Conditions: Clear, Recent Rain, Dry

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

About Foundations: There are two common foundation types, concrete slab and pier and beam. Foundations are designed to provide a base for the framing and structural components of a home. A majority of the foundation's components are not visually accessible. Inspectors opinions are limited to the visible interior and exterior structural components. Imperfections can be obstructed or hidden behind wall and floor coverings, behind walls, landscaping and other items. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed engineer or qualified professional.

Foundation Type: Slab on grade foundation

1: Foundation Nails

⚠ Moderate Concern

Foundation nails are not properly cut off to prevent physical injuries.

Recommendation: Contact a qualified professional.



Multiple locations around the foundation

2: Fill in hole behind toilet at half bath

⚠ Moderate Concern

Recommendation: Contact a qualified professional.

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B. Grading and Drainage

About Grading and Drainage: Proper grading and drainage away from the structure is vital to the performance of the foundation. Water intrusion can cause wood rot, attract insects and encourage growth of organic substances. As a general rule, the ground should slope away from the home 6" within the first 10'. Grading and drainage is inspected visually around the perimeter of the home. Floodplain research and soil/topographical studies are not performed as a part of the inspection. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Adequate grading:

Adequate grading was observed around the perimeter of the residence.

Missing Gutters: Recommendation: All slopes of the roof should have gutters to ensure that water is adequately diverted away from the structure.

C. Roof Covering Materials

About Roof Coverings: The roof is constructed with different materials and layers that come together to keep water from penetrating the structure. These systems include the outer roof covering materials, underlayment, flashings and roof decking. The roof is inspected visually and is limited to what can be seen at all accessible locations throughout the roof and attic space. Many elements of the roof are hidden and there is no guarantee that all damage, installation defects, and leaks can be visually detected. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Type(s) of Roof Covering: Composition shingle, Flat roofing material

Viewed From: Ground with binoculars, 2nd Level Windows

Unable To Walk The Roof:

Unable to walk the roof covering materials because of the height of the eaves and pitch of the roof

D. Roof Structure and Attics

About the Roof Structure: The insulation depth in the attic of a residence is an essential element to creating an energy-efficient dwelling. The depth and materials of the insulation will determine the R-Value. Sufficient air flow throughout the attic space is also required. The overall attic venting ratio should be at least 1/150th of the total attic space, however, no measurements are taken as a part of the inspection. Many elements of the roof structure and attic space are hidden or inaccessible. Inspectors will visibly inspect all components and

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I NI NP D

structures that are accessible by a platform or walkway. There is no guarantee that all damage, installation defects and water leaks can be visually detected during an inspection. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Roof Structure Viewed From: Not Present

Approximate Average Depth of Insulation:: Unable to verify

E. Walls (Interior and Exterior)

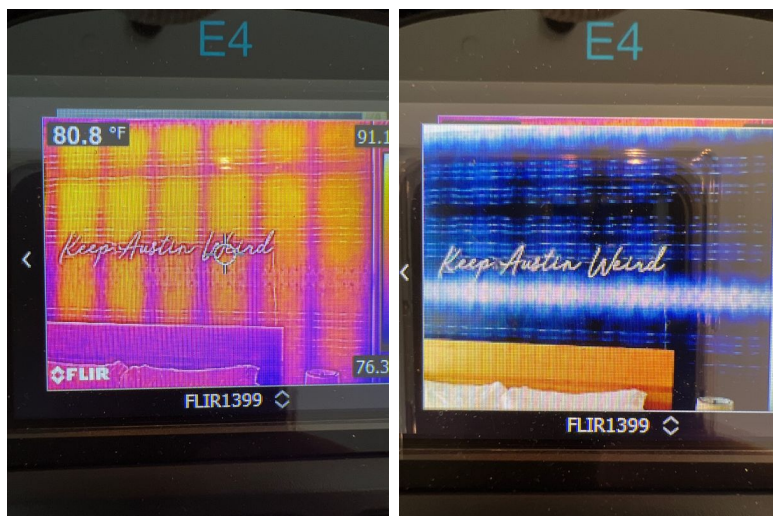
About Interior and Exterior Walls: Interior and exterior walls are visually inspected for moisture penetration and general structural performance. Condition of wall finishes and cosmetic imperfections that do not indicate a more serious problem are not noted within the inspection report. Any systems enclosed within the walls that are not visible cannot be inspected. Texas law does not allow a licensed professional home inspector to positively identify and/or report the presence of mold or other environmental factors without lab testing by a licensed professional. This inspection is not a pest or wood-destroying insect (WDI) inspection. The inspector does not assume any responsibility for damage to the dwelling caused by pests or insects. If the home is occupied any personal items such as fixtures, furniture and decor will not be moved to evaluate these areas. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Walls Material (Exterior): Fiber Cement, Tile, Wood

Walls Material (Interior): Drywall, tile

Thermal Imaging Scan Completed:

A thermal imaging scan of the home's walls was completed at the time of the inspection.



Occupied :

The dwelling was staged at the time of the inspection. As a result of furniture, fixtures, and personal items present, areas of the home were not visible to the inspector.

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1: Improperly Sealed Penetration(s)

 Minor Concern

All pipes, cables, vent lines, and electrical fixtures should be properly sealed, where they penetrate the exterior siding throughout the home.

Recommendation: Contact a handyman or DIY project



Second floor front balcony



Missing caulking



Missing caulking

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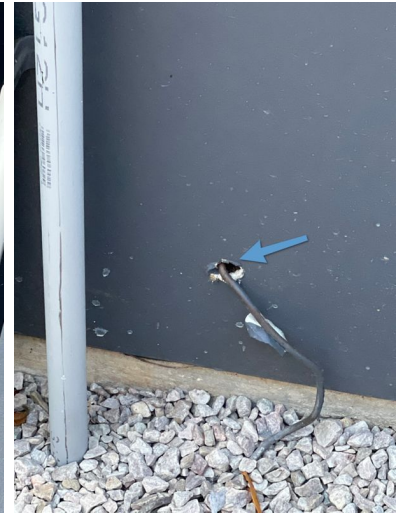
I NI NP D



Missing caulking



Missing caulking



Missing caulking

2: Damage Present

🟡 Moderate Concern

Damage observed to the siding materials.

Recommendation: Contact a qualified siding specialist.



Siding above window, second floor side balcony

3: Towel bar, pulling off the wall

🟡 Moderate Concern

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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Third floor bathroom

F. Ceilings and Floors

About Ceilings and Floors: Ceilings and floors are visually inspected for moisture penetration and general structural performance. Condition of surface finishes and cosmetic imperfections that do not indicate a more serious problem are not noted in the inspection report. Any area that is enclosed, inaccessible, or not visible cannot be inspected. If the home is occupied any personal items such as fixtures, furniture and decor will not be moved to evaluate these areas. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Ceiling & Floor Material: Flooring material is concrete, Flooring material is laminate/linoleum, Flooring material is tile

Thermal Imaging Scan Completed:

A thermal imaging scan of the ceiling throughout the home was completed at the time of the inspection.



Occupied :

The dwelling was occupied at the time of the inspection. As a result of furniture, fixtures, and personal items present, areas of the home were not visible to the inspector.

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1: Water Stains On Ceiling (Previous)

🟡Moderate Concern

Water stains were observed to the ceiling. No active moisture observed at the time of the inspection. Recommend monitoring.

Recommendation: Recommend monitoring.



Over dining table

2: Floor Gaps

🟡Moderate Concern

Gaps observed in the flooring material.

Recommendation: Contact a qualified flooring contractor

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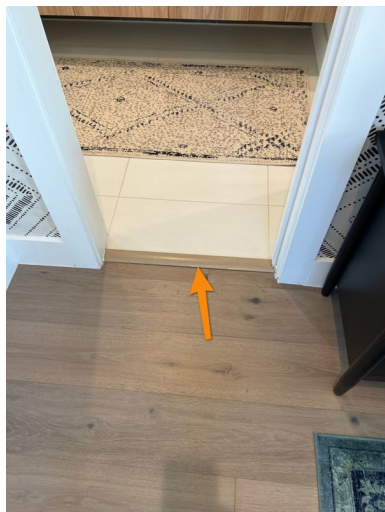


Behind toilet at downstairs half bath

3: Loose threshold transition

⊖ Moderate Concern

Recommendation: Contact a qualified professional.



Master bedroom

G. Doors (Interior and Exterior)

About Doors: Interior and exterior doors are inspected for functionality. Doors should open and close properly, and locks and latches should function as intended. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Doors Inspected:

All accessible doors were inspected and tested.

1: The door sticks/rubs against the frame during operation.

⊖ Moderate Concern

Recommendation: Contact a qualified professional.

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Door to second floor side balcony

2: Slides Poorly

 Moderate Concern

The sliding door slides poorly and/or has an obstruction in the track when opening/closing.

Recommendation: Contact a qualified professional.



Downstairs side glass sliding door

H. Windows

About Windows: Accessible windows are inspected for general functionality. Windows that are obstructed by personal belongings or furniture will not be evaluated during the inspection. Windows are examined for broken seals/glazing strips as well as the presence of tempered glass in all required locations. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Window Types: Standard sliding windows, Sliding glass door present

Windows Inspected and Tested:

All accessible windows were inspected and tested.

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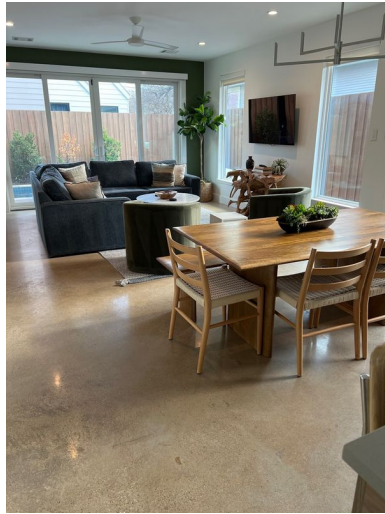
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I NI NP D

Personal Items Present :

Some windows were not accessible due to the presence of personal belongings present at the time of the inspection.



1: Missing Screen(s)

 Minor Concern

Missing screen(s) at the time of the inspection.

Recommendation: Contact a qualified professional.



Second floor back bedroom

2: Foggy / Condensation

 Moderate Concern

Condensation/staining was present to the windows. Possible broken seal between panes.

Recommendation: Contact a qualified window repair/installation contractor.

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Stair landing

I. Stairways (Interior and Exterior)

About Stairways: Interior and exterior stairways are inspected for functionality and compliance with common building practices/codes. Safety concerns regarding risers, steps and rails are noted within this section of the inspection report. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

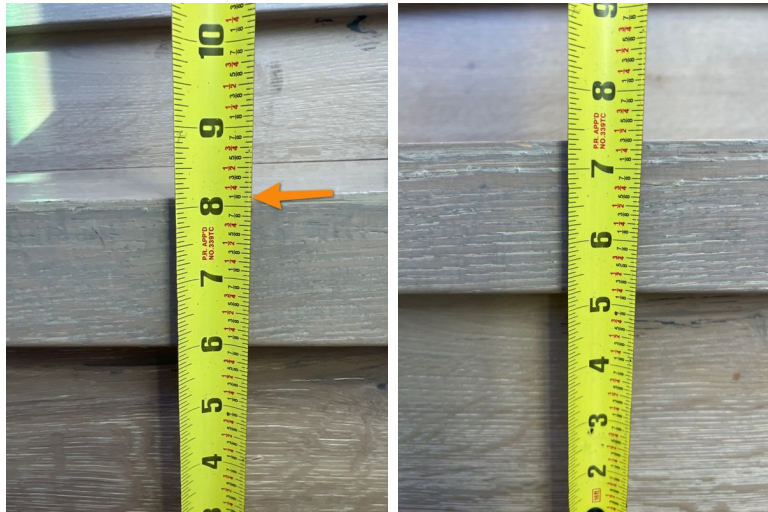
1: Inconsistent Riser Height

⚠ Moderate Concern

First step from landing, going up to third floor

Inconsistent riser height was noted to the stairway. A maximum 7 3/4" height with 3/8" tolerance is allowed.

Recommendation: Contact a qualified general contractor.



Over the maximum step height

J. Fireplaces and Chimneys

About Chimneys and Fireplaces: Visible and accessible portions of the chimney and fireplace are evaluated at the time of the inspection. Drafting capability of the chimney is not measured or tested. We always

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recommend a complete examination and cleaning (if necessary) by a qualified and licensed professional prior to using the fireplace or any of its accessories. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Fireplace Type: Not Present

K. Porches, Balconies, Decks, and Carports

About Porches: Balconies, Decks and Carports: All porches, balconies, decks and/or carports attached to the main structure are included as part of the inspection report. Detached structures and outbuildings are not included within this report section, and may be omitted entirely. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

No Deficiencies Observed :

All accessible porches, deck, patios, balconies, and/or carports were inspected. No deficiencies to report at the time of the inspection.

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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

About Electric Panels: Visible and accessible portions of the electrical service system are included in the inspection report. Inspectors will attempt to remove the panel cover when deemed safe by the inspector to do so. Many components of the electrical system are not accessible, as they are hidden behind walls or obstructions throughout the residence. The inspector does not verify the effectiveness or performance of any overcurrent devices/breakers. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed electrician.

Main Panel and Subpanel Locations: Electrical panel is located on the right side of the building

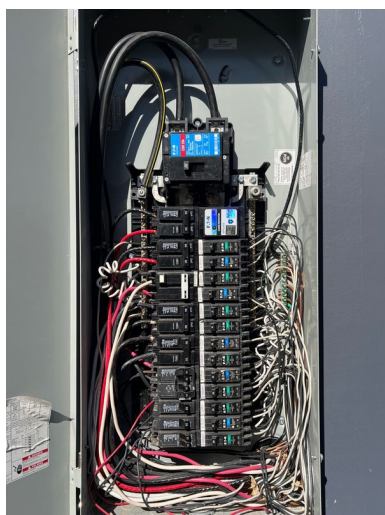


Main electrical service panel

Wiring Type and Amp Ratings of Fuses: Copper wiring present, Aluminum wiring present, 125 amp service

Service Panel Dead Front Removed:

The dead front was removed from the main service panel.



1: Missing Antioxidant Paste - Service Panel

🟡 Moderate Concern

Antioxidant paste was missing for aluminum service entrance conductors at the exterior service panel.

I=Inspected

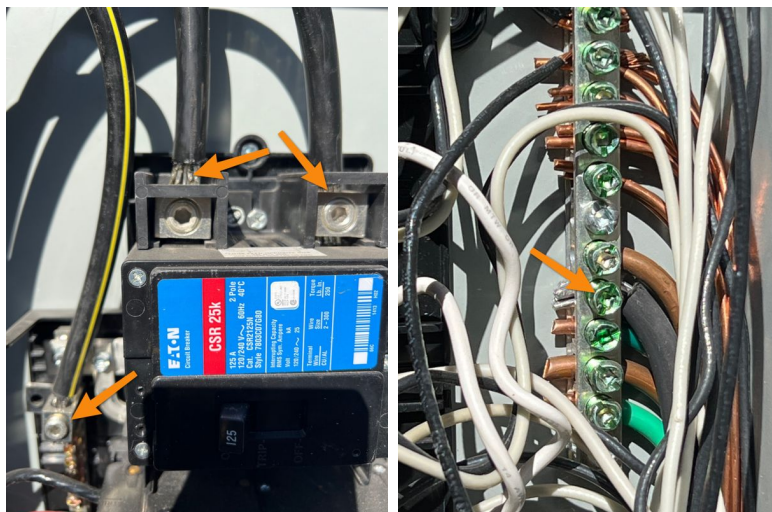
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Recommendation: Contact a qualified electrical contractor.



B. Branch Circuits, Connected Devices, and Fixtures

About Branch Circuits: Connected Devices and Fixtures: The electrical system includes components such as wiring, switches, outlets and fixtures throughout the home. Much of the electrical system is not accessible, as it is hidden behind walls or other obstructions. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. GFCI and AFCI protection devices are inspected and reported by the inspector. Though general locations and power sources for smoke alarms are noted, their effectiveness or suitability for the hearing impaired are not verified. Low voltage systems are not included in the inspection. Outlets that are not accessible due to furniture and personal items were not tested at the time of the inspection. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed electrician.

Type of Wiring: Copper wiring present, Aluminum wiring present

AFCI Present : AFCI protection is present to the branch circuits throughout the home (current standard).

Exterior GFCI Outlet(s) Reset Location: Exterior, At the Outlet, Next to water heater

Garage GFCI Outlet(s) Reset Location: Garage, At the Outlet

Kitchen GFCI Outlet(s) Reset Location: Exterior, Service Panel

Bathroom(s) GFCI Outlet(s) Reset Location: Master Bathroom

Laundry Room GFCI Outlet(s) Reset Location: Unable to determine

Bar Area GFCI Outlet(s) Reset Location: No Bar, Not present

Hydro-tub GFCI Outlet(s) Reset Location: Not present, No Hydro-tub

All Accessible Outlets Tested:

All accessible outlets were tested

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Smoke detectors and/or CO detectors Tested:

The smoke detectors and/or CO detectors were tested and performed as intended at the time of the inspection.

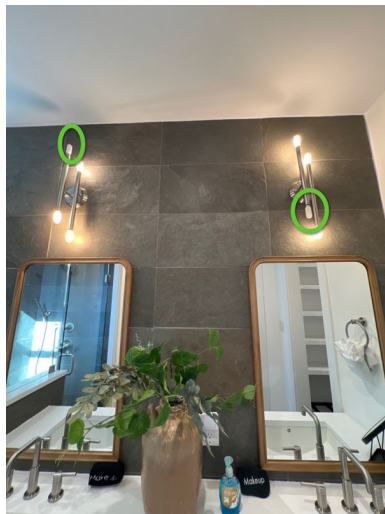
Audio equipment and/or security system not tested:

No audio equipment or security systems were inspected or operated at the time of the inspection.

Occupied Limitations : Outlets that are not accessible due to furniture and personal items were not tested at the time of the inspection.

Burnt Out Bulb(s):

The functionality of the light fixture(s) could not be determined. Bulb(s) may be burnt-out.



Master bathroom

Missing Bulb(s):

The functionality of the light fixture could not be determined. Bulbs are missing.

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Downstairs half bath

1: Loose Outlet/Switch

⚠Moderate Concern

Loose electrical receptacle/switch was observed.

Recommendation: Contact a handyman or DIY project



Second floor front balcony

2: Missing Bonding Clip Outlet Faceplate

⚠Moderate Concern

The metal face plate appeared to be missing a bonding clip at electric outlet(s).

Recommendation: Recommended DIY Project

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Air handler closet



Air handler closet

3: Exposed Exterior Conductors

🟡Moderate Concern

Exposed branch circuit wiring was observed. All branch circuit wiring should be placed in protective conduit.

Recommendation: Contact a qualified electrical contractor.



Broken conduit connector

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I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

About Heating Equipment: The heating system is designed to heat and circulate the inside air throughout the home. The inspector will operate/test the heating equipment when it is deemed safe to do so. Inspectors visually inspect the heating unit for general operation and safety issues. Inspectors are not authorized to disassemble heating system components as a part of the home inspection. Inspectors do not verify compatibility of components, accuracy of the thermostat, integrity of the heat exchanger, sizing/tonnage, or uniformity of the air supply. In order to maximize the efficiency of a heating system, it is advisable to have them serviced annually. Inspectors will not operate a heat pump or electric heating system if the exterior temperature is above 70 degrees, as this can damage the unit and is not recommended. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed HVAC professional.

Type of Heating System: The home has a split system, The home has a Heat Pump System

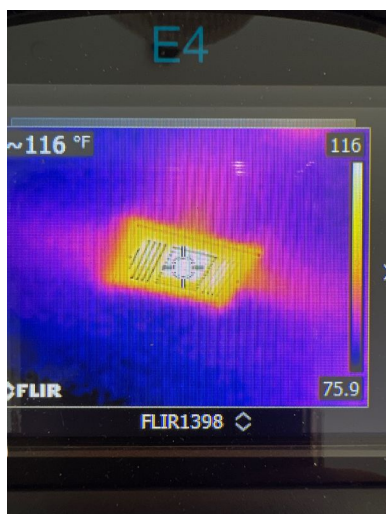
Energy Source: The furnace is electrically powered

No Deficiencies Observed - Equipment :

The heating equipment was visually inspected and no deficiencies were noted at the time of the inspection.

Adequate Warm Air :

Adequate warm air was noted throughout the home.



B. Cooling Equipment

About Cooling Equipment: The cooling equipment is designed to cool and circulate the inside air throughout the home. The inspector will operate the cooling equipment if the outside temperature is above 60 degrees and has deemed it safe to do so. Inspectors visually inspect the cooling equipment for general operation and safety issues. Inspectors are not authorized to disassemble cooling components as a part of the home inspection. Inspectors do not verify compatibility of components, accuracy of the thermostat, sizing/tonnage, or the uniformity of the air supply. In order to maximize the efficiency of a cooling system, it is advisable to have them serviced annually. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed HVAC professional.

Type of Cooling System: The home has a split system, Refrigerant: R-410A

Brand: Carrier

Manufacture Date(s):

Condenser Unit(s): 2022

I=Inspected

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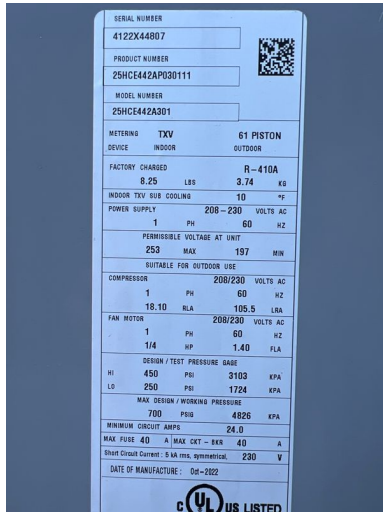
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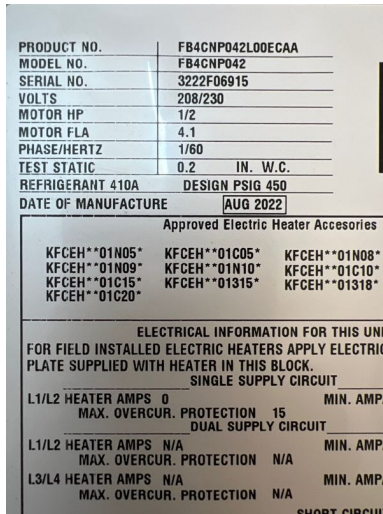
Air Handler(s): 2022

Condenser Unit Data Plate:



AC condenser data plate

Air Handler Data Plate:



Air handler Data plate

No Deficiencies Observed - Equipment : The interior and exterior cooling equipment was inspected and no deficiencies were noted at the time of the inspection.

Adequate Cool Air :

Adequate cool air was detected at the supply registers throughout the home.

Adequate Differential:

Differential tested 21°: Supply = 51°/ Return = 72°. (Standard range is 15 - 22 degrees for the cooling equipment.)

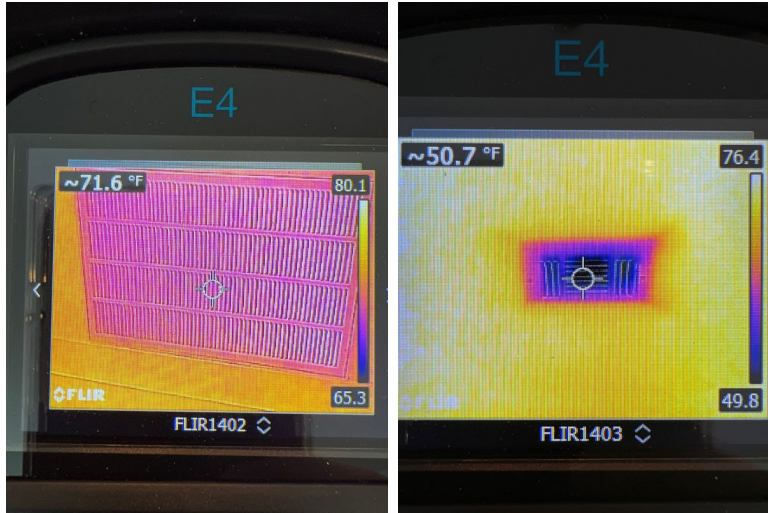
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Return

Supply

Primary (Condensation) Drain Line:

It is best practice to pour 1 cup of vinegar down the primary (condensation) drain line followed by a cup of water of warm water every time you replace the air filter. This will help prevent buildup or clogging in the drain line.

C. Duct Systems, Chases, and Vents

About Ductwork: The visible ductwork and air flow presence is verified at every accessible supply register throughout the residence. Any deficiencies which can be identified in the duct system, chases or vents will be documented in the report. A home inspection is not a mold or air quality assessment. Texas law does not allow a home inspector to positively identify or report the presence of mold without lab testing by a licensed professional. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed HVAC professional.

Filter Location(s): At the air handler(s), Hallway wall, Walls



Air filter location



Air filter location



Air filter location

1: Dirty Filter(s)

Minor Concern

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I	NI	NP	D
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The return filter(s) for the HVAC unit were excessively dirty. Recommend replacement to ensure proper performance of the HVAC equipment.

Recommendation: Recommended DIY Project



Air filter at air handler needs to be replaced

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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems, and Fixtures

About Plumbing Supply Systems: The plumbing supply system of a home includes the shutoff valve, water supply lines and fixtures. Much of the plumbing system is not accessible as it is hidden behind walls or other obstructions throughout the home. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector does not operate any shutoff valves and is not required to inspect (beyond a visual inspection) other mechanical systems such as filter systems, fire sprinklers and backflow devices. The inspector is not authorized to turn on any supply valves that are shut off at the time of the inspection. Potability and/or water quality is not assessed as part of a home inspection. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed plumbing professional.

Plumbing Supply Material: PEX, Copper, CPVC

Location of Water Meter: Front yard



Water meter box

Location of Main Water Supply Valve: Front yard



Main water shut off box

Location of Pressure Reducing Valve (PRV):

I=Inspected

NI=Not Inspected

NP=Not Present

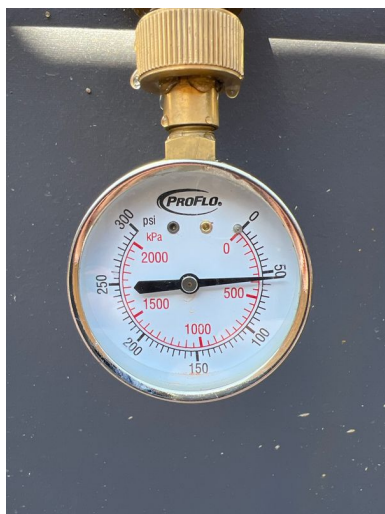
D=Deficient

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Pressure reducing valve box

Adequate Water Pressure: Static Water Pressure Reading: PSI



Interior Plumbing Inspected:

All accessible interior plumbing fixtures were inspected and tested.

Locked Enclosure: Limitation: The water meter and shut-off valve enclosures are locked. These fixtures were not accessible at the time of the inspection.

1: Pressure Reduction Valve Buried

 Minor Concern

The pressure reduction valve was buried under soil/debris at the time of the inspection. This should be kept clear of soil and debris to allow ease of access.

Recommendation: Contact a handyman or DIY project

I=Inspected

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D=Deficient

I	NI	NP	D
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Pressure reducing valve is buried

B. Drains, Wastes, and Vents

About Drains, Wastes & Vents: The inspection of the plumbing drainage system includes basins which hold water, drain stops, sink overflow drains, visual drain pipes and accessible clean-outs throughout the residence. Much of the plumbing drain line system is not accessible and is hidden behind walls and other obstructions throughout the home. Functionality of floor drains can only be assessed by running plumbing supplies within the corresponding wet areas. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed plumbing professional.

Type of Drain Piping Material: PVC

Sinks & Tubs Inspected and Tested:

All accessible sinks and tubs throughout the home were filled and drained. This applies maximum pressure to the drain lines. The system performed as intended at the time of the inspection.



Toilets Inspected and Tested:

All accessible toilets were inspected and operated throughout the home. No deficiencies were observed.

1: Toilet Loose
🔧 Minor Concern

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I	NI	NP	D
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The toilet was not properly secured.

Recommendation: Contact a qualified plumbing contractor.



Loose toilet at downstairs half bathroom

2: Drain Stop Missing

🟡Moderate Concern

Missing drain stop was noted.

Recommendation: Contact a qualified plumbing contractor.



Second floor hallway, bathroom

C. Water Heating Equipment

About Water Heaters: Water heaters are designed to heat water throughout designated fixture supplies throughout the home. This report includes the energy source and capacity of the water heating unit (if available or listed). General installation and safety issues are assessed by the inspector. Annual maintenance should be performed to residential water heaters to ensure the maximum life of the unit. Water heaters should

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I NI NP D

be equipped with a temperature and pressure relief valve. This is designed to relieve pressure in the tank when the force or temperature exceeds the unit's capacity. This component is not tested as a part of the inspection as any failure may result in unforeseen damage to persons or property. Inspectors are not required to determine the efficiency or adequacy of the unit. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a licensed plumbing professional.

Energy Source: Gas Fueled

Location: At the exterior



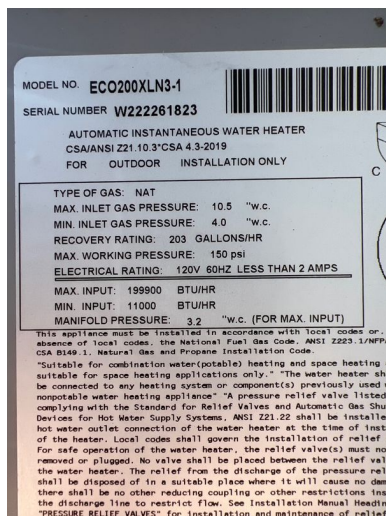
Tankless water heater located right side of home

Year Manufactured:
2022

Water Heater(s) Brand: Rheem

Capacity: The unit is tankless + expansion tank

Water Heater(s) Data Plate(s):



Water heater data plate

Hot Water Present: Hot water was verified at all interior fixtures and showers.

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I NI NP D



TPRV Not Tested:

Limitation: The temperature and pressure relief valve was not manually tested at the time of the inspection to avoid the possibility of causing damage to persons and/or property.

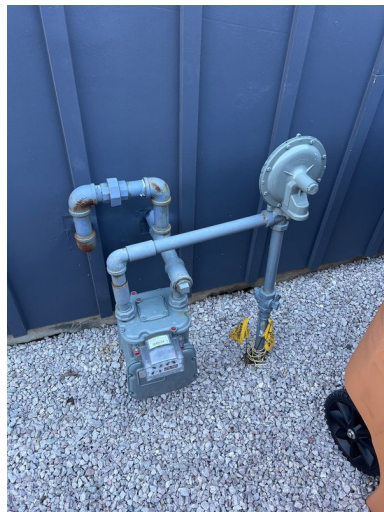
D. Hydro-Massage Therapy Equipment

E. Gas Distribution Systems and Gas Appliances

About Gas Distribution Systems:

The gas distribution system is a pipeline system (gas lines) for the transport of gas fuels throughout the home and their distribution among gas-fueled appliances. Much of the gas distribution system is not accessible as it is hidden behind walls or other obstructions throughout the home. Though some conditions can be discovered by a visible inspection, there may be some underlying hazardous or damaging conditions that are hidden from view. The inspector does not operate any shutoff valves and is not required to inspect (beyond a visual inspection) other mechanical systems. The inspector is not authorized to turn on any supply valves that are shut off at the time of the inspection. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Location of Gas Meter: Exterior of the home



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I	NI	NP	D
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Gas meter

Type of Gas Distribution Piping Material: Black Iron

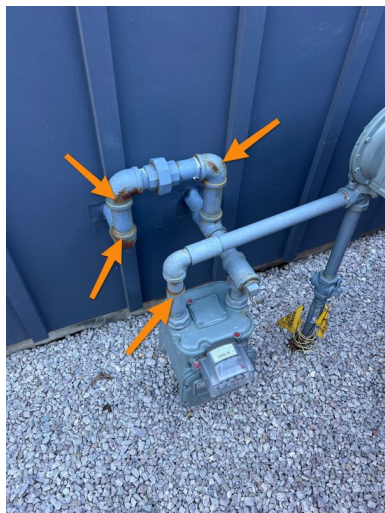
Comments:

1: Meter Rusting

🟡Moderate Concern

Rust is present to the gas meter/main. Painting of the gas line and meter can prevent further rust or deterioration.

Recommendation: Contact a handyman or DIY project



2: System not Bonded

🔴Major or Safety Concern

The gas system does not appear to be bonded. The electrical bonding connection between the gas lines and the electrical system could not be verified/observed at the time of the inspection. Recommend further evaluation by a licensed electrician.

Recommendation: Contact a qualified electrical contractor.

3: Gas line Not Capped

🟡Moderate Concern

The unused gas line was not properly capped.

Recommendation: Contact a qualified professional.

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I	NI	NP	D
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I NI NP D

V. APPLIANCES

A. Dishwashers

About Dishwashers: Dishwashers are operated in 'normal' mode and tested for basic functionality and proper installation. Inspectors are not required to report on the effectiveness of the unit or on its ability to properly clean/sanitize dishes and flatware. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Dishwasher Data Plate:



Dishwasher data plate

Performed:

The dishwasher was inspected and operated in 'Normal' mode and performed as intended.

1: Sanitation High Loop

Minor Concern

The dishwasher drain line appeared to be missing a sanitation loop (high loop) near the unit. Recommend reconfiguration.

Recommendation: Contact a handyman or DIY project



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I NI NP D

Sanitation loop is too long and isn't installed correctly

B. Food Waste Disposers

About Disposals: Disposal systems are tested for basic functionality, deficiencies in mounting, missing or damaged components and the presence of any active water leaks. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Disposal Data Plate:



Disposal data plate

Performing: The unit was operated and appeared functional at time of the inspection.

C. Range Hood and Exhaust Systems

About Range Hoods: Range hood and exhaust systems are tested for basic functionality, deficiencies in mounting, missing or damaged components and proper termination based on the systems configuration. Aspects of the duct system may not be visible or accessible and are often hidden behind walls and other obstructions throughout the home. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Range Hood Type: Hood w/ fan (vents to the exterior)

Performing: Range hood light fixture and all fan speeds were tested (the unit appeared to be functional at the time of the inspection).

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I NI NP D



1: Dirty Filter

 Minor Concern

The filter present was excessively dirty for the unit. Recommend replacement to avoid a potential grease fire hazard.

Recommendation: Contact a handyman or DIY project



D. Ranges, Cooktops, and Ovens

About Ranges: Cooktops and Ovens: Cooktops and ovens are tested for basic functionality, deficiencies in mounting, missing or damaged components and thermostat accuracy. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Cooktops Fuel Source: Natural Gas

Oven(s) Fuel Source: Natural Gas

Gas Shutoff Location: Bottom left cabinet beside the oven/range

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Gas shut off for range oven

Oven/Range Data Plate:



Range oven data plate

Cooktops Performing:

All heating elements/burners operated when tested.



Oven Performing:

The oven operated as intended when tested. The unit was tested at 350 degrees. (Allowable temperature range is 325-375 degrees)

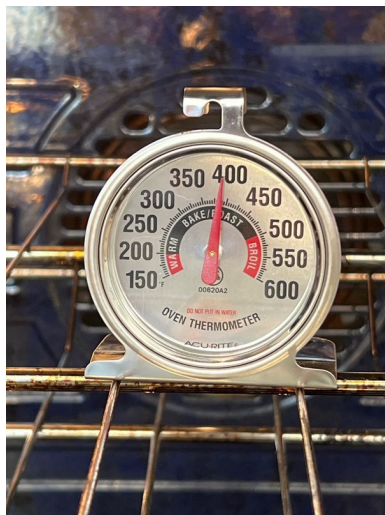
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375°

1: Clean

 Minor Concern

The oven/cooktops should be cleaned before continual use to prevent smoke buildup or a potential grease fire during operation.

Recommendation: Contact a handyman or DIY project



E. Microwave Ovens

About Microwaves: Microwave ovens are tested using an LED indicator light for basic performance/functionality. Inspectors are unable to evaluate the presence of any microwave radiation leaks from the unit. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Microwave Data Plate:

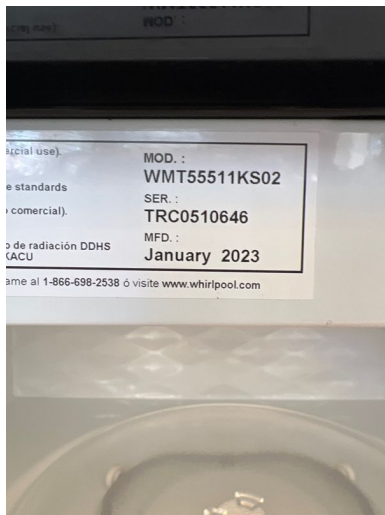
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Microwave data plate

Performing: The unit was tested using an LED microwave indicator. No deficiencies are present to report.



F. Mechanical Exhaust Vents and Bathroom Heaters

About Exhaust Fans: Range hood and exhaust systems are tested for basic functionality, deficiencies in mounting, missing or damaged components and proper duct termination. Aspects of the duct system may not be visible or accessible and are often hidden behind walls and other obstructions throughout the home. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Performing:

All exhaust fans and/or bathroom heaters were operated and performed as intended.

G. Garage Door Operators

About Garage Doors: Garage door operators are tested for basic functionality, deficiencies in mounting, missing or damaged components and proper installation of photoelectric sensors. The inspector will not move or relocate any personal items to access the door operator. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Garage Door Type: One 8' insulated steel sectional door

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D=Deficient

I NI NP D

Performing: The overhead garage door(s) operated normally when tested. No deficiencies were observed regarding operation.

Reverse Sensors Performing: The reverse sensors were tested for the overhead garage door and performed as intended.

1: Sensors' Height

⚠Moderate Concern

The garage door sensors were in excess of 6" above the garage slab.

Recommendation: Contact a qualified garage door contractor.



Garage opener safety sensors are too high

2: Sensor Wire(s)

⚠Moderate Concern

The sensor wires are not properly secured or supported.

Recommendation: Contact a qualified professional.



Sensor wires should be secured to wall

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I	NI	NP	D
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H. Dryer Exhaust Systems

About Dryer Vents: Dryer exhaust systems are a critical component in venting hot air from the dryer during operation of the appliance. Inspectors will verify proper materials, termination to the exterior and the presence of an approved vent cover. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Access Blocked: Limitation: The interior dryer vent was partially blocked by appliances present at the time of the inspection.



1: Lint

▲Major or Safety Concern

Trapped lint was observed in the visible dryer vent flue at the time of the inspection. Recommend cleaning the dryer line to prevent a potential fire hazard.

Recommendation: Contact a handyman or DIY project



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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

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

About Pools: All pools, spas and related equipment are only visually inspected. The water is not removed from these items to examine the interior surfaces of the pool or spa. The pool, spa and plumbing were not inspected for underground leaks. The comments made relate to the condition of visual items at the time of inspection only. No comments regarding the future condition of pools, spas and related equipment are made in this report. Any deficiencies noted could potentially be an indication of a more serious condition, and further evaluation is recommended by a qualified professional.

Type Of Construction:

In-Ground

Gunite



1: Door Alarm

▲Major or Safety Concern

The back patio entry door leading out to the pool did not have an alarm that chimes audibly when opened/closed.

Recommendation: Contact a qualified professional.

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Inactive



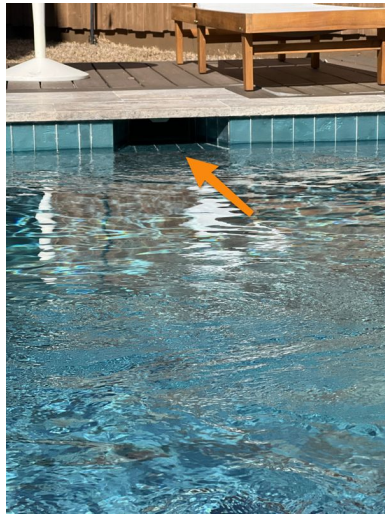
Missing door alarm

2: Skimmer Door Missing

🟡 Moderate Concern

The skimmer was missing a weir at the time of the inspection. This feature restricts debris collected by skimmer from entering back into pool when the system cycles off.

Recommendation: Contact a qualified swimming pool contractor



3: PVC Not Painted

🟢 Minor Concern

The exposed PVC pipes should be fully painted to prevent ultraviolet rays from deteriorating the PVC.

Recommendation: Contact a handyman or DIY project

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Missing paint on PVC pipes

4: Gas heater for pool is missing drip leg

🟡 Moderate Concern

Recommendation: Contact a qualified plumbing contractor.



5: Skimmer basket cap is broken

🟡 Moderate Concern

Recommendation: Contact a qualified professional.

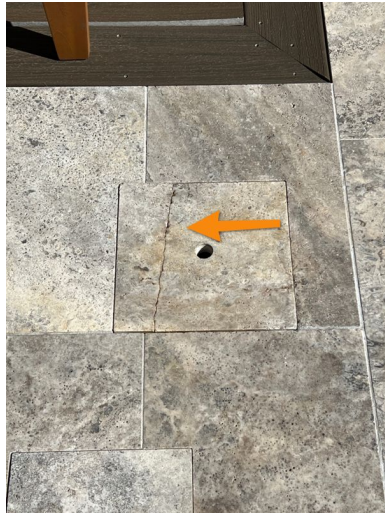
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C. Outbuildings

D. Private Water Wells

E. Private Sewage Disposal Systems

Not Inspected :

The septic system was NOT Inspected. Recommend full evaluation from a septic professional before closing.



Sewage grinder pump, not part of inspection

F. Other Built-in Appliances

Comments: